

St Albans City & District Council

St Albans Stage 2 Green Belt Review

Annex Report

June 2023



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Introduction to Annex Report

Arup was appointed by St Albans City & District Council (SACDC) to prepare a Stage 2 Green Belt Review (GBR). It is intended to provide a robust local review of the District's Green Belt to help inform work carried out as part of the emerging Local Plan. This spatially focused and granular study has identified and assessed the performance of defined sub-areas within the Green Belt.

The context, full method, key findings and recommendations for this assessment can be found in accompanying main report - St Albans Green Belt Review Final Report (2022).

This Annex Report contains the assessment proforma for the defined sub-areas within the Green Belt, (Figures A1 and A2). The sub-areas were assessed against NPPF (2021) Green Belt purposes 1-4 (step 4):

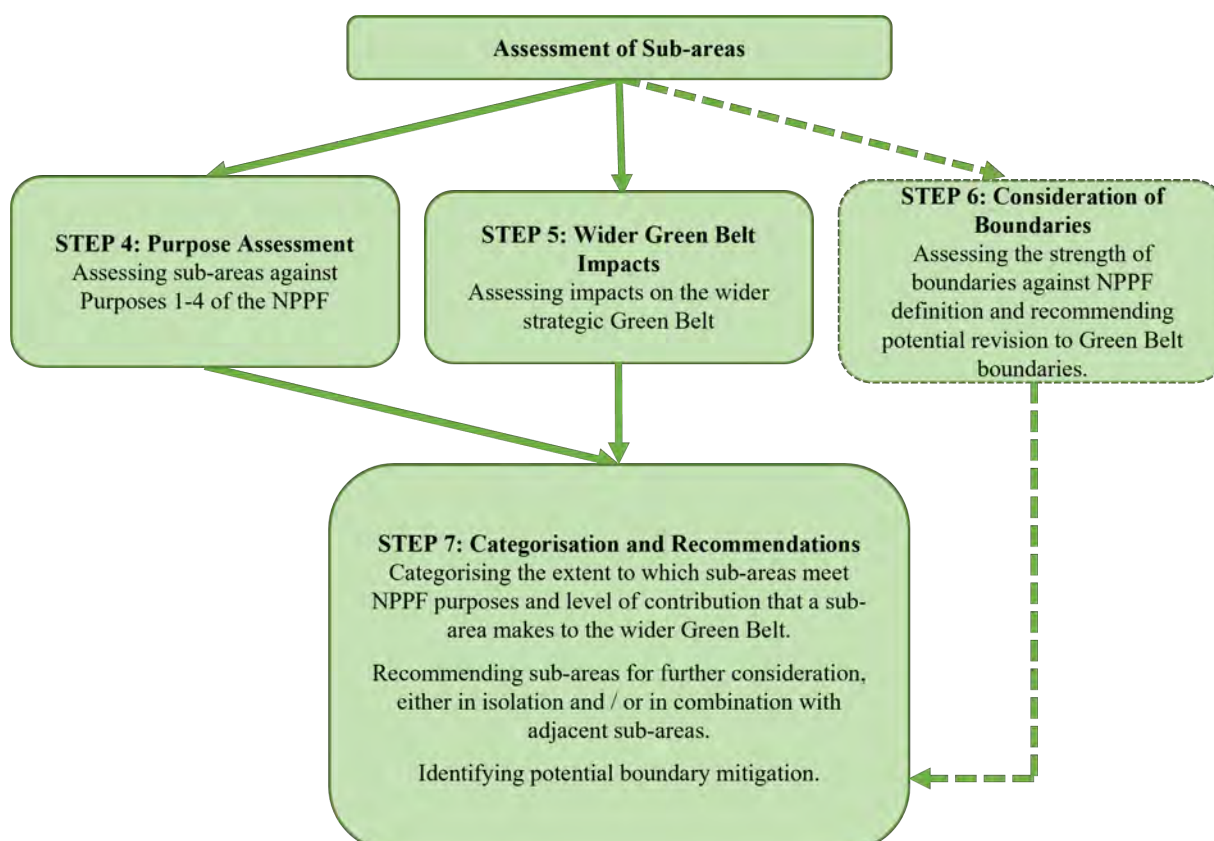
- to check the unrestricted sprawl of the large built-up areas;
- to prevent neighbouring towns merging into one another;

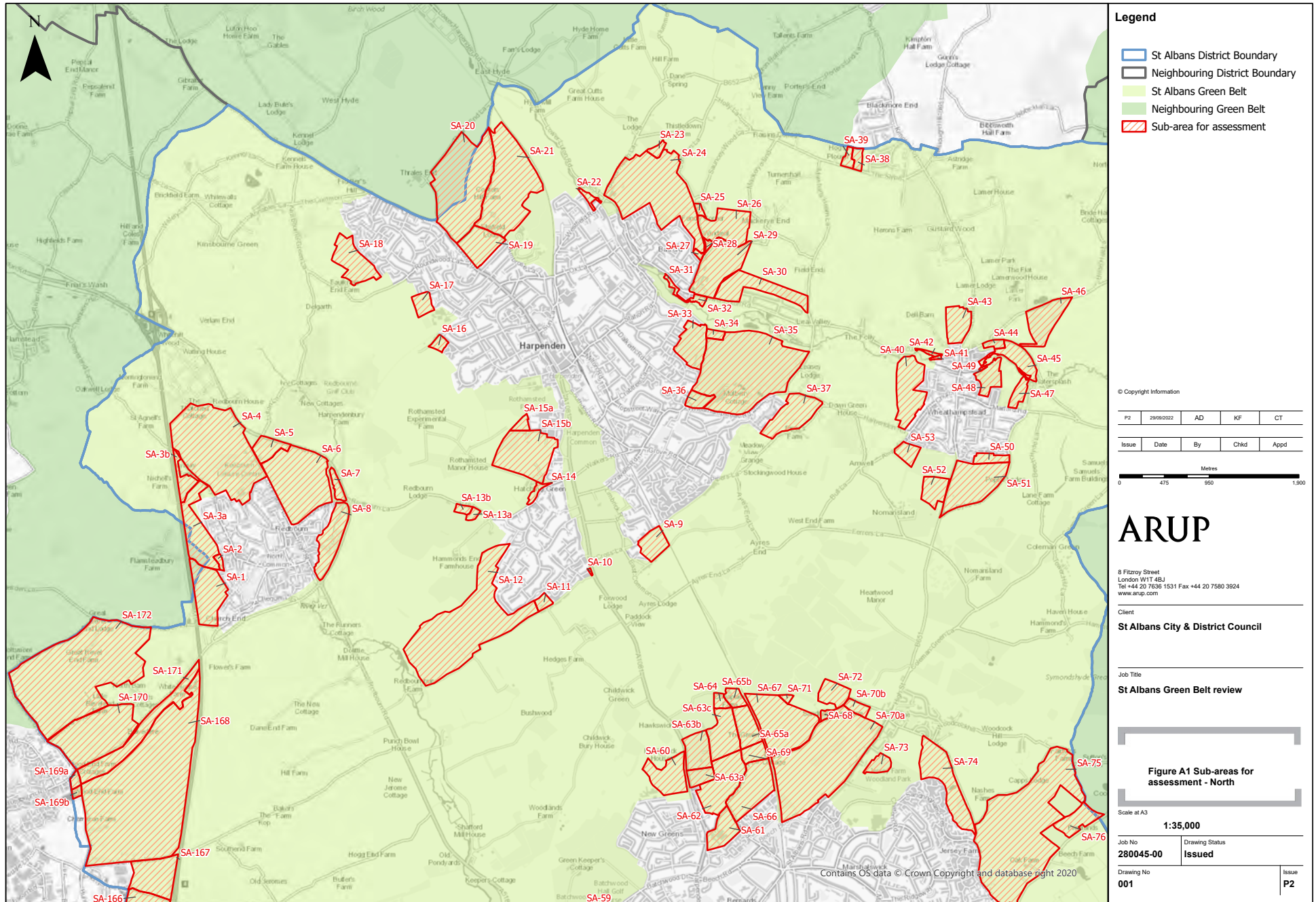
- to assist in safeguarding the countryside from encroachment; and

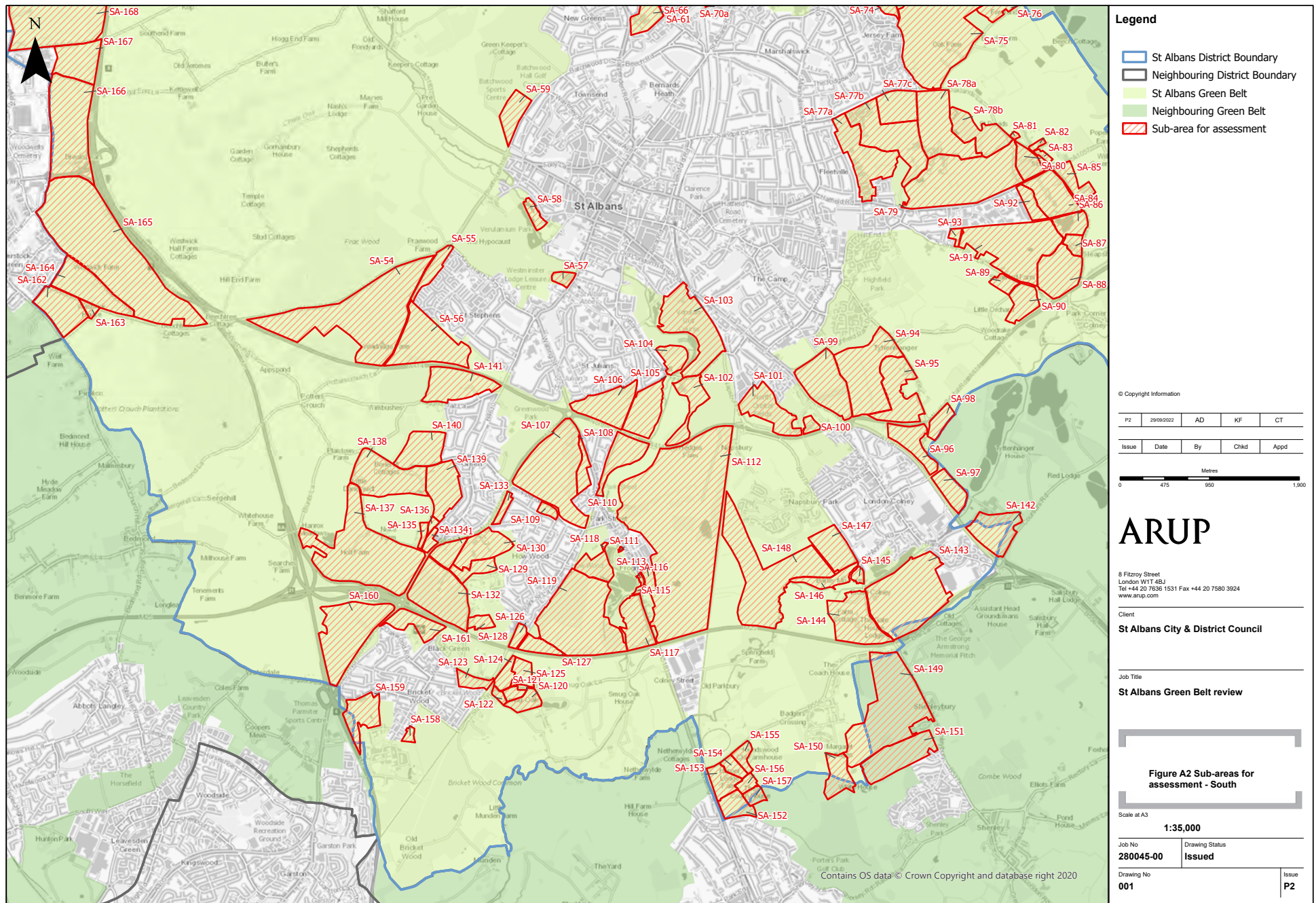
- to preserve the setting and special character of historic towns.

NPPF purpose 5 'to assist in urban regeneration, by encouraging the recycling of derelict and other urban land' was excluded. It is difficult to distinguish the individual contribution that a single parcel of land makes to encouraging the re-use of urban land and so this purpose was not considered.

The role of the sub-areas within the wider Green Belt was also assessed (step 5). The strength of sub-area boundaries in relation to the NPPF Green Belt boundary definition was also assessed (step 6). A final recommendation for each sub-area is presented, including whether any boundary mitigation is likely to be required (step 7).





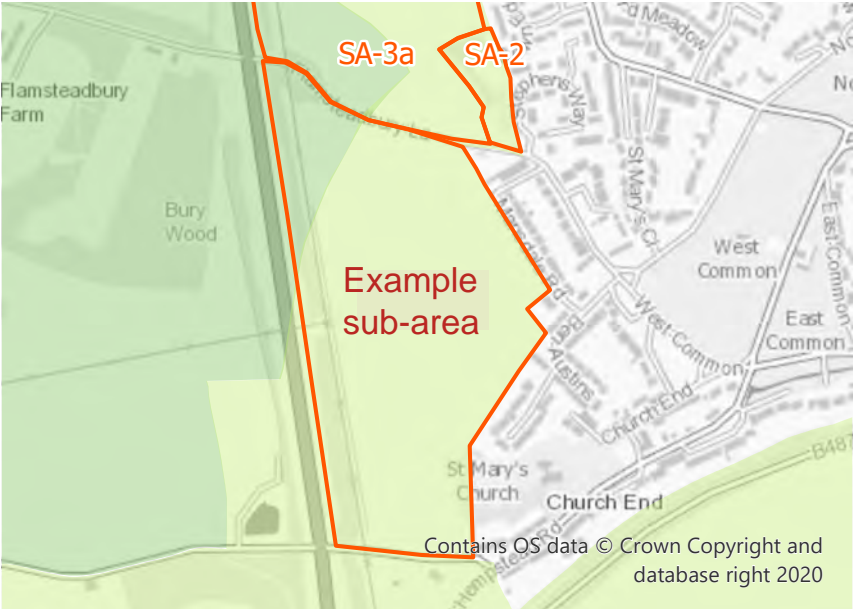


Guide to Sub-area Proforma

This section explains how to read a sub-area assessment proforma. It sets out where the assessment for the different methodological steps are presented and how they are combined to reach a final conclusion and recommendation for each sub-area.

Sub-area (SA): # Number identifying the sub-area which can referred back to in the main methodology report maps.

Strategic Land Parcel: # **Area (ha): #** **Location: #**
Number identifying the Stage
1 GBR Strategic Land Parcel
within which the sub-area lies.



Map showing shape and context of the sub-area



Sub-area map



View



View



View



View

Site and / or aerial photographs. Note the photographs are not used for assessment purposes but rather to provide context for the reader.

Boundaries

STEP 2: Objective and factual assessment of what constitutes the boundaries of the sub-area. This is for information only.

Assessment of sub-area against NPPF Purposes 1 - 4

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	#	#	#
	#	#			

STEP 4: Summary of Stage 2 GBR sub-area performance scores against NPPF purposes (1-4)

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	STEP 4: Assessment of sub-area against each of the NPPF purposes (1-4) using defined assessment criteria				
(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another durable boundary.					

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.					

Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.					



Purpose (4) To preserve the setting and special character of historic towns	
Provide immediate context for the historic place, including the presence of historic place and contribute to views and vistas between the historic place and the surrounding countryside.	STEP 4: Assessment of sub-area against each of the NPPF purposes (1-4) using defined assessment criteria (continued)
Summary	
	STEP 4: Overall conclusion of sub-area performance against NPPF purposes (1-4)

Strategic Assessment						
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1		Purpose 2	Purpose 3	Purpose 4
		Criteria (a)	Criteria (b)			
	#	#	#	#	#	#
STEP 5: Summary of Stage 1 GBR Strategic Land Parcel performance scores against NPPF purposes (1-4).						
Assessment of wider impact	STEP 5: Summary of sub-area performance in relation to Strategic Land Parcel and the role it plays within the wider Green Belt.					
Summary	STEP 5: Overall conclusion of sub-area role within the Wider Green Belt.					

Considerations of Boundaries	
Commentary on boundary features and impact on green belt boundary strength.	STEP 6: Assessment of sub-area boundaries in relation to NPPF definition (paragraph 143f) and identification of potential mitigation that might be required if sub-area was released.
Categorisation & Recommendation	
Sub-area category & recommendation	<p>STEP 7: Categorisation and recommendation of sub-area for either retention or further consideration drawing together the purpose assessment (step 4) and wider impact assessment (step 5).</p> <p>Identification of potential boundary mitigation (drawing on step 6).</p>
Recommended Area Map	



- St Albans District Boundary
- Neighbouring District Boundary
- Recommended for further consideration in combination
- Recommended for further consideration in isolation

For those sites recommended for further consideration, map showing the proposed recommended area, either in isolation and / or in combination with adjacent sub-areas.

Summary of Assessment Findings

Table A1 summarises the scores and recommendations for the sub-areas based on a performance assessment against the NPPF Green Belt purposes.

This Green Belt review is not determinative and it will ultimately be for the Council to make any final decisions regarding the future of Green Belt within the District taking into account all of the Local Plan evidence base and the vision, strategic priorities and objectives and the spatial strategy for St Albans.

Sub-area	Purpose 1		Purpose 2	Purpose 3	Purpose 4	Overall NPPF Purpose Performance	Strategic Role	Recommendation
	Criteria (a)	Criteria (b)						
SA-1	No	0	1	5	0	Strongly	Less important	Recommended for further consideration
SA-2	No	0	0	2	0	Weakly	Less important	Recommended for further consideration
SA-3a	No	0	1	5	0	Strongly	Less important	Recommended for further consideration
SA-3b	No	0	1	5	0	Strongly	Important	Not recommended for further consideration
SA-4	No	0	0	3	0	Moderately	Important	Not recommended for further consideration
SA-5	No	0	1	3	0	Moderately	Important	Not recommended for further consideration
SA-6	No	0	1	5	0	Strongly	Important	Not recommended for further consideration
SA-7	No	0	1	5	0	Strongly	Important	Not recommended for further consideration
SA-8	No	0	1	2	0	Weakly	Less important	Recommended for further consideration
SA-9	Yes	5	1	5	3	Strongly	Less important	Recommended for further consideration
SA-10	Yes	1+	0	1	3	Moderately	Less important	Recommended for further consideration
SA-11	Yes	1	0	2	0	Weakly	Less important	Recommended for further consideration
SA-12	Yes	5	3	5	0	Strongly	Partly less important	Partly recommended for further consideration
SA-13a	No	0	1	5	0	Strongly	Important	Not recommended for further consideration
SA-13b	No	0	1	5	0	Strongly	Important	Not recommended for further consideration
SA-14	Yes	5	1	2	3	Strongly	Less important	Recommended for further consideration
SA-15a	Yes	5+	1	3	0	Strongly	Less important	Recommended for further consideration

Sub-area	Purpose 1	Purpose 2	Purpose 3	Purpose 4	Overall NPPF Purpose Performance	Strategic Role	Recommendation	
	Criteria (a)	Criteria (b)						
SA-15b	Yes	5	1	3	3	Strongly	Partly less important	Partly recommended for further consideration
SA-16	Yes	5	1	5	0	Strongly	Less important	Recommended for further consideration
SA-17	Yes	5	1	2	0	Strongly	Less important	Recommended for further consideration
SA-18	Yes	5	1	5	0	Strongly	Important	Not recommended for further consideration
SA-19	Yes	5	0	5	0	Strongly	Less important	Recommended for further consideration
SA-20	Yes	5	1	5	0	Strongly	Important	Not recommended for further consideration
SA-21	No	0	1	3	0	Moderately	Important	Not recommended for further consideration
SA-22	Yes	5	0	4	0	Strongly	Less important	Recommended for further consideration
SA-23	No	0	0	3	0	Moderately	Important	Not recommended for further consideration
SA-24	Yes	5	1	3	1	Strongly	Partly less important	Partly recommended for further consideration
SA-25	No	0	0	1	0	Weakly	Important	Not recommended for further consideration
SA-26	No	0	0	5	0	Strongly	Important	Not recommended for further consideration
SA-27	Yes	0	0	1	0	Weakly	Less important	Recommended for further consideration
SA-28	No	0	0	5	0	Strongly	Important	Not recommended for further consideration
SA-29	Yes	5	1	3	0	Strongly	Important	Not recommended for further consideration
SA-30	No	0	3	3	0	Moderately	Important	Not recommended for further consideration
SA-31	Yes	1	0	3	0	Moderately	Less important	Recommended for further consideration
SA-32	Yes	5	1	3	0	Strongly	Less important	Recommended for further consideration
SA-33	Yes	1	1	2	0	Weakly	Less important	Recommended for further consideration
SA-34	No	0	0	2	0	Weakly	Less important	Recommended for further consideration
SA-35	Yes	5	3	2	0	Strongly	Important	Not recommended for further consideration
SA-36	Yes	5	0	3	0	Strongly	Less important	Recommended for further consideration
SA-37	Yes	5	3	5	0	Strongly	Important	Not recommended for further consideration
SA-38	No	0	0	5	0	Strongly	Less important	Recommended for further consideration
SA-39	No	0	0	5	0	Strongly	Less important	Recommended for further consideration
SA-40	No	0	3	5	0	Strongly	Important	Not recommended for further consideration

Sub-area	Purpose 1		Purpose 2	Purpose 3	Purpose 4	Overall NPPF Purpose Performance	Strategic Role	Recommendation
	Criteria (a)	Criteria (b)						
SA-41	No	0	1	5	0	Strongly	Less important	Recommended for further consideration
SA-42	No	0	1	3	0	Moderately	Important	Not recommended for further consideration
SA-43	No	0	0	5	0	Strongly	Important	Not recommended for further consideration
SA-44	No	0	0	4	0	Strongly	Less important	Recommended for further consideration
SA-45	No	0	1	4	0	Strongly	Important	Not recommended for further consideration
SA-46	No	0	0	5	0	Strongly	Important	Not recommended for further consideration
SA-47	No	0	0	3	0	Moderately	Important	Not recommended for further consideration
SA-48	No	0	0	2	0	Weakly	Less important	Recommended for further consideration
SA-49	No	0	0	1	0	Weakly	Less important	Recommended for further consideration
SA-50	No	0	1	5	0	Strongly	Less important	Recommended for further consideration
SA-51	No	0	1	5	0	Strongly	Important	Not recommended for further consideration
SA-52	No	0	1	5	0	Strongly	Important	Not recommended for further consideration
SA-53	No	0	1	5	0	Strongly	Less important	Recommended for further consideration
SA-54	No	0	3	5	0	Strongly	Important	Not recommended for further consideration
SA-55	Yes	5	0	4	1	Strongly	Less important	Recommended for further consideration
SA-56	Yes	5	3	5	0	Strongly	Important	Not recommended for further consideration
SA-57	Yes	0	0	0	1	Weakly	Less important	Recommended for further consideration
SA-58	Yes	5	0	1	5	Strongly	Less important	Recommended for further consideration
SA-59	Yes	5	0	5	3	Strongly	Important	Not recommended for further consideration
SA-60	Yes	5	1	5	0	Strongly	Important	Not recommended for further consideration
SA-61	Yes	1	0	1	0	Weakly	Less important	Recommended for further consideration
SA-62	Yes	5	1	5	0	Strongly	Important	Not recommended for further consideration
SA-63a	Yes	5	1	1	0	Strongly	Important	Not recommended for further consideration
SA-63b	No	0	1	1	0	Weakly	Important	Not recommended for further consideration
SA-63c	No	0	1	5	0	Strongly	Important	Not recommended for further consideration
SA-64	No	0	1	4	0	Strongly	Important	Not recommended for further consideration

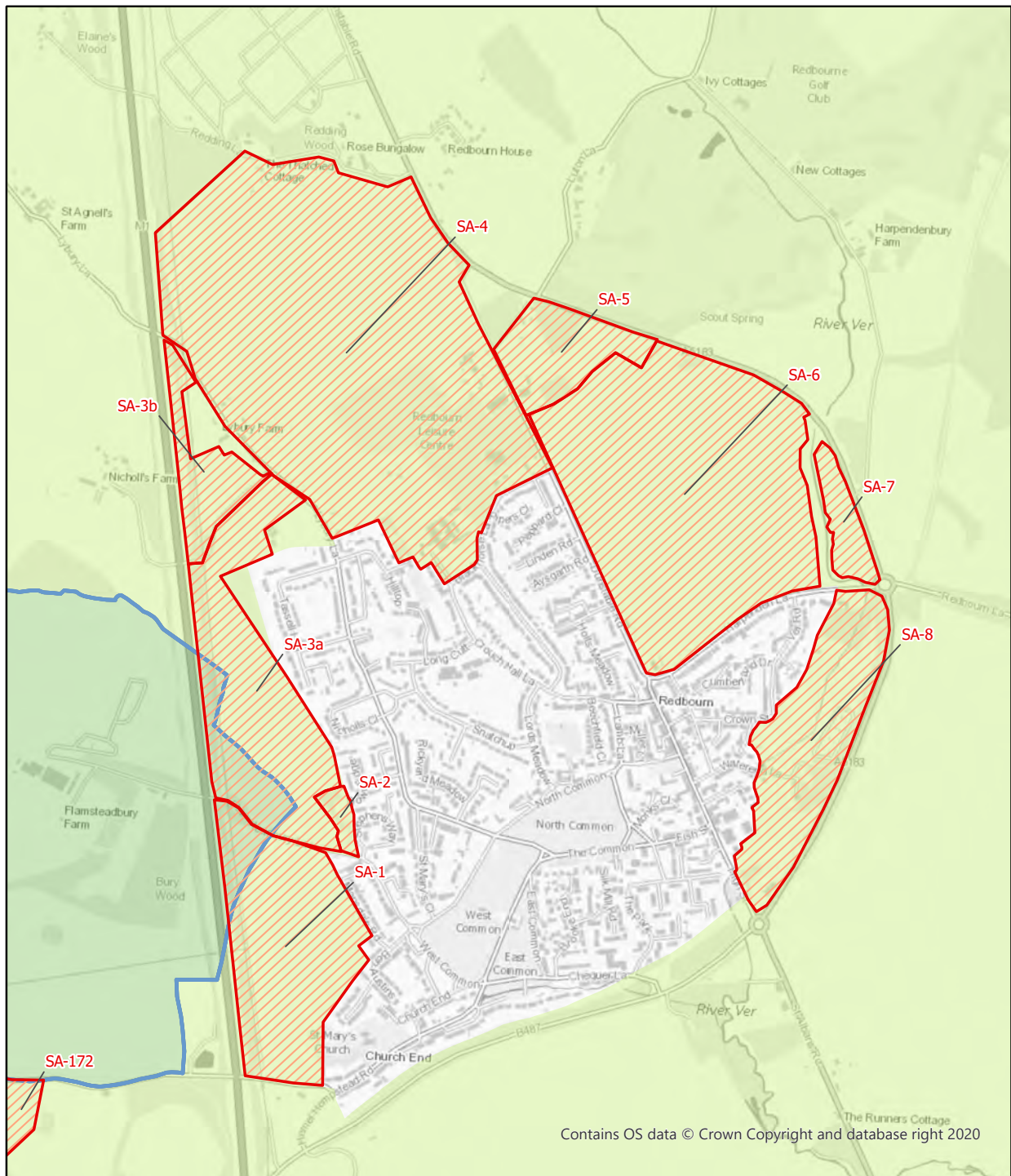
Sub-area	Purpose 1	Purpose 2	Purpose 3	Purpose 4	Overall NPPF Purpose Performance	Strategic Role	Recommendation	
	Criteria (a)	Criteria (b)						
SA-65a	No	0	1	5	0	Strongly	Important	Not recommended for further consideration
SA-65b	No	0	1	5	0	Strongly	Important	Not recommended for further consideration
SA-66	Yes	5	1	5	0	Strongly	Important	Not recommended for further consideration
SA-67	No	0	1	5	0	Strongly	Important	Not recommended for further consideration
SA-68	No	0	0	3	0	Moderately	Important	Not recommended for further consideration
SA-69	No	0	1	5	0	Strongly	Important	Not recommended for further consideration
SA-70a	Yes	5	1	3	0	Strongly	Important	Not recommended for further consideration
SA-70b	No	0	1	5	0	Strongly	Important	Not recommended for further consideration
SA-71	No	0	0	5	0	Strongly	Important	Not recommended for further consideration
SA-72	No	0	1	5	0	Strongly	Important	Not recommended for further consideration
SA-73	No	0	1	5	0	Strongly	Important	Not recommended for further consideration
SA-74	Yes	5	1	2	0	Strongly	Partly less important	Recommended for further consideration
SA-75	Yes	5	3	3	0	Strongly	Important	Not recommended for further consideration
SA-76	No	0	1	5	0	Strongly	Important	Not recommended for further consideration
SA-77a	Yes	1	1	1	0	Weakly	Less important	Recommended for further consideration
SA-77b	Yes	1	1	1	0	Weakly	Less important	Recommended for further consideration
SA-77c	Yes	1	1	5	0	Strongly	Important	Not recommended for further consideration
SA-78a	Yes	5+	1	3	0	Strongly	Important	Not recommended for further consideration
SA-78b	No	0	1	5	0	Strongly	Important	Not recommended for further consideration
SA-79	Yes	5	1	3	0	Strongly	Important	Not recommended for further consideration
SA-80	No	0	1	2	0	Weakly	Important	Not recommended for further consideration
SA-81	No	0	0	1	0	Weakly	Important	Not recommended for further consideration
SA-82	No	0	0	0	0	Does not meet NPPF purposes	Important	Not recommended for further consideration
SA-83	No	0	0	1	0	Weakly	Important	Not recommended for further consideration
SA-84	Yes	0	3	0	0	Moderately	Less important	Recommended for further consideration
SA-85	No	0	3	1	0	Moderately	Important	Not recommended for further consideration

Sub-area	Purpose 1		Purpose 2	Purpose 3	Purpose 4	Overall NPPF Purpose Performance	Strategic Role	Recommendation
	Criteria (a)	Criteria (b)						
SA-86	No	0	1	3	0	Moderately	Important	Not recommended for further consideration
SA-87	No	0	0	0	0	Does not meet NPPF purposes	Important	Not recommended for further consideration
SA-88	No	0	1	5	0	Strongly	Important	Not recommended for further consideration
SA-89	No	0	0	5	0	Strongly	Important	Not recommended for further consideration
SA-90	No	0	1	5	0	Strongly	Important	Not recommended for further consideration
SA-91	Yes	5+	3	5	0	Strongly	Important	Not recommended for further consideration
SA-92	Yes	5	0	3	0	Strongly	Less important	Recommended for further consideration
SA-93	Yes	1+	0	3	0	Moderately	Less important	Recommended for further consideration
SA-94	No	0	3	5	0	Strongly	Important	Not recommended for further consideration
SA-95	No	0	3	5	0	Strongly	Important	Not recommended for further consideration
SA-96	No	0	1	5	0	Strongly	Important	Not recommended for further consideration
SA-97	No	0	1	5	0	Strongly	Important	Not recommended for further consideration
SA-98	No	0	1	5	0	Strongly	Important	Not recommended for further consideration
SA-99	Yes	5+	5	3	0	Strongly	Important	Not recommended for further consideration
SA-100	No	0	0	0	0	Does not meet NPPF purposes	Important	Not recommended for further consideration
SA-101	Yes	3	3	2	0	Moderately	Important	Not recommended for further consideration
SA-102	No	0	1	3	0	Moderately	Important	Not recommended for further consideration
SA-103	Yes	1	0	1	1	Weakly	Partly less important	Recommended for further consideration
SA-104	Yes	1	0	2	1	Weakly	Less important	Recommended for further consideration
SA-105	Yes	5	5	5	0	Strongly	Important	Not recommended for further consideration
SA-106	Yes	3	5	3	0	Strongly	Important	Not recommended for further consideration
SA-107	No	0	5	3	0	Strongly	Important	Not recommended for further consideration
SA-108	No	0	1	5	0	Strongly	Less important	Recommended for further consideration
SA-109	No	0	1	3	0	Moderately	Less important	Recommended for further consideration
SA-110	No	0	1	4	0	Strongly	Important	Not recommended for further consideration
SA-111	No	0	0	0	0	Does not meet NPPF purposes	Less important	Recommended for further consideration






Sub-area	Purpose 1		Purpose 2	Purpose 3	Purpose 4	Overall NPPF Purpose Performance	Strategic Role	Recommendation
	Criteria (a)	Criteria (b)						
SA-112	No	0	5	5	0	Strongly	Important	Not recommended for further consideration
SA-113	No	0	1	2	0	Weakly	Less important	Recommended for further consideration
SA-115	No	0	0	1	0	Weakly	Important	Not recommended for further consideration
SA-116	No	0	0	1	0	Weakly	Important	Not recommended for further consideration
SA-117	No	0	3	2	0	Moderately	Important	Not recommended for further consideration
SA-118	No	0	5	5	0	Strongly	Important	Not recommended for further consideration
SA-119	No	0	3	5	0	Strongly	Important	Not recommended for further consideration
SA-120	No	0	1	4	0	Strongly	Important	Not recommended for further consideration
SA-121	No	0	3	5	0	Strongly	Important	Not recommended for further consideration
SA-122	No	0	3	2	0	Moderately	Important	Not recommended for further consideration
SA-123	No	0	3	3	0	Moderately	Less important	Recommended for further consideration
SA-124	No	0	3	3	0	Moderately	Important	Not recommended for further consideration
SA-125	No	0	3	5	0	Strongly	Important	Not recommended for further consideration
SA-126	No	0	1	5	0	Strongly	Important	Not recommended for further consideration
SA-127	No	0	1	5	0	Strongly	Important	Not recommended for further consideration
SA-128	No	0	1	2	0	Weakly	Important	Not recommended for further consideration
SA-129	No	0	5	2	0	Strongly	Important	Not recommended for further consideration
SA-130	No	0	0	0	0	Does not meet NPPF purposes	Less Important	Recommended for further consideration
SA-131	No	0	1	3	0	Moderately	Important	Not recommended for further consideration
SA-132	No	0	3	3	0	Moderately	Important	Not recommended for further consideration
SA-133	No	0	5	2	0	Strongly	Important	Not recommended for further consideration
SA-134	No	0	1	2	0	Weakly	Less important	Recommended for further consideration
SA-135	No	0	1	3	0	Moderately	Less important	Recommended for further consideration
SA-136	No	0	0	2	0	Weakly	Less important	Recommended for further consideration
SA-137	No	0	3	5	0	Strongly	Important	Not recommended for further consideration

Sub-area	Purpose 1	Purpose 2	Purpose 3	Purpose 4	Overall NPPF Purpose Performance	Strategic Role	Recommendation
	Criteria (a)	Criteria (b)					
SA-138	No	0	1	2	0	Weakly Important	Not recommended for further consideration
SA-139	No	0	1	3	0	Moderately Important	Not recommended for further consideration
SA-140	No	0	1	5	0	Strongly Important	Not recommended for further consideration
SA-141	No	0	3	3	0	Moderately Important	Not recommended for further consideration
SA-142	No	0	1	3	0	Moderately Important	Not recommended for further consideration
SA-143	No	0	3	3	0	Moderately Important	Not recommended for further consideration
SA-144	No	0	3	3	0	Moderately Important	Not recommended for further consideration
SA-145	No	0	0	5	0	Strongly Important	Not recommended for further consideration
SA-146	No	0	1	5	0	Strongly Important	Not recommended for further consideration
SA-147	No	0	1	4	0	Strongly Important	Not recommended for further consideration
SA-148	No	0	3	5	0	Strongly Important	Not recommended for further consideration
SA-149	No	0	3	5	0	Strongly Important	Not recommended for further consideration
SA-150	No	0	3	5	0	Strongly Important	Not recommended for further consideration
SA-151	No	0	1	5	0	Strongly Important	Not recommended for further consideration
SA-152	No	0	1	3	0	Moderately Less important	Recommended for further consideration
SA-153	No	0	0	0	0	Does not meet NPPF purposes	Recommended for further consideration
SA-154	No	0	1	3	0	Moderately Important	Not recommended for further consideration
SA-155	No	0	1	1	0	Weakly Important	Not recommended for further consideration
SA-156	No	0	1	3	0	Moderately Important	Not recommended for further consideration
SA-157	No	0	1	3	0	Moderately Important	Not recommended for further consideration
SA-158	No	0	1	3	0	Moderately Less important	Recommended for further consideration
SA-159	Yes	5	5	3	0	Strongly Important	Not recommended for further consideration
SA-160	No	0	3	5	0	Strongly Important	Not recommended for further consideration
SA-161	No	0	3	5	0	Strongly Less important	Recommended for further consideration
SA-162	Yes	5	1	5	0	Strongly Important	Not recommended for further consideration

Sub-area	Purpose 1		Purpose 2	Purpose 3	Purpose 4	Overall NPPF Purpose Performance	Strategic Role	Recommendation
	Criteria (a)	Criteria (b)						
SA-163	No	0	0	0	0	Does not meet NPPF purposes	Important	Not recommended for further consideration
SA-164	Yes	5	1	5	0	Strongly	Important	Not recommended for further consideration
SA-165	Yes	3	3	5	0	Strongly	Partly less important	Recommended for further consideration
SA-166	Yes	3	1	3	0	Moderately	Less important	Recommended for further consideration
SA-167	Yes	3+	1	5	0	Strongly	Less important	Recommended for further consideration
SA-168	Yes	5	5	3	0	Strongly	Important	Not recommended for further consideration
SA-169a	Yes	5	1	3	0	Strongly	Less important	Recommended for further consideration
SA-169b	Yes	5+	1	1	0	Strongly	Less important	Recommended for further consideration
SA-170	Yes	5	3	5	0	Strongly	Important	Not recommended for further consideration
SA-171	Yes	5	5	3	0	Strongly	Important	Not recommended for further consideration
SA-172	Yes	5	5	5	0	Strongly	Important	Not recommended for further consideration



Legend

-  Sub-area for assessment
-  St Albans Green Belt
-  Neighbouring Green Belt
-  St Albans District Boundary
-  Neighbouring District Boundary

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P1	09/2022	AD	KF	CT
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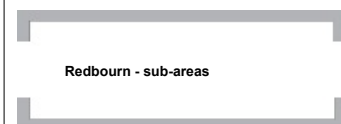
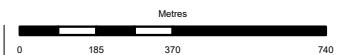
Issue	Date	By	Chkd	Appd
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Client
St Albans City & District Council

Job Title
St Albans Green Belt Review



Scale at A4

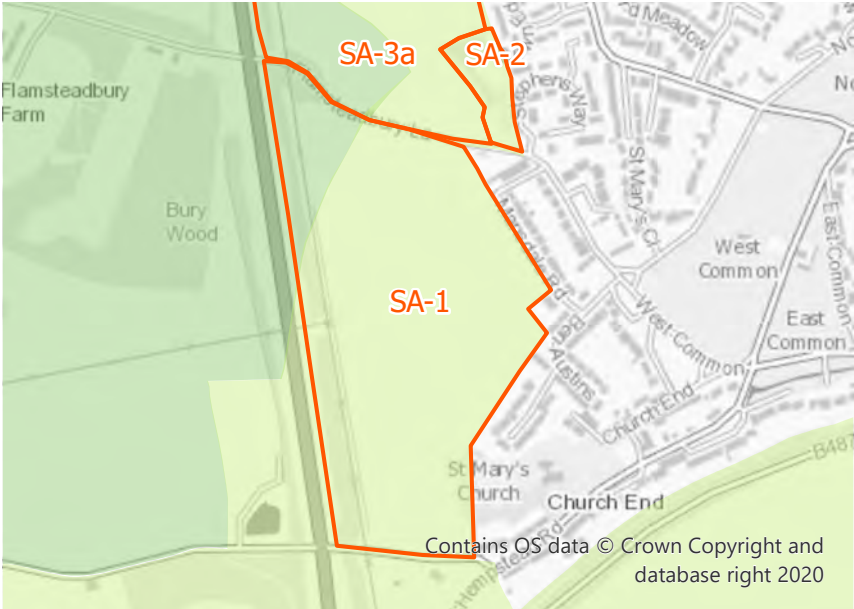
1:13,714

Job No 280045-00	Drawing Status Issued
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Drawing No 001	Issue P1
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Sub-area (SA): SA-1

Strategic Land Parcel: 18B Area (ha): 17.74 Location West of Redbourn
Green Belt Parcel (Dacorum): N/A



Legend

- Sub-area for assessment
- St Albans Green Belt
- Neighbouring Green Belt

Sub-area map



Looking south from the centre of the southern part of the sub-area onto an arable field and a residential property



Looking north-west from the south-eastern border of the sub-area onto an arable field and the M1



Looking south from the northern boundary of the sub-area onto an arable field



Looking north-east from the centre of the sub-area onto an arable field and residential properties

Boundaries

The sub-area is bounded by Flamsteadbury Lane to the north, a mature tree line along Mansdale Road, the regular backs of residential properties and gardens along Ben Austins and Saberton Close and along the back of St Mary's Church to the east, Gaddesden Lane to the south and the M1 to the west. Inner boundary: east. Outer boundary: north, south and west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	1	5	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is not located at the edge of a large built-up area in physical or perceptual terms.
--	---

(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The sub-area does not meet purpose 1.
--	---------------------------------------

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area forms a less essential part of the gap between Redbourn and Hemel Hempstead. It is judged that the gap is of sufficient scale that the removal of the sub-area would not result in physical or perceptual merging between neighbouring built-up areas. The M1 provides an additional perceptual barrier to the merging of the neighbouring settlements.
--	--

Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	Less than 1% of the sub-area is covered by built form. The sub-area comprises flat arable fields. It is enclosed to the west by a mature tree line partially shielding the M1. There is St Mary's cemetery to the east, views onto residential properties to the south-east and east and some pylons running through the site. There is gently rising topography to the north, which allows for medium views to the wider countryside. Views are disrupted to the east by Redbourn built form and to the west by the M1 embankment and pylons. The built form and M1 bring some urbanising influences to the site and create a sense of visual enclosure. Overall the sub-area has a strongly unspoilt rural character.
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Purpose (4) To preserve the setting and special character of historic towns	
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
Summary	
	The sub-area performs strongly against the purposes overall. The sub-area does not meet purpose 1 criteria (a) or purpose 4, performs weakly against purpose 2 and performs strongly against purpose 3.

Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	18B	Limited or No Contribution	Limited or No Contribution	Partial	Partial

Assessment of wider impact	<p>At a more granular level, the sub-area plays a similarly weak role against purposes 1 and 2 compared to the strategic land parcel, as neither are located at the edge of a large built-up area nor do they play an important role in preventing neighbouring towns merging. The sub-area however performs a more important role compared to the strategic land parcel against purposes 3 due to its strong unspoilt rural character. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to purpose 4.</p> <p>The sub-area adjoins SA-3a to the north, and wider Green Belt to the south and west; whilst not physically adjoining, SA-2 is located in close proximity to the north-west of the sub-area. The removal of the sub-area in isolation is unlikely to alter the performance of wider Green Belt to the south of the sub-area which already has some views onto residential properties, and to the west, which is physically separated by the M1 and is enclosed by a mature tree line which limits connections to the wider Green Belt. The removal of the sub-area in isolation is also unlikely to alter the performance of neighbouring SA-3a to the north due to existing urbanising influences from residential properties in Redbourn. The performance of SA-2 is also unlikely to be altered as it is enclosed and has limited connections to wider Green Belt.</p> <p>In combination with SA-2 and SA-3a, the removal of the sub-areas is unlikely to impact on the performance of the wider Green Belt due to the already diminished sense of openness caused by the urbanising influences from Redbourn's settlement edge. The removal of these sub-areas in combination would round off the settlement edge, and further unchecked sprawl would also be restricted by the presence of the M1 to the west.</p> <p>In combination with the wider cluster of sub-areas (SA-2, SA-3a, SA-3b, SA-4, SA-5, SA-6, SA-7, SA-8), in which the sub-area is located, the removal of the sub-area would result in extensive irregular and disproportionate sprawl of the settlement.</p> <p>As it is located on the District boundary, the sub-area may be impacted by potential Green Belt released in the neighbouring authority of Dacorum. The Dacorum Green Belt Study Stage 2 (2016) does not identify any sub-areas to the west of the sub-area but the cumulative impact of release would need to be considered if this position changed in the future. While the M1 is likely to provide a barrier to sprawl, perceptual merging could still occur.</p>
Summary	Overall, the sub-area plays an important role with respect of the strategic land parcel, however its release in isolation or in combination with SA-2 and SA-3a is unlikely to significantly harm the performance of the wider Green Belt.

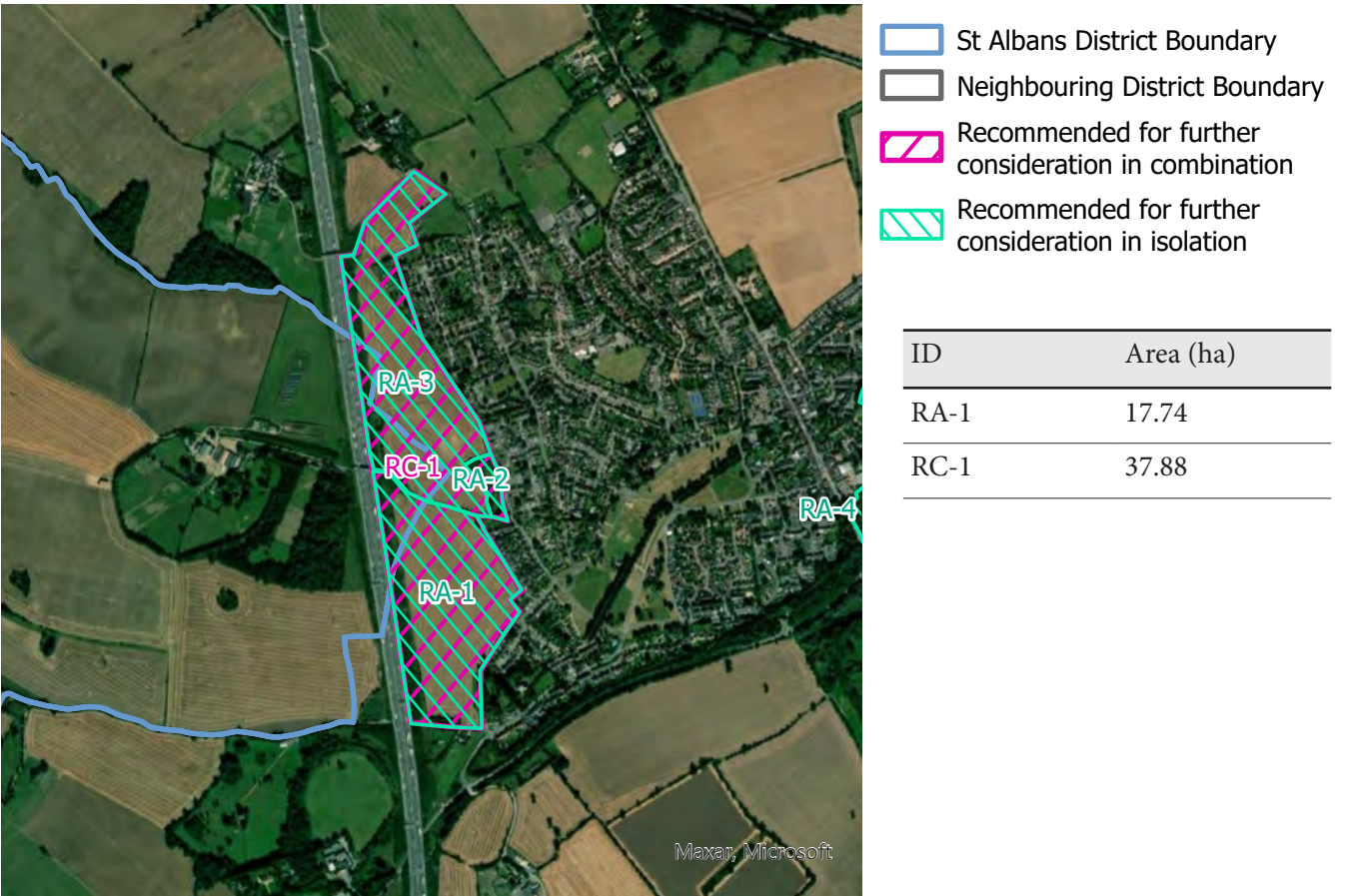
Consideration of Boundaries

Commentary on boundary features and impact on Green Belt boundary strength.	The inner and outer boundaries are readily recognisable and likely to be permanent. If the sub-area was released, the new inner Green Belt boundaries would meet the NPPF definition.
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Categorisation & Recommendation

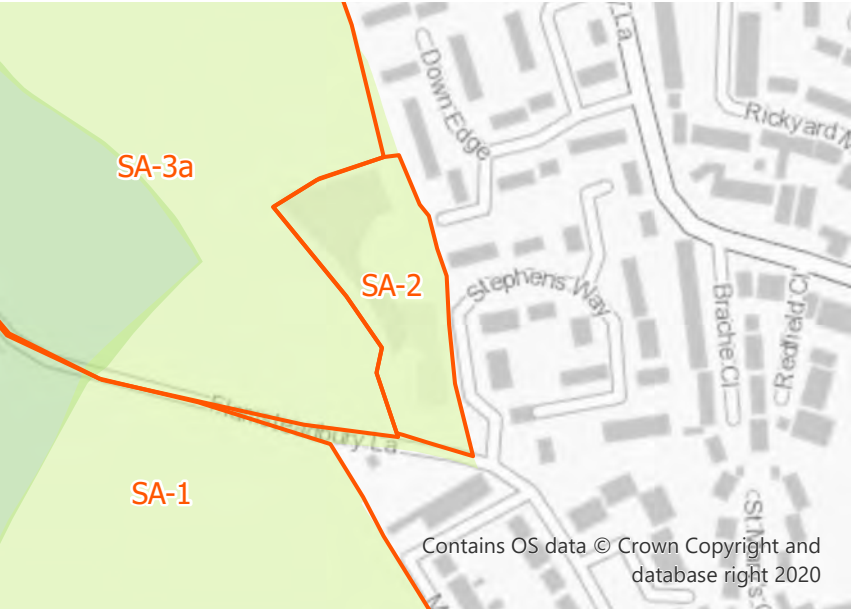
Sub-area category & recommendation	The sub-area performs strongly against NPPF purposes but makes a less important contribution to the wider Green Belt. If the sub-area is released, the new inner Green Belt boundary would meet the NPPF definition for readily recognisable and likely to be permanent boundaries. Recommended for further consideration in isolation as RA-1 or in combination with SA-2 or SA-3a, as well as the wedge of Green Belt to the east of the sub-area and west of residential properties on Tassell Hall, as RC-1.
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Recommended Area Map



Sub-area (SA): SA-2

Strategic Land Parcel: 18B Area (ha): 0.95 Location West of Redbourn



Sub-area map



Looking north from the southern boundary of the sub-area onto a children's playing area



Looking north from the centre of the sub-area onto an outdoor gym equipment



Looking south from the centre of the sub-area onto a children's playing area



Looking east from the centre of the sub-area onto the start of a public footpath

Boundaries

The sub-area is bounded by a woodland to the north, a mature tree line to the east, Flamsteadbury Lane and a mature tree line to the south and a mature tree lane to the west. Inner boundary: east and south. Outer boundary: west and north.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	0	2	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is not located at the edge of a large built-up area in physical or perceptual terms.
--	---

(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The sub-area does not meet purpose 1.
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Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area makes no discernible contribution to the separation of neighbouring built-up areas in physical or perceptual terms due to its small scale and enclosed nature.
--	---

Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	The sub-area is not covered by any built form. However, the sub-area is comprised predominantly of a children's play area and common land. The sub-area is surrounded on all sides by mature trees, creating a strong sense of enclosure. There are limited perceptual links to wider countryside. Overall, the sub-area has a semi-urban character.
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Purpose (4) To preserve the setting and special character of historic towns	
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
Summary	
	The sub-area performs weakly against the purposes overall. The sub-area does not meet purpose 1, 2 or 4 and performs weakly against purpose 3.

Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	18B	Limited or No Contribution	Limited or No Contribution	Partial	Partial
Assessment of wider impact	<p>At a more granular level, the sub-area plays a similarly weak role against purposes 1 and 2 compared to the strategic land parcel, as neither are located at the edge of a large built-up settlement nor do they play an important role in preventing neighbouring towns merging. The sub-area performs a lesser role against purpose 3 and 4 compared to the strategic sub-area, as it has a semi-urban character and provides no immediate context for an historic place.</p> <p>The sub-area adjoins SA-3a to the west; whilst not physically adjoining, SA-1 is located in close proximity to the south-west of the sub-area.. The removal of the sub-area in isolation is unlikely to alter the performance of the surrounding Green Belt against the NPPF purposes given the small and enclosed nature of the sub-area which limits perceptual links to wider countryside.</p> <p>In combination with SA-1 and SA-3a, the removal of the sub-areas is unlikely to impact on the performance of the wider Green Belt due to the already diminished sense of openness caused by the urbanising influences from Redbourn settlement edge. The removal of these sub-areas in combination would round off the settlement edge, and further unchecked sprawl would also be restricted by the presence of the M1 to the west.</p> <p>In combination with the wider cluster of sub-areas (SA-1, SA-3a, SA-3b, SA-4, SA-5, SA-6, SA-7, SA-8), in which the sub-area is located, the removal of the sub-area would result in extensive irregular and disproportionate sprawl of the settlement.</p>				
Summary	Overall, the sub-area does not play an important role with respect to the strategic land parcel, and if released in isolation or in combination, is unlikely to harm the performance of the wider Green Belt.				

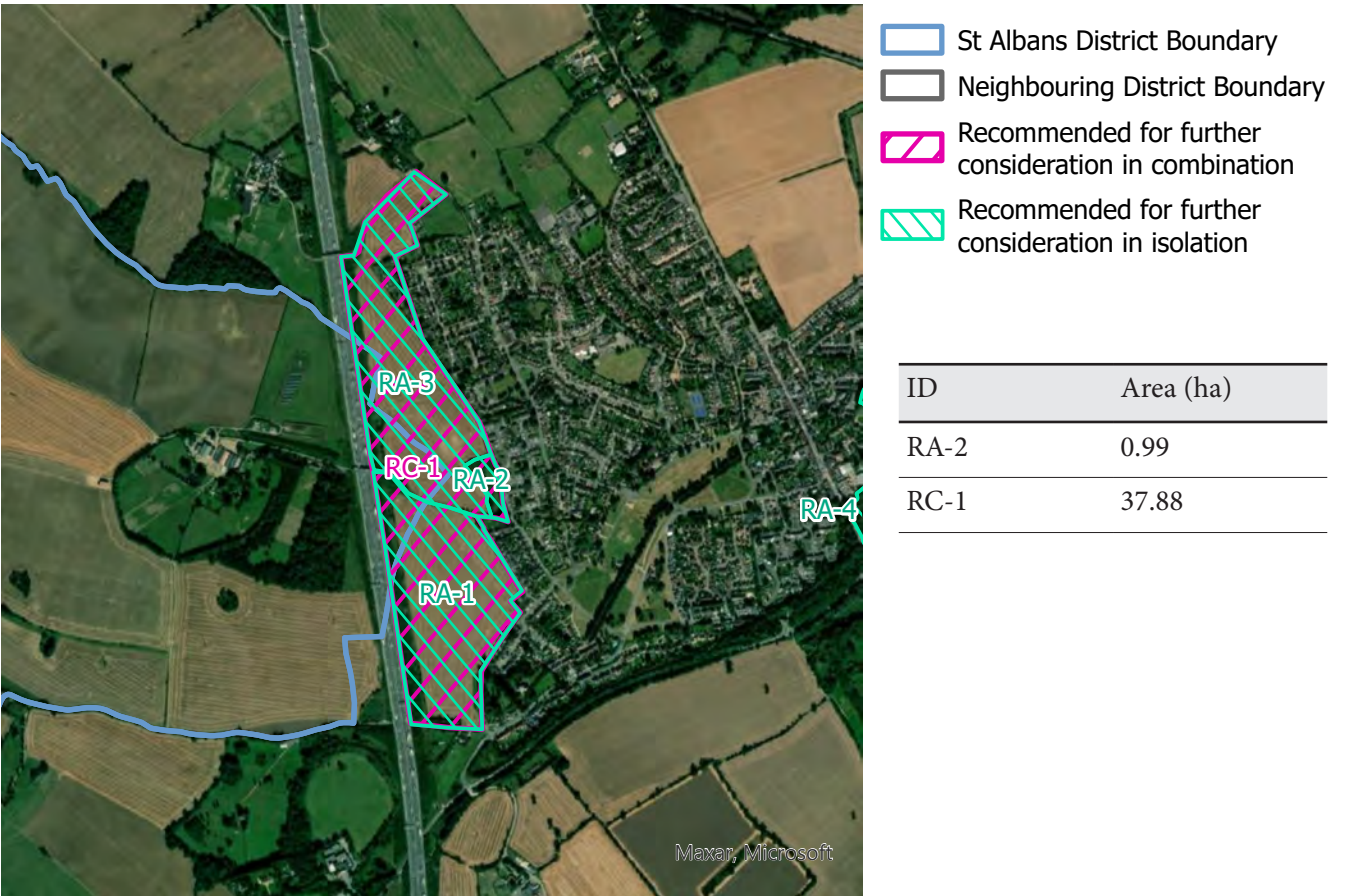
Consideration of Boundaries

Commentary on boundary features and impact on Green Belt boundary strength.	The inner and outer boundaries are readily recognisable and likely to be permanent. If the sub-area was released, the new inner Green Belt boundaries would meet the NPPF definition.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs weakly against NPPF purposes but makes a less important contribution to the wider Green Belt. If the sub-area is released, the new inner Green Belt boundary would meet the NPPF definition for readily recognisable and likely to be permanent boundaries. Recommended for further consideration in isolation as RA-2 (including the strip of Green Belt land along Flamsteadbury Lane to the south of the sub-area) or in combination with SA-1 and SA-3a as RC-1.
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Recommended Area Map



Sub-area (SA):

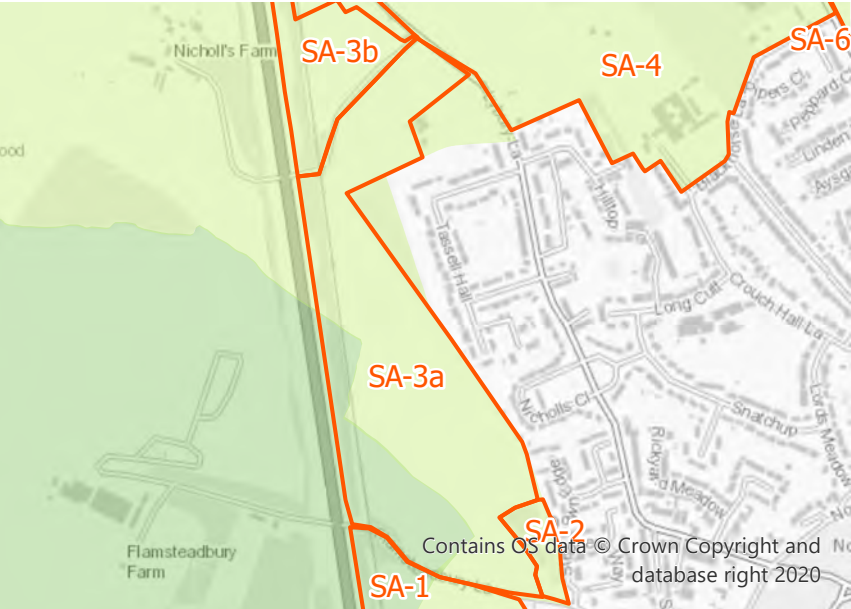
SA-3a

Strategic Land Parcel:18B

Area (ha):18.17

LocationWest of Redbourn

Green Belt Parcel (Dacorum):N/A



Legend

Sub-area for assessment

St Albans Green Belt

Neighbouring Green Belt

Sub-area map



Looking north from the southern boundary of the sub-area onto an arable field



Looking east from the southern boundary of the sub-area onto an arable field and a mature tree line



Looking south from the northern boundary of the sub-area onto an arable field

Boundaries

The sub-area is bounded by an unnamed road to the north, a mature tree line, the regular backs of residential properties and gardens along Lybury Lane, Lybury Lane, a mature tree line, the regular back of residential properties and gardens along Tassell Hall, Nicholls Close and Down Edge and a mature tree line to the east, Flamsteadbury Lane to the south and the M1 to the west. Inner boundary: east. Outer boundary: north, south and west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	1	5	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is not located at the edge of a large built-up area, in physical or perceptual terms.
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(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The sub-area does not meet purpose 1.
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Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area forms a less essential part of the gap between Redbourn and Hemel Hempstead. The M1 provides an additional barrier to the merging of Hemel Hempstead and Redbourn. It is judged that the gap is of sufficient scale, that the removal of the sub-area would not result in physical or perceptual merging between neighbouring built-up areas.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	Less than 1% of the sub-area is covered by built form. The built form consist in the unnamed road on the northern boundary of the sub-area. The sub-area is otherwise formed of an open arable field with a slightly rising topography to the north. The undulating topography allows longer views across the sub-area and into wider countryside to the south. However, there are some urbanising influences, with built form on the eastern boundary and the M1 forming the western boundary, both of which prevent long views into open countryside. Overall, the sub-area has a strongly unspoilt rural character.
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Purpose (4) To preserve the setting and special character of historic towns					
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.				
Summary					
The sub-area performs strongly against the purposes overall. The sub-area does not meet purpose 1 criteria (a) or purpose 4, performs weakly against purpose 2, and performs strongly against purpose 3.					
Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	18B	Limited or No Contribution	Limited or No Contribution	Partial	Partial
Assessment of wider impact	<p>At a more granular level, the sub-area plays a similarly weak role against purposes 1 and 2 compared to the strategic land parcel, as neither are located at the edge of a large built-up area nor do they play an important role in preventing neighbouring towns merging. However, the sub-area makes a more significant contribution to safeguarding the countryside from encroachment compared to the strategic land parcel, due to its unspoilt rural character. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to purpose 4.</p> <p>The sub-area adjoins SA-3b to the north-west, SA-4 to the north-east, SA-2 to the south-east and SA-1 to the south; as well as wider Green Belt to the west. If the sub-area was released in isolation, its removal would entirely enclose SA-2 in built form, which despite its limited connection to the wider countryside, would create an 'island' of Green Belt. Its release is unlikely to alter the performance of Green Belt to the north and south due to the already diminished sense of openness caused by Redbourn settlement edge and existing built form in the sub-areas. The M1 to the west would also limit further unchecked sprawl to the west.</p> <p>In combination with SA3-b and SA-4, the removal of the sub-area is likely to impact on the performance of the wider Green Belt by resulting in the irregular and large-scale sprawl of Redbourn which would be disproportionate to the scale to the existing settlement size. The removal of these sub-areas in combination would also result in the creation of two 'islands' of Green Belt.</p> <p>In combination with SA-1 and SA-2, the removal of the sub-areas is unlikely to impact on the performance of the wider Green Belt due to the already diminished sense of openness caused by the urbanising influences from Redbourn settlement edge. The removal of these sub-areas in combination would round off the settlement edge, and further unchecked sprawl would also be restricted by the presence of the M1 to the west.</p> <p>In combination with the wider cluster of sub-areas (SA-1, SA-2, SA-3b, SA-4, SA-5, SA-6, SA-7, SA-8), in which the sub-area is located, the removal of the sub-area would result in extensive irregular and disproportionate sprawl of the settlement.</p> <p>As it is located on the District boundary, the sub-area may be impacted by potential Green Belt released in the neighbouring authority of Dacorum. The Dacorum Green Belt Study Stage 2 (2016) does not identify any sub-areas to the west of the sub-area but the cumulative impact of release would need to be considered if this position changed in the future.</p>				
Summary	Overall, the sub-area plays an important role with regards to the strategic land parcel, however if released in isolation or in combination with SA-1 and SA-2 is unlikely to significantly harm the performance of the wider Green Belt.				

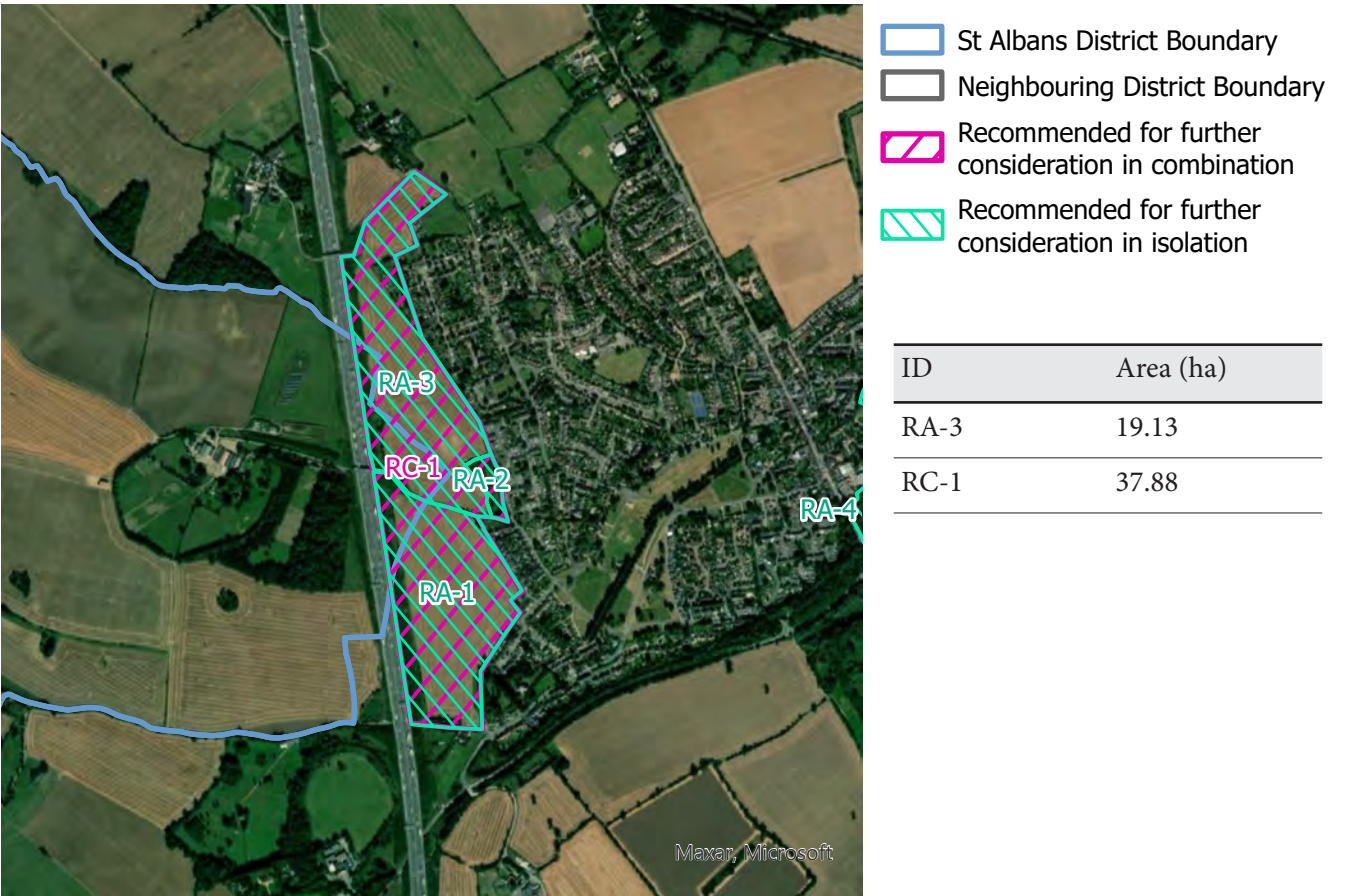
Consideration of Boundaries

Commentary on boundary features and impact on Green Belt boundary strength.	The inner boundary and outer boundary to the west of the sub-area are readily recognisable and likely to be permanent. The outer boundaries to the north, north-east and south are predominantly recognisable but not necessarily permanent. If the sub-area was released, the new inner Green Belt boundary to the west would meet the NPPF definition; however, the remaining new inner Green Belt boundaries would not meet the NPPF definition. The new boundary would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against NPPF purposes but makes a less important contribution to the wider Green Belt. If the sub-area is released, the new inner Green Belt boundary would not meet the NPPF definition for readily recognisable and likely to be permanent boundaries. The new boundary would require strengthening. Recommended for further consideration in isolation as RA-3 (including the Tassel Hall allotments to the east of the sub-area), or in combination with SA-2 and SA-1 as RC-1.
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Recommended Area Map



Sub-area (SA): SA-3b

Strategic Land Parcel: 18B Area (ha): 4.67 Location West of Redbourn



Legend

-  Sub-area for assessment
-  St Albans Green Belt
-  Neighbouring Green Belt

Sub-area map



Aerial photography used as a result of limited access to and / or views of sub-area at the time of the site visit.

Boundaries

The sub-area is bounded by Lybury Lane to the north and east, by an unnamed road to the south and the M1 to the west. Inner boundary: none. Outer boundary: north, east, south and west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	1	5	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area

The sub-area is not located at the edge of a large built-up area in physical or perceptual terms.

(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.

The sub-area does not meet purpose 1.

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.

The sub-area forms a less essential part of the gap between Redbourn and Luton. It is judged that the gap is of sufficient scale that the removal of the sub-area would not result in physical or perceptual merging between neighbouring built-up areas.

Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.

Note: Unable to access site. This assessment has been completed largely from aerial photography.

Approximately 2% of the sub-area is covered by built form, comprising an access road. The sub-area is formed of an open arable field. It is likely that there are some urbanising influences from the M1 forming the western boundary of the sub-area. The M1 is also likely to prevent long views into open countryside. Overall, the sub-area has a strongly unspoilt rural character.

Purpose (4) To preserve the setting and special character of historic towns					
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.				
Summary					
The sub-area performs strongly against the purposes overall. The sub-area does not meet purpose 1 criteria (a) or 4, performs weakly against purpose 2, and performs strongly against purpose 3.					
Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	18B	Limited or No Contribution	Limited or No Contribution	Partial	Partial
Assessment of wider impact	At a more granular level, the sub-area plays a similar role compared with the strategic land parcel with regards to purposes 1 and 2, providing no contribution to the restricting sprawl of a large built-up area, and performing a weak role in preventing the merging of neighbouring settlements. However, the sub-area performs an important role in safeguarding countryside from encroachment compared to the strategic land parcel due to its unspoilt rural character. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to purpose 4.				
	The sub-area adjoins SA-3a to the south, SA-4 to the north-east, and wider Green Belt to west. The removal of the sub-area in isolation would create a ‘hole’ in the Green Belt and is likely to impact on the performance of surrounding Green Belt, as this would constitute a deterioration of the strategic role of the Green Belt. Its removal is likely to alter the performance of Green Belt to the south by enclosing it in development, however is less likely to alter the performance of Green Belt to the east due to the presence of existing built form.				
	In combination with SA-3a or SA-4, the removal of the sub-areas is likely to impact on the performance of the wider Green Belt by resulting in the irregular and large-scale sprawl of Redbourn which would be disproportionate to the scale to the existing settlement size. The removal of these sub-areas in combination would also result in the creation of two 'islands' of Green Belt.				
	In combination with the wider cluster of sub-areas (SA-1, SA-2, SA-3a, SA-4, SA-5, SA-6, SA-7, SA-8), in which the sub-area is located, the removal of the sub-area would result in extensive irregular and disproportionate sprawl of the settlement.				
	As it is located on the District boundary, the sub-area may be impacted by potential Green Belt released in the neighbouring authority of Dacorum. The Dacorum Green Belt Study Stage 2 (2016) does not identify any sub-areas to the west of the sub-area. If the Dacorum Green Belt was released as part of the spatial strategy, the cumulative release would need to be considered. While the M1 is likely to provide a barrier to sprawl, perceptual merging could still occur.				
Summary	Overall, the sub-area plays a partially important role with regards to the strategic parcel, however if released in isolation or in combination is likely to significantly harm the performance of the wider Green Belt.				

Consideration of Boundaries	
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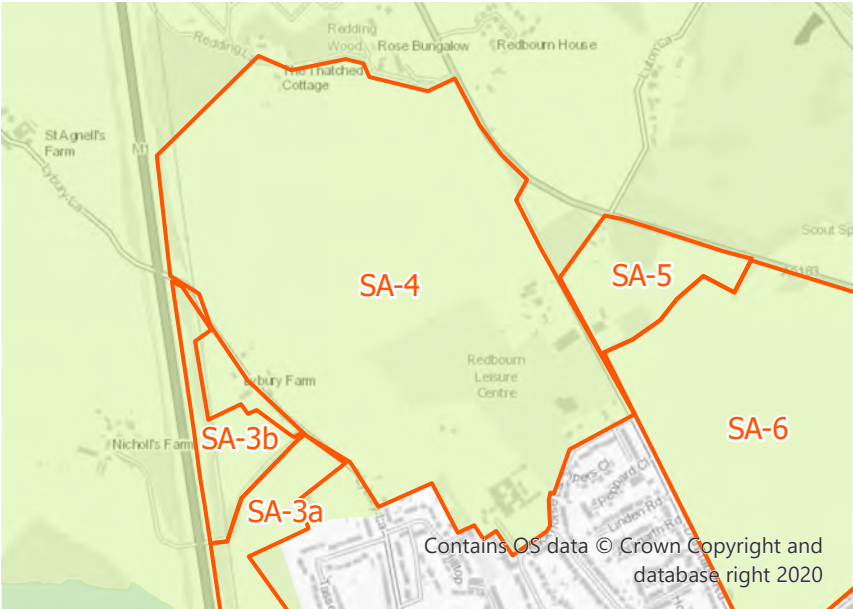
Commentary on boundary features and impact on Green Belt boundary strength.	The outer boundaries are predominantly readily recognisable but not necessarily permanent. If the sub-area was released, the new inner Green Belt boundaries would not meet the NPPF definition. The new boundary would require strengthening.
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Categorisation & Recommendation	
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Sub-area category & recommendation	The sub-area performs strongly against NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further considerations.
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Sub-area (SA): SA-4

Strategic Land Parcel: 18B Area (ha): 66.24 Location North of Redbourn



Sub-area map



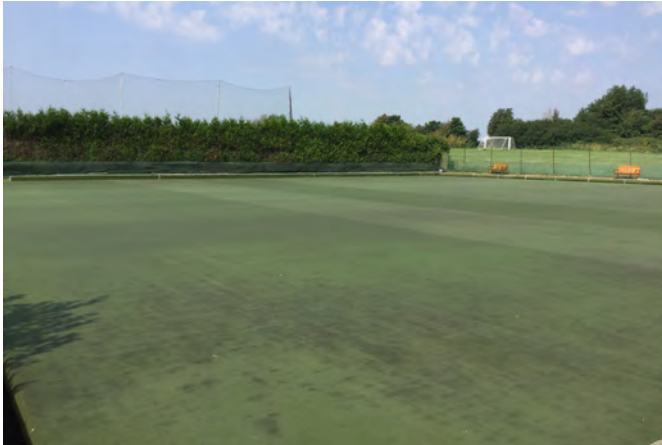
Looking east from the south-western boundary of the sub-area onto a Special Needs School playing pitch



Looking west from the centre of the sub-area towards the wider countryside



Looking south from the eastern boundary of the sub-area onto some commercial offices



Looking north-west from the eastern boundary of the sub-area onto a bowling green and playing pitches

Boundaries

The sub-area is bounded an intermittent tree line, a mature tree line and Redding Lane to the north, Dunstable Road (A5183) and Dunstable Road to the east, Blackhorse Lane, Crouch Hall Lane and the regular backs of residential properties and gardens along Hill Top to the south, Lybury Lane and the M1 to the west. Inner boundary: south. Outer boundary: north, east and west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	0	3	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area

The sub-area is not located at the edge of a large built-up area in physical or perceptual terms.

(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.

The sub-area does not meet purpose 1.

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.

The sub-area is to the north of Redbourn with no neighbouring towns within a reasonable proximity to the settlement. Therefore the sub-area makes no discernible contribution to the separation of neighbouring built-up areas in physical or perceptual terms.

Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.

Approximately 3% of the sub-area is covered by built form (excluding hard standing). However, this does not take into account the playing pitches which constitute part of the sub-area. Most of the sub-area is comprised of arable fields in the north of the sub-area. There are playing pitches and a special needs school in the south, a leisure centre in the south-east corner and some residential properties and small scale office buildings to the east. There are views across the sub-area and long views into the wider countryside to the south-west due to the flat topography. However these are limited onto wider countryside to the north, east and south due to the presence of mature trees, the M1 and A358, and the built-up area of Redbourn. Overall the sub-area has a largely rural character.

Purpose (4) To preserve the setting and special character of historic towns					
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.				
Summary					
	The sub-areas performs moderately against the purposes overall. The sub-area does not meet purpose 1 criteria (a), 2 or 4 and performs moderately against purpose 3.				
Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	18B	Limited or No Contribution	Limited or No Contribution	Partial	Partial
Assessment of wider impact	At a more granular level, the sub-area plays a similar role compared with the strategic land parcel with regards to purposes 1, 2, and 3. Both provide no contribution to the restricting sprawl of a large built-up area, perform a weak role in preventing the merging of neighbouring settlements, and both evidence some encroachment into the countryside from mixed land uses, especially the southern part of the sub-area adjoining Redbourn. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to purpose 4.				
	The sub-area adjoins SA-3a and SA-3b to the south-west, SA-5 and SA-6 to the south-east, as well as wider Green Belt to the north, east and west. The removal of the sub-area in isolation is unlikely to alter the performance of the surrounding Green Belt due to a diminished sense of openness from existing built form. Connection to the wider countryside are also limited to the north, east and south due to the presence of mature trees, the M1 and A358, and the built-up area of Redbourn. However, the removal of SA-4 would lead to the enclosure of SA-3b in built development, which would be highly visible due to the flat topography. Its release would also constitute a disproportionate spread of the built-up area, in comparison to the current settlement size of Redbourn.				
	In combination with SA-3a and 3b to the west or with SA-5 and SA-6 to the east, the removal of the sub-area is likely to impact on the performance of the wider Green Belt, as it would represent the irregular spread of Redbourn. The removal of these sub-areas in combination would also result in the creation of three 'islands' of Green Belt.				
	In combination with the wider cluster of sub-areas (SA-1, SA-2, SA-3a, SA-3b, SA-5, SA-6, SA-7, SA-8), in which the sub-area is located, the removal of the sub-area would result in extensive irregular and disproportionate sprawl of the settlement.				
Summary	Overall, the sub-area plays a less important role with the respect to the strategic parcel, however if released in isolation or in combination is likely to significantly harm the performance of the wider Green Belt.				

Consideration of Boundaries

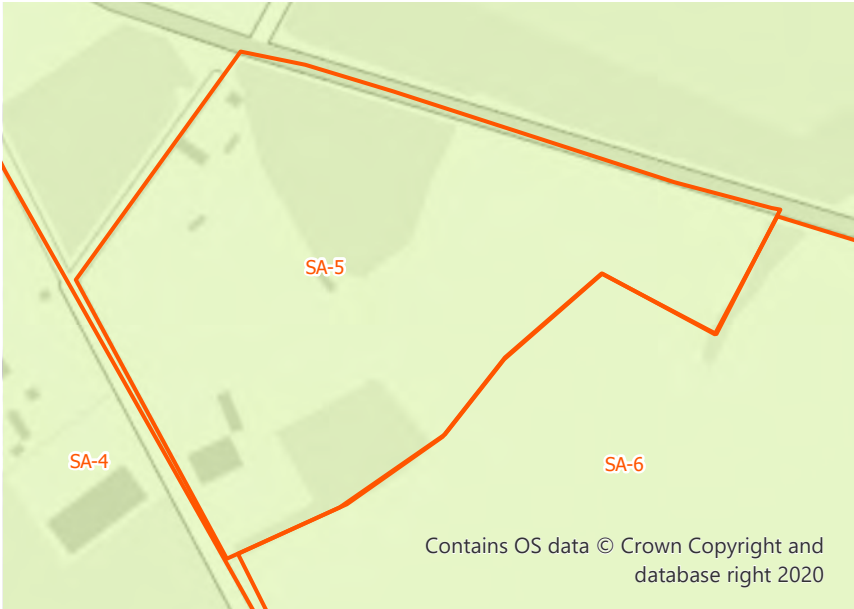
Commentary on boundary features and impact on Green Belt boundary strength.	The outer boundary to the north is readily recognisable but not necessarily permanent. The remainder of the inner and the outer boundary are readily recognisable and likely to be permanent. If the sub-area was released, the new inner Green Belt boundary to the north would not meet the NPPF definition; however, the remaining new inner Green Belt boundaries would meet the NPPF definition. The new boundary to the north would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs moderately against NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.
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Sub-area (SA): SA-5

Strategic Land Parcel: 20 Area (ha): 6.33 Location North of Redbourn



Sub-area map



Looking south from northern boundary of the sub-area onto paddock field



Looking north from the centre of the sub-area onto an open field and residential properties



Looking south from the centre of the sub-area onto an open field



Looking east from the centre of the sub-area onto an open field and mature tree lines

Boundaries

The sub-area is bounded by Luton Lane to the north, by the A5183 to the east, by a mature and intermittent tree line to the south and by Dunstable Road to the west. Inner boundary: none. Outer boundary: north, east, south and west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	1	3	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is not located at the edge of a large built-up area in physical or perceptual terms.
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(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The sub-area does not meet purpose 1.
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Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area forms a less essential part of the gap between Redbourn and Harpenden It is judged that the gap is of sufficient scale that the removal of the sub-area would not result in physical or perceptual merging between neighbouring built-up areas.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	Approximately 3% of the sub-area is covered by built form. The sub-area is formed of open fields, a paddock field and of residential properties and associated gardens. Due to the dense woodland surrounding most of the sub-area there is a high level of visual enclosure, with limited views to the surrounding countryside. Overall, the sub-area has a largely rural character.
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Purpose (4) To preserve the setting and special character of historic towns	
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
Summary	
	The sub-area performs moderately against the purposes overall. The sub-area does not meet purposes 1 criteria (a) or 4, performs weakly against purpose 2 and performs moderately against purpose 3.

Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	20	Significant	Limited or No Contribution	Partial	Significant
Assessment of wider impact	<p>At a more granular level, the sub-area performs similarly against purposes 2 and 3, but plays a weaker role against purposes 1 and 4 compared to the strategic land parcel. The small scale nature of the sub-area means that it performs weakly in preventing neighbouring settlements from merging. The sub-area has a largely rural character, maintaining the role that the strategic land parcel plays in safeguarding the countryside from encroachment. The sub-area does not abut a large built-up area or a historic place, and hence does not meet purposes 1 or 4.</p> <p>The sub-area adjoins SA-4 to the west, and SA-6 to the south, as well as wider Green Belt to the north and east. The removal of the sub-area in isolation would create a 'hole' in the Green Belt and is likely to impact on the performance of surrounding Green Belt. The high level of visual enclosure within the sub-area means that the perceptual impacts of a 'hole' in the Green Belt would be limited; however, this would still have overall negative impacts on the wider Green Belt as it would constitute a deterioration of the strategic role of the Green Belt.</p> <p>In combination with SA-4 and SA-6, , the removal of the sub-area is likely to impact on the performance of the wider Green Belt, as it would represent the irregular spread of Redbourn.</p> <p>In combination with the wider cluster of sub-areas (SA-1, SA-2, SA-3a, SA-3b, SA-4, SA-6, SA-7, SA-8), in which the sub-area is located, the removal of the sub-area would result in extensive irregular and disproportionate sprawl of the settlement.</p>				
Summary	Overall, the sub-area plays a less important role with respect to the strategic parcel however and if released in isolation or in combination is likely to significantly harm the performance of the wider Green Belt.				

Consideration of Boundaries

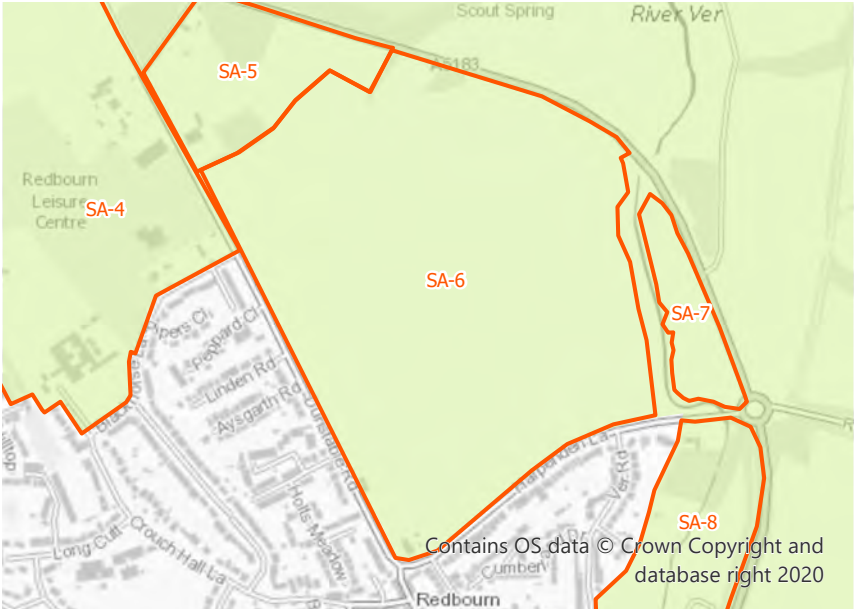
Commentary on boundary features and impact on Green Belt boundary strength.	The outer boundaries are predominantly readily recognisable but not necessarily permanent. If the sub-area was released, the new inner Green Belt boundaries would not meet the NPPF definition. The new boundary would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs a moderately against NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.
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Sub-area (SA): SA-6

Strategic Land Parcel: 20 Area (ha): 39.81 Location North of Redbourn



Legend

- Sub-area for assessment
- St Albans Green Belt
- Neighbouring Green Belt

Sub-area map



Looking south-west from the centre of the sub-area onto an arable field



Looking north-east from the centre of the sub-area onto an arable field and some residential properties



Looking south-east from the centre of the sub-area onto an arable field



Looking east from the centre of the sub-area onto an arable field and a mature tree line

Boundaries

The sub-area is bounded by an intermittent mature tree line to the north, by the A5183 and the policy constraint of the River Ver flood zone 3b to the east, by Harpenden Lane to the south and by Dunstable Road to the west. Inner boundary: south and west. Outer boundary: north and east.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	1	5	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is not located at the edge of a large built-up area in physical or perceptual terms.
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(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The sub-area does not meet purpose 1.
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Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area forms a less essential part of the gap between Redbourn and Harpenden. It is judged that the gap is of sufficient scale that the removal of the sub-area would not result in physical or perceptual merging between neighbouring built-up areas.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	Less than 1% of the sub-area is covered by built form. The sub-area comprises arable fields, some woodland and shrubs areas. There is rising topography to the north of the sub-area, creating medium to long views into the wider open countryside to the east. Overall the sub-area has a strongly unspoilt rural character.
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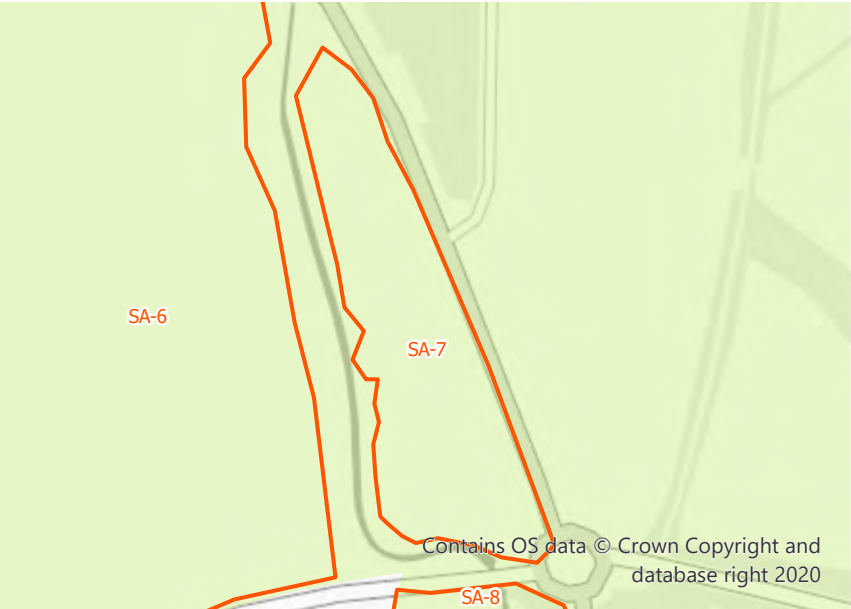
Purpose (4) To preserve the setting and special character of historic towns	
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
Summary	
	The sub-area performs strongly towards the purposes overall. The sub-area does not meet purpose 1 criteria (a) or purpose 4, performs a weak role against purpose 2 and performs a strong role against purpose 3.

Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	20	Significant	Limited or No Contribution	Partial	Significant
Assessment of wider impact	<p>At a more granular level, the sub-area performs similarly against purpose 2, but plays a lesser role against purposes 1 and 4, and makes a more significant contribution to purpose 3 compared to the strategic land parcel. The sub-area is not connected to a large built-up area, and hence does not meet purpose 1. The sub-area forms a less essential part of the gap between Redbourn and Harpenden. However, the sub-area makes a strong contribution to safeguarding the countryside from encroachment, due to its strongly unspoilt rural character and strong perceptual links to the wider countryside to the east. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to purpose 4.</p> <p>The sub-area adjoins SA-4 to the west, SA-5 to the north, SA-7 to the east and SA-8 to the south-east, as well as wider Green Belt to the north-east. The removal of the sub-area in isolation is unlikely to alter the contribution of SA-4 and SA-5 in safeguarding the countryside from encroachment as these sub-areas have existing built form, which diminishes their sense of openness and connection to the wider countryside. However, it is likely to alter the contribution of the wider Green Belt and SA-7 against purpose 3 by introducing urbanising influences, which would be highly visible due to the flat topography.</p> <p>In combination with either SA-4, SA-5 or SA-7, the removal of the sub-areas is likely to significantly encroach into the countryside, reduce the gap between Redbourn and Harpenden. Furthermore, in combination with SA-4, SA-5 and SA-7, the removal of the sub-area is likely to impact on the performance of the wider Green Belt, as it would represent the irregular spread of Redbourn.</p> <p>In combination with the wider cluster of sub-areas (SA-1, SA-2, SA-3a, SA-3b, SA-4, SA-5, SA-7, SA-8), in which the sub-area is located, the removal of the sub-area would result in extensive irregular and disproportionate sprawl of the settlement.</p>				
Summary	Overall, the sub-area plays an important role with respect to the strategic land parcel and if released in isolation or combination, is likely to significantly harm the performance of the wider Green Belt.				

Consideration of Boundaries	
Commentary on boundary features and impact on Green Belt boundary strength.	The inner boundaries and the outer boundary to the north-east of the sub-area are readily recognisable and likely to be permanent. The remaining outer boundaries are readily recognisable but not necessarily permanent. If the sub-area was released, the new inner Green Belt boundaries to the east and north-west would not meet the NPPF definition; however, the new inner Green Belt boundary to the north-east would meet the NPPF definition. The new boundary would require strengthening.
Categorisation & Recommendation	
Sub-area category & recommendation	The sub-area performs strongly against NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.




Sub-area (SA): SA-7

Strategic Land Parcel: 20 Area (ha): 2.67 Location North-east of Redbourn



Sub-area map

Legend

-  Sub-area for assessment
-  St Albans Green Belt
-  Neighbouring Green Belt



Aerial photography used as a result of limited access to and / or views of sub-area at the time of the site visit.

Boundaries

The sub-area is bounded by the policy constraint of the River Ver flood zone 3b to the north, by the A5183 to the east, by Harpenden Lane Roundabout to the south and by the policy constraint of the River Ver flood zone 3b to the west. Inner boundary: none. Outer boundary: north, east, south and west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	1	5	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area

The sub-area is not located at the edge of a large built-up area in physical or perceptual terms.

(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.

The sub-area does not meet purpose 1.

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.

The sub-area forms a less essential part of the gap between Redbourn and Harpenden due to its small scale and enclosed nature. It is judged that the gap is of sufficient scale that the removal of the sub-area would not result in physical or perceptual merging between neighbouring built-up areas.

Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.

NOTE: Unable to access site. This assessment has been completed based on views from neighbouring SA-6 and aerial imagery.

Less than 1% of the sub-area is covered by built form. The sub-area comprises open fields with short views to the west. There are no views to the south or east due to mature and dense tree line. Overall, the sub-area has a strongly unspoilt rural character.

Purpose (4) To preserve the setting and special character of historic towns	
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
Summary	
	The sub-area performs strongly against the purposes overall. The sub-area does meet purposes 1 criteria (a) or 4, performs weakly against purpose 2 and performs strongly against purpose 3.

Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	20	Significant	Limited or No Contribution	Partial	Significant
Assessment of wider impact	<p>At a more granular level, the sub-area performs similarly against purpose 2, but plays a lesser role against purposes 1 and 4, and makes a more significant contribution to purpose 3 compared to the strategic land parcel. The sub-area forms a less essential part of the gap between Redbourn and Harpenden. The sub-area is not connected to a large built-up area, and does not abut an historic settlement; hence it does not meet purposes 1 or 4. However, the sub-area performs a stronger role in safeguarding the countryside from encroachment due to the rural land uses on site.</p> <p>The sub-area adjoins SA-6 to the west and SA-8 to the south, as well as wider Green Belt to the east. The removal of the sub-area in isolation would create a 'hole' in the Green Belt and is likely to impact on the performance of surrounding Green Belt. The high level of visual enclosure within the sub-area means that the perceptual impacts of a 'hole' in the Green Belt would be limited; however, this would still have overall negative impacts on the wider Green Belt as it would constitute a deterioration of the strategic role of the Green Belt. Furthermore, it is likely to impact the unspoilt rural character of SA-6 however by introducing urbanising influences.</p> <p>In combination with SA-6 and SA-8, the removal of the sub-area is likely to alter the contribution of the wider Green Belt to the north and east by introducing urbanising influences, which would be highly visible due to the flat topography. In combination, the removal of these sub-areas is likely to impact on the performance of the wider Green Belt, as it would represent the disproportionate spread of Redbourn.</p> <p>In combination with the wider cluster of sub-areas (SA-1, SA-2, SA-3a, SA-3b, SA-4, SA-5, SA-6, SA-8), in which the sub-area is located, the removal of the sub-area would result in extensive irregular and disproportionate sprawl of the settlement.</p>				
Summary	Overall, the sub-area does not play an important role with respect to the strategic parcel, however its release in isolation or in combination is likely to significantly harm the performance of the wider Green Belt.				

Consideration of Boundaries

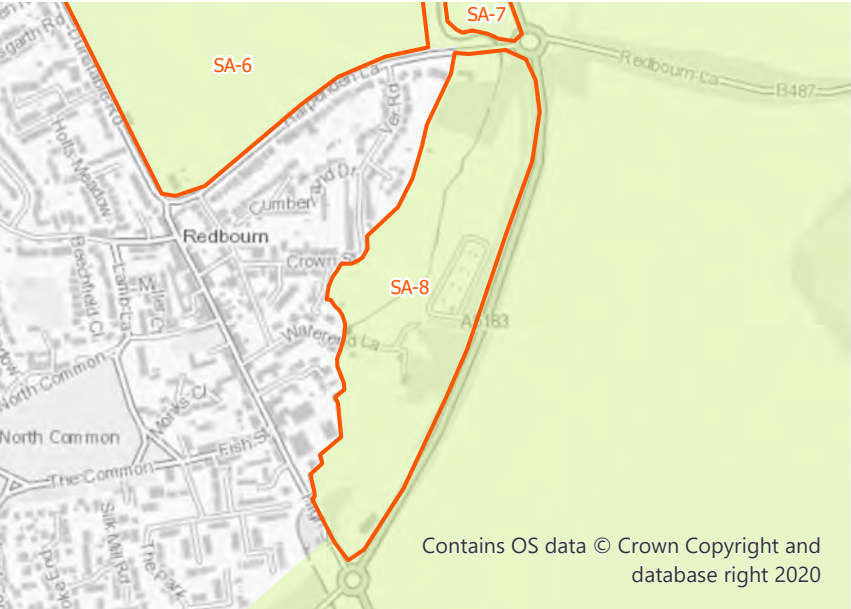
Commentary on boundary features and impact on Green Belt boundary strength.	The outer boundaries are predominantly readily recognisable but not necessarily permanent. If the sub-area was released, the new inner Green Belt boundaries would not meet the NPPF definition. The new boundary would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.
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Sub-area (SA): SA-8

Strategic Land Parcel: 22 Area (ha): 14.20 Location East of Redbourn



Sub-area map

Legend

- Sub-area for assessment
- St Albans Green Belt
- Neighbouring Green Belt



Looking into the centre of the sub-area at a residential property



Looking into the centre of the sub-area to a garden centre and nursery



Looking into the centre of the sub-area at woodlands



Looking south from the north-eastern boundary of the sub-area onto paddock fields

Boundaries

The sub-area is bounded by Harpenden Lane to the north, by the A5183 to the east, by High Street to the south and by the River Ver, the regular backs of residential properties and gardens along Harding Close, Crown Street, Flint Copse and Ver Road to the west. Inner boundary: south and west. Outer boundary: north and east.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	1	2	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is not located at the edge of a large built-up area in physical or perceptual terms.
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(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The sub-area does not meet purpose 1.
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Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area forms a less essential part of the gap between Redbourn and Harpenden. It is judged that the gap is of sufficient scale that the removal of the sub-area would not result in physical or perceptual merging between neighbouring built-up areas.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	Approximately 7% of the sub-area is covered by built form (excluding hard standing). However, this does not take into account the land occupied by the plant nursery and the caravan park to the east of the sub-area. The sub-area comprises a caravan park, a nursery and garden centre to the west, some residential properties on the northern and western boundaries and some open fields and the River Ver in the centre of the sub-area, alongside unmanaged woodland and open land. The sub-area also includes the Redbourn MOT centre to the south. The sub-area is very enclosed and does not have any views to the wider countryside and limited views across the sub-area itself. Overall, the sub-area has a semi-urban character.
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Purpose (4) To preserve the setting and special character of historic towns					
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.				
Summary					
	The sub-area performs weakly against the purposes overall. The sub-area does meet purpose 1 criteria (a) or purpose 4 and performs weakly against purposes 2 and 3.				
Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	22	Limited or No Contribution	Partial	Significant	Partial
Assessment of wider impact	<p>At a more granular level, the sub-area performs similarly against purpose 1, but makes a lesser contribution to purposes 2 and 3 compared to the strategic land parcel. The sub-area does not abut a large built-up settlement and hence makes no contribution to checking unrestricted sprawl. As the sub-area forms only less essential part of the gap between Redbourn and Harpenden, it makes a lesser contribution to preventing settlements from coalescing. The sub-area has established semi-urban land-uses, which limit its connection to the wider countryside. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to purpose 4.</p> <p>The sub-area adjoins SA-6 to the north-west and SA-7 to the north, as well as wider Green Belt to the south-east. The removal of the sub-area in isolation is unlikely to alter the contribution of the surrounding Green Belt to purpose 2, as it would not significantly reduce the gap between Redbourn and Harpenden due to its location and narrow shape. Given the enclosed nature of the sub-area and limited views to the wider countryside, it is also unlikely to alter the performance of the surrounding Green Belt against purpose 3. Its release would also regularise the settlement shape of Redbourn.</p> <p>In combination with SA-6 and SA-7, the removal of the sub-areas is likely to impact on the performance of the wider Green Belt by significantly encroaching into the Green Belt, by reducing the gap between Redbourn and Harpenden, and impact on immediate context of the historic place. In combination, the removal of these sub-areas is likely to impact on the performance of the wider Green Belt, as it would represent the disproportionate spread of Redbourn.</p> <p>In combination with the wider cluster of sub-areas (SA-1, SA-2, SA-3a, SA-3b, SA-4, SA-5, SA-6, SA-7), in which the sub-area is located, the removal of the sub-area would result in extensive irregular and disproportionate sprawl of the settlement.</p>				
Summary	Overall, the sub-area does not play an important role with respect to the strategic parcel, and if released in isolation is unlikely to significantly harm the performance of the wider Green Belt.				

Consideration of Boundaries

Commentary on boundary features and impact on Green Belt boundary strength.	The inner and outer boundaries of the sub-area are readily recognisable and likely to be permanent. If the sub-area was released, the new inner Green Belt boundary would meet the NPPF definition.
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Categorisation & Recommendation

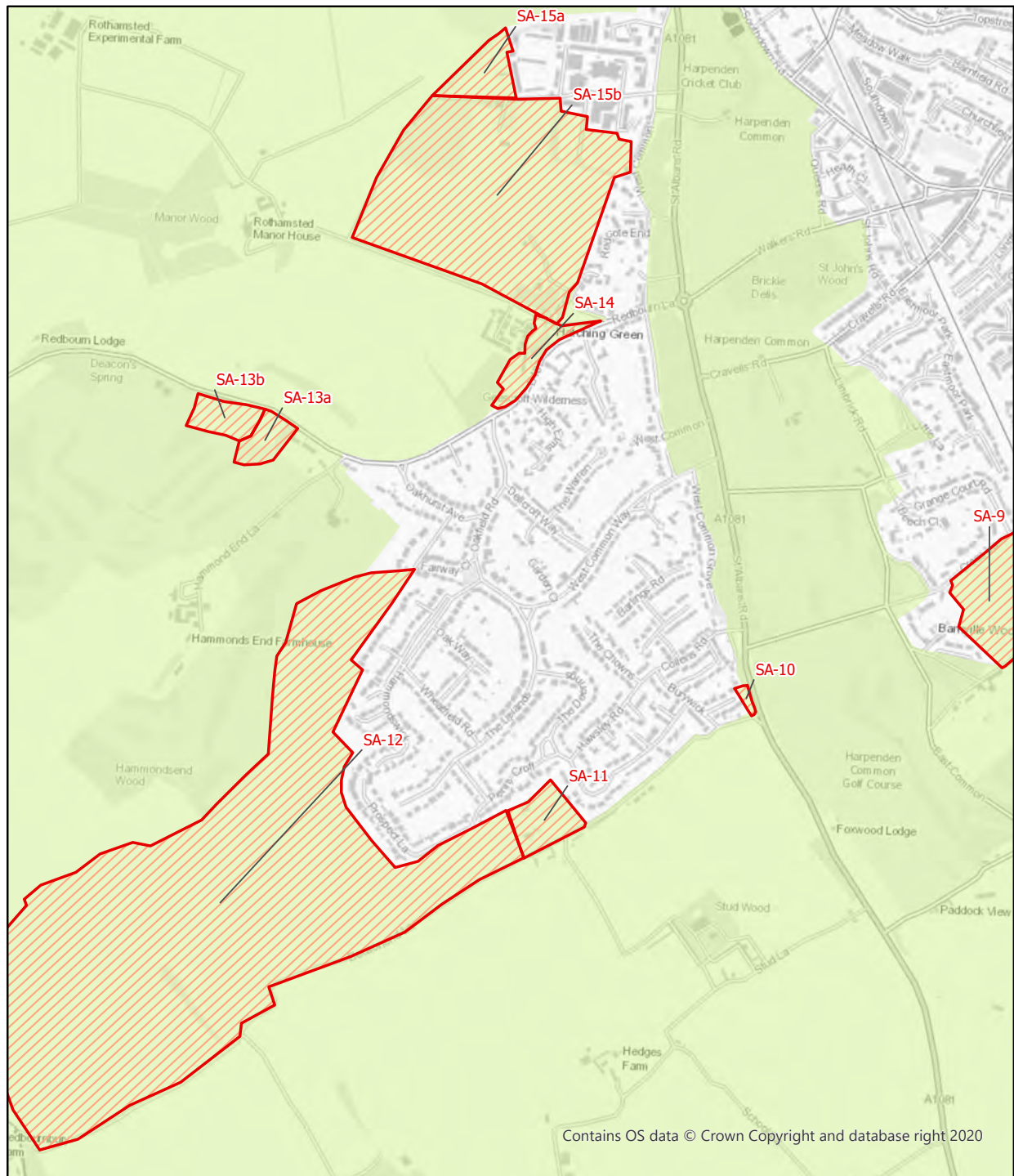
Sub-area category & recommendation	The sub-area performs weakly against the NPPF purposes and makes a less important contribution to the wider Green Belt. If the sub-area is released, the new inner Green Belt boundary would meet the NPPF definition for readily recognisable and likely to be permanent boundaries. Recommended for further consideration in isolation as RA-4.
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Recommended Area Map



- St Albans District Boundary
- Neighbouring District Boundary
- Recommended for further consideration in isolation
- Recommended for further consideration in combination

ID	Area (ha)
RA-4	14.20



Legend

- Sub-area for assessment
- St Albans Green Belt
- Neighbouring Green Belt
- St Albans District Boundary
- Neighbouring District Boundary

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P1	09/2022	AD	KF	CT
Issue	Date	By	Chkd	Appd

ARUP

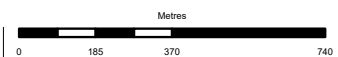
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Client

St Albans City & District Council

Job Title

St Albans Green Belt Review



Harpenden south - sub-areas

Scale at A4

1:13,714

Job No

280045-00

Drawing Status

Issued

Drawing No

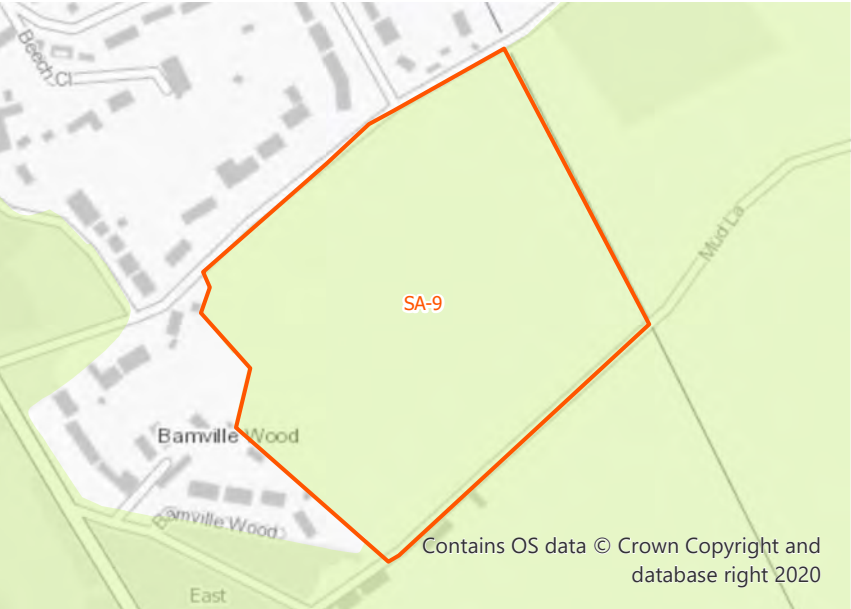
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Issue

P1

Sub-area (SA): SA-9

Strategic Land Parcel: 39 Area (ha): 7.21 Location South of Harpenden



Legend

- Sub-area for assessment
- St Albans Green Belt
- Neighbouring Green Belt

Sub-area map



Looking north-east from the south-west corner of the sub-area onto an arable field and residential properties



Looking north from the southern boundary of the sub-area onto an arable field and the railway line to the east



Looking west from the eastern boundary of the sub-area onto an arable field and mature tree line

Boundaries

The sub-area is bounded by Cross Lane to the north, by a rail line to the east, by Mud Lane and East Common to the south and by a mature tree line to the west. Inner boundary: north and west. Outer boundary: east and south.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	1	5	3
	Yes	5			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area abuts the large built-up area of Harpenden on its northern and western boundaries.
(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The sub-area is connected to a large built-up area. There is a prominent outer boundary feature in the form of a railway line to the east which is likely to regularise built form and prevent outward sprawl towards the east. However, this feature would not assist in restricting the scale of growth to the south. The sub-area has predominantly recognisable and likely to be permanent inner boundaries, which provide an additional barrier to sprawl.

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area forms a less essential part of the gap between Harpenden and St Albans. It is judged that the gap is of sufficient scale that the removal of the sub-area would not result in physical or perceptual merging between neighbouring built-up areas.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	Approximately 4% of the sub-area is covered by built form. The sub-area comprises an arable field. The built form consists of the railway line and the road which form the boundaries of the sub-area. The sub-area is enclosed by mature trees and some residential houses to the north which introduce some urbanising influences. The flat topography and the enclosed nature limit any views into wider countryside. Overall the sub-area has a strongly unspoilt rural character.
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Purpose (4) To preserve the setting and special character of historic towns	
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area immediately abuts the Harpenden Conservation Area to the north and west boundaries. There are occasional views from the sub-area to the historic place. There are no views from the Conservation Area to the sub-area. Overall the sub-area plays a weaker role in the maintaining the immediate context of the historic place.
Summary	
	The sub-area performs strongly against the purposes overall. The sub-area meets purpose 1 criteria (a) and performs strongly against purpose 1 criteria (b). The sub-area performs weakly against purpose 2, moderately against purpose 4 and strongly against purpose 3.

Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	39	Limited or No Contribution	Significant	Partial	Significant
Assessment of wider impact	<p>At a more granular level, the sub-area performs a weaker role against purposes 2 and 4, but makes a more significant contribution to purposes 1 and 3 compared to the strategic land parcel. The sub-area forms only a less essential part of the gap between Harpenden and St Albans, compared to the strategic land parcel which contributes to the strategic gap to separate St Albans and Harpenden. Although the sub-area abuts the Harpenden Conservation Area, it plays a weaker role in maintaining the immediate context of the historic settlement. While the sub-area performs a more important role in restricting the sprawl of Harpenden compared to the strategic land parcel, and against purpose 3 with a strongly unspoilt rural character, its contribution is diminished due to the overall small scale of the sub-area.</p> <p>The sub-area does not abut any other sub-areas, but is surrounded by wider Green Belt to the east and south. Due to its location directly adjoining Harpenden built-up area to the north and west, its removal is unlikely to alter the performance of the wider Green Belt against purpose 3, especially as the mature tree line to the south and the railway to the east prevents longer views and connections to the wider countryside. The release of the sub-area is likely to impact the immediate context of the Harpenden Conservation Area; however, visual links are already limited by an intermittent tree line.</p>				
Summary	Overall, the sub-area plays an important role with respect to the strategic land parcel, however if released, is unlikely to significantly harm the performance of the wider Green Belt.				

Consideration of Boundaries

Commentary on boundary features and impact on Green Belt boundary strength.	The inner boundaries and the outer boundary to the east of the sub-area are readily recognisable and likely to be permanent. The outer boundary to the south of the sub-area is readily recognisable but not necessarily permanent. If the sub-area was released, the new inner Green Belt boundary to the south would not meet the NPPF definition; however, the new inner Green Belt boundary to the east would meet the NPPF definition. The new boundary would require strengthening.
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Categorisation & Recommendation

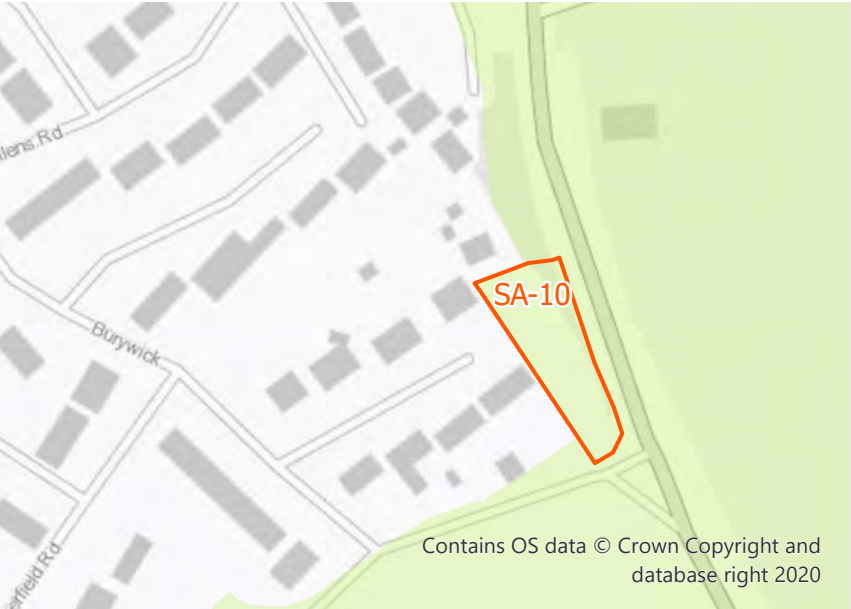
Sub-area category & recommendation	The sub-area performs strongly against NPPF purposes but makes a less important contribution to the wider Green Belt. If the sub-area is released, the new inner Green Belt boundary would not meet the NPPF definition for readily recognisable and likely to be permanent boundaries. The new boundary would require strengthening. Recommended for further consideration as RA-5.
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Recommended Area Map



Sub-area (SA): SA-10

Strategic Land Parcel: 23 Area (ha): 0.18 Location South-west of Harpenden



Sub-area map



Aerial photography used as a result of limited access to and / or views of sub-area at the time of the site visit.

Boundaries

The sub-area is bounded by the regular back of a residential property along Burywick to the north, St Albans Road (A1081) to the east, Beesonend Lane to the south and a mature hedgerow to the west. Inner boundary: north and west. Outer boundary: east and south.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	0	1	3
	Yes	1+			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is located at the edge of Harpenden with physical connections on its western boundary.
(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The sub-area is enclosed by the large built-up area of Harpenden. The inner boundaries of the sub-area are predominantly not likely to be permanent. Development within the sub-area would round-off the settlement edge and would constitute regular development form. The A1081 to the east is an additional barrier to sprawl.

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	As a result of its very small scale, the sub-area makes no discernible contribution to the separation of neighbouring built-up areas in physical or perceptual terms.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	<p>NOTE: Unable to access site. This assessment has been completed largely from aerial photography.</p> <p>Less than 1% of the sub-area is covered by built form (excluding hard standing). The sub-area is formed of a residential garden which gives it a man-made character. The sub-area is predominantly flat and due to the hedgerows and mature trees along the sub-area boundaries, there is a high level of visual enclosure, with limited views to the surrounding countryside. Overall the sub-area has an urban character.</p>
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Purpose (4) To preserve the setting and special character of historic towns					
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	Although the sub-area is within the Harpenden Conservation Area, there is little sense that the sub-area has a relationship to the historic place due to its enclosed nature. Overall, the sub-area plays a weaker role in maintaining the immediate context of the historic place.				
Summary					
	The sub-area performs moderately against the purposes overall. The sub-area meets purpose 1 criteria (a) and performs weakly against purpose 1 criteria (b) and 3. The sub-area does not meet purpose 2, and performs moderately against purpose 4.				
Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	23	Limited or No Contribution	Significant	Significant	Significant
Assessment of wider impact	<p>At a more granular level, the sub-area performs similarly against purpose 1, and plays a lesser role against purposes 2, 3 and 4 compared to the strategic land parcel. While the sub-area performs a similarly weak role in restricting the sprawl of Harpenden compared to the strategic land parcel, its contribution is diminished further due to the overall small scale of the sub-area. The sub-area forms only a less essential part of the gap between Harpenden and St Albans, and hence makes a lesser contribution to preventing settlements from coalescing. As the sub-area comprises existing residential development, it plays a weak role in protecting the openness of the countryside and safeguarding it from encroachment. Although the sub-area falls within the Harpenden Conservation Area, it plays a weaker role in maintaining the immediate context of the historic place.</p> <p>The sub-area does not adjoin any other sub-areas, but is surrounded by Green Belt to the east and south. Due to its location directly adjoining Harpenden built-up area to the west and the established urban land uses, its removal is unlikely to alter the performance of the wider Green Belt against purpose 3, especially as the mature tree line along the eastern boundary prevents long views and connection to the wider countryside. Although the sub-area is within the Harpenden Conservation Area, the sub-area has a weak relationship to the historic place due to its enclosed nature.</p> <p>Additionally, the removal of the sub-area would result in a strip of Green Belt remaining to the north of Beesonend Lane, which would need to be considered.</p>				
Summary	Overall, the sub-area does not play an important role with respect to the strategic land parcel and if released, is unlikely to significantly harm the performance of the wider Green Belt.				

Consideration of Boundaries

Commentary on boundary features and impact on Green Belt boundary strength.	The inner boundaries are not readily recognisable or likely to be permanent. The outer boundaries are readily recognisable and likely to be permanent. If the sub-area was released, the new inner Green Belt boundary would meet the NPPF definition.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs moderately against NPPF purposes and makes a less important contribution to the wider Green Belt. If the sub-area is released, the new inner Green Belt boundary would meet the NPPF definition for readily recognisable and likely to be permanent boundaries. Recommended for further consideration as RA-6 (including the strip of Green Belt land to the south of the sub-area and north of Beesonend Lane which comprises the associated pavement and embankment).
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Recommended Area Map

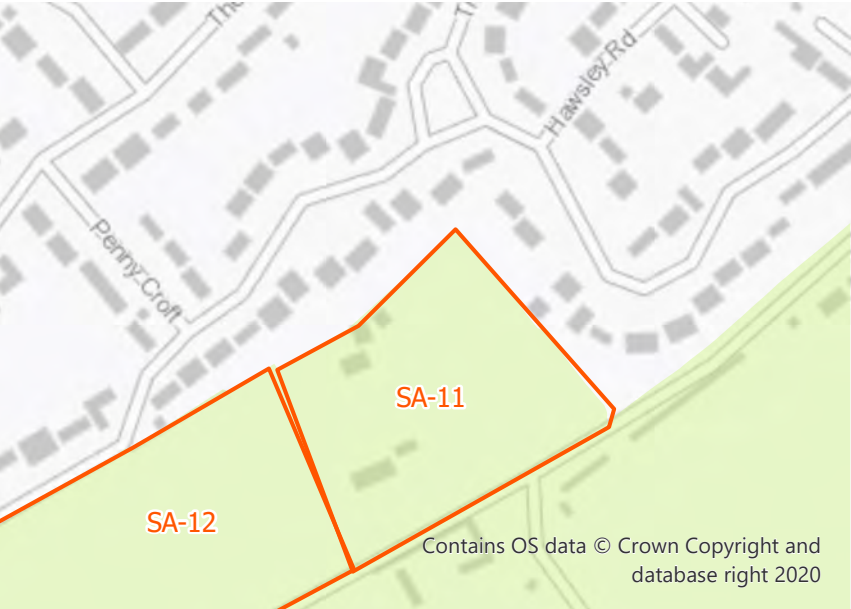


- St Albans District Boundary
- Neighbouring District Boundary
- Recommended for further consideration in combination
- Recommended for further consideration in isolation

ID	Area (ha)
RA-6	0.32

Sub-area (SA): SA-11

Strategic Land Parcel: 22 Area (ha): 2.06 Location: South-west of Harpenden



Legend

- Sub-area for assessment
- St Albans Green Belt
- Neighbouring Green Belt

Sub-area map



Looking north-west from the southern boundary of the sub-area onto a residential property.



Aerial photography used as a result of limited access to and / or views of sub-area at the time of the site visit. (Bing Aerial, September 2021).

Boundaries

The sub-area is bounded by the regular backs of residential properties and gardens along Penny Croft to the north-west, by the regular backs of residential properties and gardens along The Deerings to the north-east, by Beesonend Lane to the south and by a mature tree line to the west. Inner boundary: north and east. Outer boundary: south and west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	0	2	0
	Yes	1			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is located at the edge of Harpenden with physical connections to its north-west and north-east boundaries.
(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The sub-area is enclosed by the large built-up area of Harpenden on two boundaries to the north-east and north-west. The inner boundaries of the sub-area are readily recognisable and likely to be permanent. Development within the sub-area would round-off the settlement edge and would constitute regular development form.

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area makes no discernible contribution to the separation of Harpenden and St Albans built-up areas in physical or perceptual terms.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	Approximately 4% of the sub-area is covered by built form (excluding hardstanding). This sub-area predominantly comprises residential buildings, gardens and some open fields. The residential gardens contribute to giving the sub-area an urban character, despite the low proportion of the sub-area actually covered by built form. Due to the built form and some dense hedging on the southern boundary there are limited views to the surrounding countryside. Overall, the sub-area has a semi-urban character.
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Purpose (4) To preserve the setting and special character of historic towns					
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.				
Summary					
	The sub-area performs weakly against the purposes overall. The sub-area meets purpose 1 criteria (a) and performs weakly against purpose 1 criteria (b). The sub-area does not meet purposes 2 and 4 and performs weakly against purpose 3.				
Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	22	Limited or No Contribution	Partial	Significant	Partial
Assessment of wider impact	<p>At a more granular level, the sub-area performs similarly against purpose 1, but makes a lesser contribution to purposes 2, 3 and 4 compared to the strategic land parcel. The sub-area's small scale within the strategic land parcel means it makes no discernible contribution to providing the strategic gap between Harpenden and St Albans, and plays only a weak role in restricting the sprawl of Harpenden. The sub-area has a more urbanised character compared with the strategic land parcel, hence limiting its contribution to safeguarding the countryside from encroachment. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to purpose 4.</p> <p>The sub-area adjoins SA-12 to the west and the wider Green Belt to the south. The removal of the sub-area in isolation is unlikely to alter the performance of surrounding Green Belt against the NPPF purposes due to the existing built form in the sub-area and the limited views to wider countryside to the south as a result of dense hedging at the southern boundary.</p> <p>In combination with sub-area SA-12, the removal of the sub-area is likely to impact on the performance of the wider Green Belt, as it would represent the irregular and disproportionate spread of the large built-up area of Harpenden. In addition it would constitute an erosion of the strategic gap between Harpenden and St Albans, as well as an erosion of the gap between Harpenden and Hemel Hempstead.</p>				
Summary	Overall, the sub-area does not play an important role with respect to the strategic parcel and if released in isolation, is unlikely to significantly harm the performance of the wider Green Belt.				

Consideration of Boundaries

Commentary on boundary features and impact on Green Belt boundary strength.	The inner and outer boundaries are predominantly readily recognisable and likely to be permanent. If the sub-area was released, the new inner Green Belt boundaries would meet the NPPF definition.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs weakly against NPPF purposes and makes a less important contribution to the wider Green Belt. If the sub-area is released, the new inner Green Belt boundary would meet the NPPF definition for readily recognisable and likely to be permanent boundaries. Recommended for further consideration in isolation as RA-7.
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Recommended Area Map



- St Albans District Boundary
- Neighbouring District Boundary
- Recommended for further consideration in isolation
- Recommended for further consideration in combination

ID	Area (ha)
RA-7	2.06

Sub-area (SA): SA-12

Strategic Land Parcel: 22 Area (ha): 73.55 Location: South-west of Harpenden



Legend

- Sub-area for assessment
- St Albans Green Belt
- Neighbouring Green Belt

Sub-area map



Looking south-east from the western boundary of the sub-area onto arable fields.



Looking west from the northern boundary of the sub-area onto arable fields.



Looking west from the centre of the sub-area onto arable fields and the backs of residential properties.



Looking north-west from the centre of the sub-area towards arable fields.

Boundaries

The sub-area is bounded by a mature hedgerow and tree line to the north, the regular backs of residential properties and gardens along Prospect Lane, Hammondswick, Hammonds Hill and The Hammonds and a mature tree line to the east, Beesonend Lane to the south and an unclassified private road to the west. Inner boundary: east. Outer boundary: north, south and west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	3	5	0
	Yes	5			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is located at the edge of Harpenden with physical connections on its eastern boundary.
(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The sub-area is connected to a large built-up area. There are no prominent outer boundary features within a reasonable distance of the sub-area which are likely to prevent the outward sprawl of Harpenden. Development within this sub-area would lead to disproportionate and irregular sprawl of the large built-up area. The sub-area has predominantly recognisable and likely to be permanent inner boundaries, which provide an additional barrier to sprawl.

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area forms a wider part of the gap between Harpenden and Redbourn and between Harpenden and Hemel Hempstead, contributing to the overall openness and scale of the gap.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	Less than 1% of the sub-area is covered by built form. This sub-area consists of arable fields. There is a rising topography to the east of the sub-area, creating long views into the wider countryside. There are some urbanising influences from the back of residential properties and gardens to the north-east of the sub-area. Overall the sub-area has a strongly unspoilt rural character.
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Purpose (4) To preserve the setting and special character of historic towns	
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
Summary	
	The sub-area performs strongly against the purposes overall. The sub-area meets purpose 1 criteria (a) and performs strongly against purpose 1 criteria (b). The sub-area does not meet purpose 4, performs moderately against purpose 2 and performs strongly against purpose 3.

Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	22	Limited or No Contribution	Partial	Significant	Partial

Assessment of wider impact	<p>At a more granular level, the sub-area performs similarly against purposes 2 and 3, and plays a lesser role against purpose 4, and makes a more significant contribution to purpose 1 compared to the strategic land parcel. The large scale and irregular shape of the sub-area, as well as the lack of permanent outer boundary features to limit sprawl, mean that the sub-area plays an important role in preventing the unrestricted sprawl of Harpenden. Furthermore, due to its size, it forms a wider part of the gap between Harpenden, Redbourn and Hemel Hempstead. The unspoilt rural nature of the sub-area means that it makes a significant contribution to protecting the openness of the countryside, in the same way that the strategic land parcel does. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to purpose 4.</p> <p>The sub-area adjoins SA-11 to the east, and is surrounded by wider Green Belt to the north, west and south. The removal of the sub-area in isolation is likely to alter the performance of SA-11 by enclosing it in built form. Its release is also likely to alter the performance of the Green Belt to the north-west, west and south by introducing urbanising influences in an area of otherwise very strong rural character. The scale of the gap between Harpenden and Redbourn would also be diminished. However, due to the existing semi-urban land uses of Harpenden to the south-east and Harpenden Golf Course to the south-west which enclose part of the sub-area, the release of the very north-eastern extent of the sub-area is unlikely to alter the performance of the wider Green Belt there. The topography of the sub-area also means that these urbanising influences are perceptually restricted to the north-east of the sub-area.</p> <p>In combination with sub-area SA-11, the removal of the sub-area is likely to impact on the performance of the wider Green Belt, as it would represent the irregular and disproportionate spread of the large built-up area of Harpenden. In addition it would constitute an erosion of the strategic gap between Harpenden and St Albans, as well as an erosion of the gap between Harpenden and Hemel Hempstead.</p>
Summary	Overall, the sub-area plays an important role with respect to the strategic land parcel. However, there may be scope for partial release to the north-east of the sub-area without altering the performance of the wider Green Belt.

Consideration of Boundaries

Commentary on boundary features and impact on Green Belt boundary strength.	The inner boundary is predominantly readily recognisable and likely to be permanent. The outer boundaries are formed of weak features which lack in durability. If the sub-area was released, the new inner Green Belt boundaries would not meet the NPPF definition. The new boundary would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	Overall, the sub-area performs strongly against NPPF purposes but makes a partly less important contribution to the wider Green Belt. If the north-east section of the sub-area is released, the new inner Green Belt boundaries would not meet the NPPF definition for readily recognisable and likely to be permanent boundaries. The new boundaries would require strengthening. The north-east section of the sub-area is recommended for further consideration in isolation as RA-8.
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Recommended Area Map



- St Albans District Boundary
- Neighbouring District Boundary
- Recommended for further consideration in isolation
- Recommended for further consideration in combination

ID	Area (ha)
RA-8	3.46

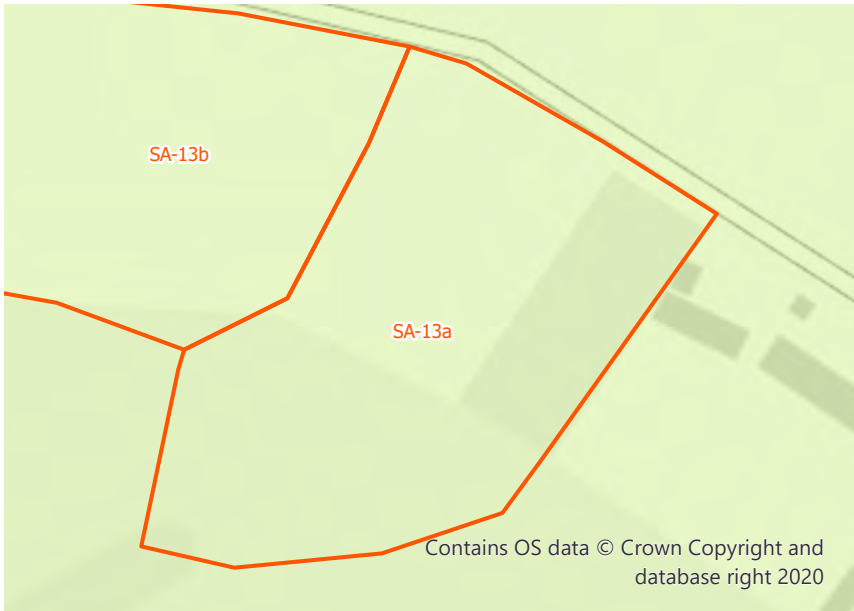
Sub-area (SA):

SA-13a

Strategic Land Parcel: 22

Area (ha): 1.25

Location West of Harpenden



Sub-area map

Legend

Sub-area for assessment

St Albans Green Belt

Neighbouring Green Belt



Aerial photography used as a result of limited access to and / or views of sub-area at the time of the site visit. (Bing Aerial, September 2021).

Boundaries

The sub-area is bounded by Redbourn Lane to the north, the regular edge of a residential property and an mature tree line to the east, a mature tree line to the south and a mature tree line to the west. Inner boundary: none. Outer boundary: north, east, south and west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	1	5	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is not located at the edge of a large built-up area, in physical or perceptual terms.
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(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The sub-area does not meet purpose 1.
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Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area forms a less essential part of the gap between Harpenden and Redbourn. It is judged that the gap is of sufficient scale that the sub-area would not result in physical or perceptual merging between neighbouring areas.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	NOTE: Unable to access site. This assessment has been completed largely from aerial photography. Less than 1% of the sub-area is covered by built form. The sub-area is flat and comprises a grass field and woodlands. Due to the mature tree line, the sub-area is unlikely to have any views onto the wider countryside. Overall the sub-area has a strongly unspoilt rural character.
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Purpose (4) To preserve the setting and special character of historic towns	
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
Summary	
	The sub-area performs strongly against the purposes overall. The sub-area does not meet purpose 1 criteria (a) or purpose 4, performs weakly against purpose 2 and strongly against purpose 3.

Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	22	Limited or No Contribution	Partial	Significant	Partial
Assessment of wider impact	<p>At a more granular level, the sub-area performs similarly against purposes 1 and 3, but makes a lesser contribution to purposes 2 and 4 compared to the strategic land parcel. Neither the sub-area nor the strategic land parcel are located next to a large built-up area and do not meet purpose 1. Due to its small scale and enclosed nature, and location within the Green Belt away from historic places respectively, the sub-area makes a limited contribution to purposes 1 and 4. It performs a similarly important role compared to the strategic land parcel in safeguarding the countryside from encroachment, with a strongly unspoilt rural character.</p> <p>The sub-area adjoins SA-13b to the west and wider Green Belt on all other sides. The removal of the sub-area in isolation would create a 'hole' in the Green Belt and is likely to impact on the performance of surrounding Green Belt. The level of visual enclosure within the sub-area means that the perceptual impacts of a 'hole' in the Green Belt would be limited; furthermore, the visual impact of the release would be minimised by the existing neighbouring semi-urban land uses comprising the golf course to south. However, this would still have overall negative impacts on the wider Green Belt as it would constitute a deterioration of the strategic role of the Green Belt.</p> <p>In combination with SA-13b, the removal of the sub-area would also result in the creation as a 'hole' in the Green Belt. The high level of visual enclosure within the sub-areas means that the perceptual impacts of a 'hole' in the Green Belt would be limited; however, this would still have overall negative impacts on the wider Green Belt as it would constitute a deterioration of the strategic role of the Green Belt.</p>				
Summary	Overall, the sub-area plays an important role with respect to the strategic parcel, and its release in isolation or in combination would harm the performance of the wider Green Belt.				

Consideration of Boundaries	
Commentary on boundary features and impact on Green Belt boundary strength.	The outer boundaries of the sub-area are readily recognisable and likely to be permanent. If the sub-area was released, the new inner Green Belt boundaries would meet the NPPF definition.
Categorisation & Recommendation	
Sub-area category & recommendation	The sub-area performs strongly against NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.

Sub-area (SA): SA-13b

Strategic Land Parcel: 22 Area (ha): 1.44 Location West of Harpenden



Legend

- Sub-area for assessment
- St Albans Green Belt
- Neighbouring Green Belt

Sub-area map



Looking west from the western boundary of the sub-area onto managed grass fields.



Aerial photography used as a result of limited access to and / or views of sub-area at the time of the site visit. (Bing Aerial, September 2021).

Boundaries

The sub-area is bounded by Redbourn Lane (B487) to the north and a mature tree line to the east, south and west. Inner boundary: none. Outer boundary: north, east, south and west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	1	5	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is not located at the edge of a large built-up area in physical or perceptual terms.
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(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The sub-area does not meet purpose 1.
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Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area forms a less essential part of the gap between Harpenden and Redbourn. It is judged that the gap is of sufficient scale that the removal of the sub-area would not result in physical or perceptual erosion of the gap between neighbouring built-up areas.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	Less than 1% of the sub-area is covered by built form. The sub-area is flat and comprises a grass field and woodlands. Due to the mature tree lines surrounding all boundaries of the sub-area, there is a high level of visual enclosure, with limited views to the surrounding countryside. Overall, the sub-area has a strongly unspoilt rural character.
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Purpose (4) To preserve the setting and special character of historic towns	
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
Summary	
	The sub-area performs strongly against the purposes overall. The sub-area does not meet purpose 1 criteria (a) or purpose 4, performs weakly against purpose 2 and strongly against purpose 3.

Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	22	Limited or No Contribution	Partial	Significant	Partial
Assessment of wider impact	<p>At a more granular level, the sub-area performs similarly against purposes 1 and 3, but makes a lesser contribution to purposes 2 and 4 compared to the strategic land parcel. Neither the sub-area nor the strategic land parcel are located next to large built-up area and do not meet purpose 1. Due to its small scale and enclosed nature, and location within the Green Belt away from historic places respectively, the sub-area makes a limited contribution to the separation of neighbouring towns. It performs a similarly important role compared to the strategic land parcel in safeguarding the countryside from encroachment, with a strongly unspoilt rural character. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to purpose 4 in preserving a historic context.</p> <p>The sub-area adjoins SA-13a to the east and wider Green Belt on all other sides. The removal of the sub-area in isolation would create a 'hole' in the Green Belt and is likely to impact on the performance of surrounding Green Belt. The level of visual enclosure within the sub-area means that the perceptual impacts of a 'hole' in the Green Belt would be limited; furthermore, the visual impact of the release would be minimised by the existing neighbouring semi-urban land uses comprising the golf course to south. However, this would still have overall negative impacts on the wider Green Belt as it would constitute a deterioration of the strategic role of the Green Belt.</p> <p>In combination with SA-13a, the removal of the sub-area would also result in the creation as a 'hole' in the Green Belt. The high level of visual enclosure within the sub-areas means that the perceptual impacts of a 'hole' in the Green Belt would be limited; however, this would still have overall negative impacts on the wider Green Belt as it would constitute a deterioration of the strategic role of the Green Belt.</p>				
Summary	Overall, the sub-area plays an important role with respect to the strategic land parcel, and its release in isolation or in combination would harm the performance of the wider Green Belt.				

Consideration of Boundaries

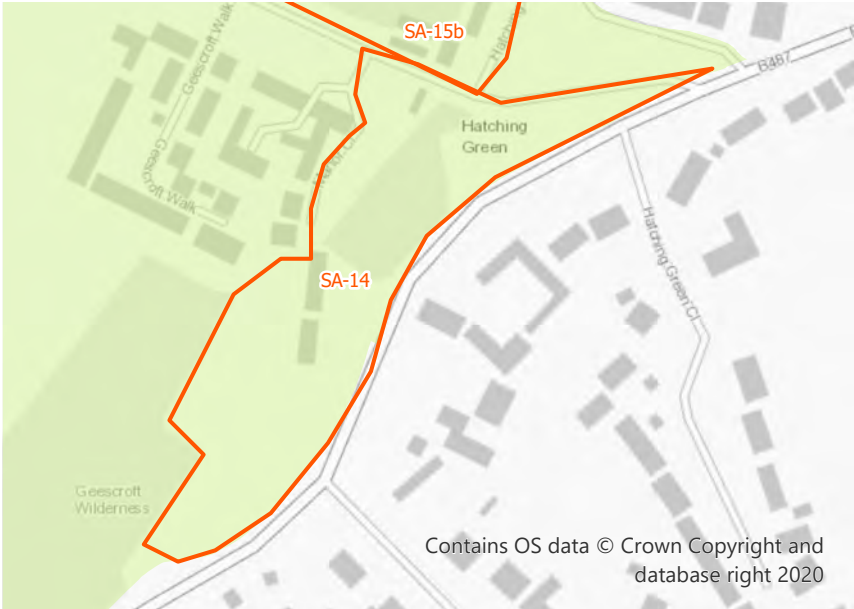
Commentary on boundary features and impact on Green Belt boundary strength.	The outer boundaries of the sub-area are readily recognisable but not necessarily permanent. If the sub-area was released, the new inner Green Belt boundaries would not meet the NPPF definition. The new boundary would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.
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Sub-area (SA): SA-14

Strategic Land Parcel: 20 Area (ha): 1.70 Location West of Harpenden



Legend

- Sub-area for assessment
- St Albans Green Belt
- Neighbouring Green Belt

Sub-area map



Looking west from the centre of the sub-area onto woodland.



Looking west from the south-eastern boundary of the sub-areas onto a paddock.



Looking west from the eastern boundary of the sub-area onto residential properties.



Looking north-east from the north centre of the sub-area onto a village green.

Boundaries

The sub-area is bounded by Hatching Green to the north, Redbourn Lane (B487) to the east, a woodland to the south, a woodland, a mature hedgerow and Manor Close to the west. Inner boundary: east. Outer boundary: north, south and west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	1	2	3
	Yes	5			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is located on the edge of Harpenden with physical connections to it south-eastern boundary.
(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The sub-area is connected to the large built-up area of Harpenden on one boundary to the south-east. There are no prominent outer boundary features for the settlement of Harpenden within a reasonable distance of the sub-area which are likely to prevent outward sprawl. However, the sub-area is bounded by a washed over development to the north-west, which diminishes the importance of the sub-area as a barrier to sprawl. The sub-area has predominantly recognisable and likely to be permanent inner boundaries, which provide an additional barrier to sprawl.

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area forms a less essential part of the gap between Harpenden and Redbourn. There is no perceptual relationship between the settlements in this location. It is judged that there may be some scope for development without significant physical or perceptual erosion of the gap between neighbouring built-up areas.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	Approximately 8% of the sub-area is covered by built form (excluding hardstanding). The sub-area is formed of flat common land to the south of the sub-area, and a bus stop located off the B487, a collection of residential houses and gardens off Redbourn Lane, and a small wooded area to the east of the sub-area. It is bounded by roads and hedgerows which limit views into wider countryside, and the urbanising influences of the houses diminish a sense of openness. Overall, the sub-area has a semi-urban character.
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Purpose (4) To preserve the setting and special character of historic towns	
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The northern part of the sub-area falls within the Harpenden Conservation Area, which surrounds the sub-area to the north-west, north, and south-east. However due to the level of built form, comprising residential properties both in the sub-area and directly to the north-west and south-east of the sub-area as well as the B487 to the east of the sub-area, the historic context of the sub-area is diminished. The sub-area has little perceptual relationship to the rest of the Conservation Area. Overall, the sub-area plays a weaker role in maintaining the immediate context of the historic place.
Summary	
	The sub-area performs strongly against the purposes overall. The sub-area meets purpose 1 criteria (a) and performs strongly against purpose 1 criteria (b). The sub-area performs weakly against purposes 2 and 3 and performs moderately against purpose 4.

Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	20	Significant	Limited or No Contribution	Partial	Significant
Assessment of wider impact	<p>At a more granular level, the sub-area performs similarly against purposes 1 and 2, but play a lesser role against a purposes 3 and 4 compared to the strategic parcel. The lack of prominent outer boundary features means that the sub-area plays an important role in preventing the outward sprawl of Harpenden. Its small scale means it makes a limited contribution to maintaining the physical and perceptual gap between Harpenden and Redbourn. The mixture of urban and rural land uses reduces the sub-area's role in safeguarding the countryside from encroachment. Although the sub-area is partly located within the Harpenden Conservation Area, it plays a lesser role in maintaining the immediate context of the historic settlement.</p> <p>The sub-area adjoins SA-15b to the north and wider Green Belt to the north-east and west. The removal of the sub-area in isolation is unlikely to alter the performance of the wider Green Belt, due to the presence of existing built form; furthermore, the sub-area boundaries also prevent long views and connections to the wider countryside.</p> <p>In combination with sub-area SA-15b, the removal of the sub-area is likely to impact on the performance of the wider Green Belt as it would result in the reduction in the gap between Harpenden and Redbourn, and introduce urbanising influences into an area of otherwise unspoilt rural character (to the south and west of SA-15b). However, there may be scope for partial release of the southern section of SA-15b, as it has existing built form. In combination, the partial release of SA-15b and SA-14 is unlikely to alter the performance of the wider Green Belt given the existing urbanising influences and the limited connection to the wider countryside. The removal of these areas however would leave an island of Green Belt to the north of SA-14, which would also have to be removed.</p>				
Summary	Overall, the sub-area plays an important role with respect to the strategic land parcel, however its release in isolation or in combination is unlikely to significantly harm the performance of the wider Green Belt.				

Consideration of Boundaries

Commentary on boundary features and impact on Green Belt boundary strength.	Both the inner and outer boundaries are recognisable and likely to be permanent. If the sub-area was released, the new inner Green Belt boundaries would meet the NPPF definition.
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Categorisation & Recommendation

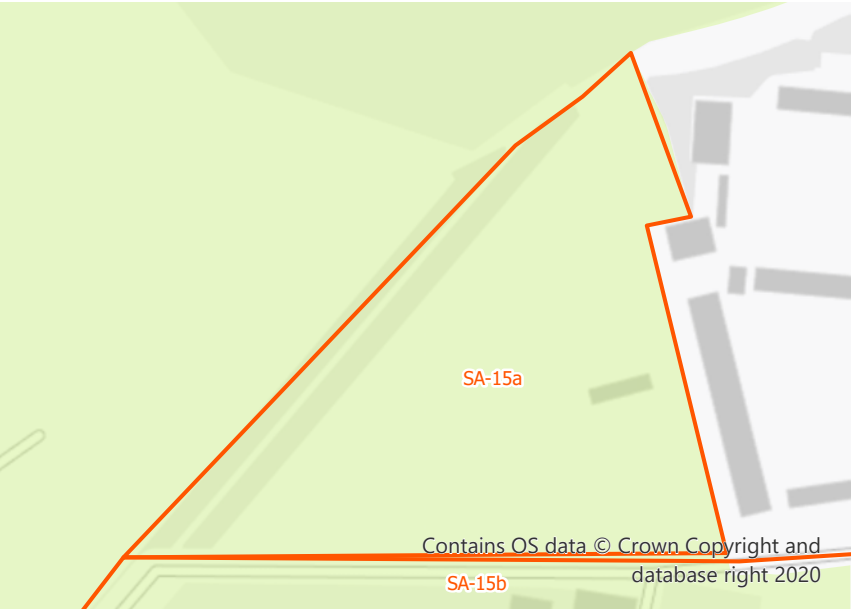
Sub-area category & recommendation	The sub-area performs strongly against NPPF purposes but makes a less important contribution to the wider Green Belt. If the sub-area is released, the new inner Green Belt boundary would meet the NPPF definition for readily recognisable and likely to be permanent boundaries. Recommended for further consideration in isolation as RA-9 or in combination as a partial release of RA-9 with the partial release of SA-15b, as RC-2.
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Recommended Area Map



Sub-area (SA): SA-15a

Strategic Land Parcel: 20 Area (ha): 1.95 Location West of Harpenden



Legend

- Sub-area for assessment
- St Albans Green Belt
- Neighbouring Green Belt

Sub-area map



Looking north from the southern boundary of the sub-area onto an open field.



Looking east from the south-western corner of the sub-area onto the southern boundary of the sub-area.



Aerial photography used as a result of limited access to and / or views of sub-area at the time of the site visit. (Bing Aerial, September 2021).

Boundaries

The sub-area is bounded by an unclassified public road to the north-west, by a mature tree line and the regular back of a commercial building to the east, and by West Common Road to the south. Inner boundaries: east. Outer boundaries: north-west and south.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	1	3	0
	Yes	5+			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is located on the edge of Harpenden with physical connections to it south-eastern boundary.
(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The sub-area is connected to the large built-up area of Harpenden on the boundary to the east, preventing outward sprawl to into open land. There are no prominent outer boundary features within a reasonable distance of the sub-area which are likely to prevent outward sprawl. The inner boundaries are readily recognisable but not necessarily likely to be permanent, hence these would not provide a barrier to sprawl.

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area forms a less essential part of the gap between Harpenden and Redbourn. There is no perceptual relationship between the settlements in this location. It is judged that the gap is of sufficient scale that the removal of the sub-area would not result in physical or perceptual merging between neighbouring built-up areas.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	Approximately 4% of the sub-area is covered by built form (excluding hardstanding). The sub-area is formed of arable farming with associated glass houses. The flat topography provides short views onto neighbouring built form and roads, although this is disrupted to the east by hedgerows and some mature trees. There are longer views to south across flat open land with some dispersed urbanising influences, including roads, a fitness centre and houses. Overall, the sub-area has a largely rural character.
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Purpose (4) To preserve the setting and special character of historic towns	
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
Summary	
	The sub-area performs strongly against the purposes overall. The sub-area meets purpose 1 criteria (a) and performs strongly against purpose 1 criteria (b). The sub-area does not meet purpose 4, performs weakly against purpose 2 and performs moderately against purposes 3.

Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	20	Significant	Limited or No Contribution	Partial	Significant

Assessment of wider impact	<p>At a more granular level, the sub-area performs similarly against purpose 1, 2 and 3, but makes a lesser contribution to purpose 4 compared to the strategic land parcel. The lack of prominent outer boundary features means that the sub-area plays an important role in preventing the outward sprawl of Harpenden. The largely rural character of the sub-area means that it plays a role in safeguarding the countryside from encroachment. Due to its very small scale, the sub-area has only a limited role in preventing neighbouring settlements from merging. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to purpose 4 in preserving a historic context.</p> <p>The sub-area adjoins SA-15b to the south and wider Green Belt to the west. The removal of the sub-area in isolation is unlikely to alter the performance of surrounding Green Belt due to its small scale and largely enclosed nature which limits connections to the wider countryside. The presence of existing built form within the sub-area also means that the impact of further development would be limited.</p> <p>In combination with SA-15b, the removal of the sub-area is likely to impact on the performance of the wider Green Belt as it would result in the reduction in the gap between Harpenden and Redbourn, and introduce urbanising influences into an area of otherwise unspoilt rural character (to the south and west of SA-15b).</p>
Summary	Overall, the sub-area plays an important role with respect to the strategic land parcel, however its release in isolation is unlikely to significantly harm the performance of the wider Green Belt.

Consideration of Boundaries

Commentary on boundary features and impact on Green Belt boundary strength.	Both the inner and outer boundaries are predominantly recognisable but not likely to be permanent. If the sub-area was released, the new inner Green Belt boundaries would not meet the NPPF definition. The new boundary would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against NPPF purposes but makes a less important contribution to the wider Green Belt. If the sub-area is released, the new inner Green Belt boundary would not meet the NPPF definition for readily recognisable and likely to be permanent boundaries. The new boundary would require strengthening. Recommended for further consideration in isolation as RA-10.
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Recommended Area Map

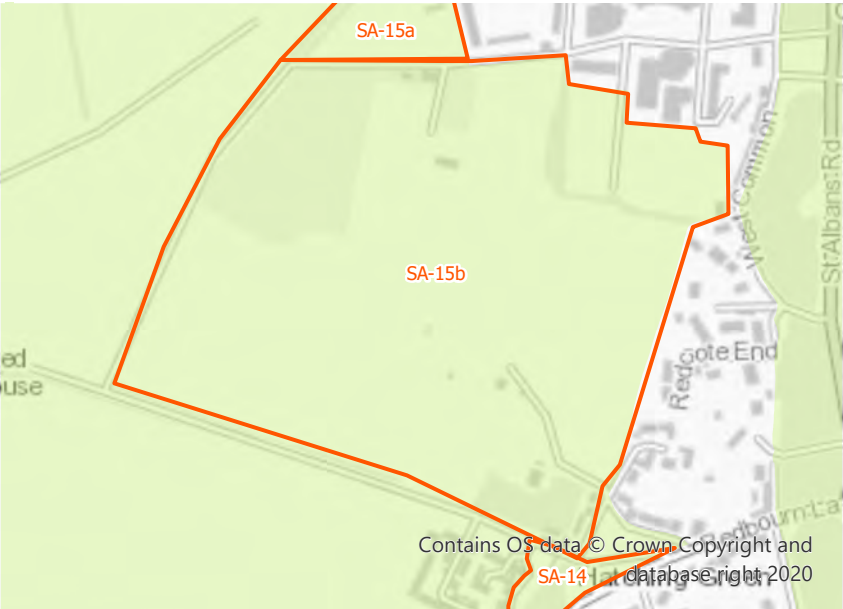


- St Albans District Boundary
- Neighbouring District Boundary
- Recommended for further consideration in combination
- Recommended for further consideration in isolation

ID	Area (ha)
RA-10	1.95

Sub-area (SA): SA-15b

Strategic Land Parcel: 20 Area (ha): 27.95 Location: West of Harpenden



Legend

- Sub-area for assessment
- St Albans Green Belt
- Neighbouring Green Belt

Sub-area map



Looking south from the north-eastern corner of the sub-area onto an arable field.



Looking into the centre of the sub-area onto tennis courts.



Looking south from the northern boundary of the sub-area onto a gym.



Looking south from the centre of the sub-area onto arable fields and experimentation equipment.

Boundaries

The sub-area is bounded by an unnamed road and a car park to the north, by the regular backs of residential properties and gardens along West Common, Redcote End and Flowton Grove to the east, by Hatching Green to the south-west, and by an unclassified road to the north-west. Inner boundaries: north and east. Outer boundaries: south-west and north-west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	1	3	3
	Yes	5			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is located on the edge of Harpenden with physical connections on part of its northern boundary and its eastern boundary.
(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The sub-area is connected to the large built-up area of Harpenden. There are no prominent outer boundary features within a reasonable distance of the sub-area which are likely to prevent outward sprawl. The sub-area has predominantly recognisable and likely to be permanent inner boundaries, which provide an additional barrier to sprawl.

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area forms a less essential part of the gap between Harpenden and Redbourn. There is no perceptual relationship between the settlements in this location. It is judged that the gap is of sufficient scale that the removal of the sub-area would not result in physical or perceptual merging between neighbouring built-up areas.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	Approximately 4% of the sub-area is covered by built form (excluding hardstanding). The majority of the sub-area is characterised by open fields to the south. The sub-area also contains a mix of land uses, including urbanising influences from a sports fitness centres and tennis courts to the north of the sub-area and the pylons in the centre. The rural character is disrupted by medium length views, provided as a result of the flat topography, onto built form both in and to the east of the sub-area. Overall, the sub-area has a largely rural character.
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Purpose (4) To preserve the setting and special character of historic towns

Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The south-east of the sub-area is partially within the Harpenden Conservation Area while the entire east of the sub-area directly abuts the Conservation Area. The open fields in the sub-area play an important role in maintaining the immediate historic context, protecting open land which has a strong visual and perceptual connection with the Conservation Area. However, some of the Conservation Area context is diminished by the existing built form of the research centre to the north and by the residential properties in the south-east of the sub-area and in Harpenden built-up area. Overall, the sub-area plays a limited role in maintaining the immediate context of the historic place.
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Summary

	The sub-area performs strongly against the purposes overall. The sub-area meets purpose 1 criteria (a) and performs strongly against purpose 1 criteria (b). The sub-area performs weakly against purpose 2 and performs moderately against purposes 3 and 4.
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Wider Green Belt Impacts

Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	20	Significant	Limited or No Contribution	Partial	Significant

Assessment of wider impact	<p>At a more granular level, the sub-area performs similarly against purposes 1, 2 and 3, but makes a lesser contribution to purpose 4 compared to the strategic land parcel. The lack of prominent outer boundary features means that the sub-area plays an important role in preventing the outward sprawl of Harpenden, however the sub-area forms only a less essential part of the gap between neighbouring settlements and hence has a limited role in preventing merging. The presence of urban land uses dispersed across the sub-area mean that it plays a lesser role in safeguarding the countryside from encroachment. Whilst the sub-area is partly crossed by the Harpenden Conservation Area, the relationship with this historic place diminishes across the sub-area.</p> <p>The sub-area adjoins SA-15a to the north and SA-14 to the south, as well as wider Green Belt to the east and south-east. The removal of the sub-area in isolation is unlikely to alter the performance of Green Belt to the north and south due to existing urbanising influences at the edge of Harpenden and existing built development within the Green Belt, but it is likely to diminish the openness of the countryside to the west, which is currently characterised by rural land uses and an absence of built form. While the historic context of Harpenden Conservation Area would also be lost if the entire sub-area was removed, there may be scope for partial release of the north-east and south-east of the sub-area which already comprises development in the form of the research centre and residential properties respectively. The partial release would assist in regularising the settlement pattern and would not result in the significant reduction of the gap between Harpenden and Redbourn.</p> <p>In combination with SA-14, SA-15a and SA-15b, the removal of the sub-area is likely to alter the performance of the wider Green Belt against all NPPF purposes due to the scale of removal. However, the partial removal of SA-15b in combination with SA-14 is unlikely to alter the performance of the wider Green Belt due to the existing built form and diminished context of the Conservation Area in those areas. The removal would leave an island of Green Belt between SA-14 and SA-15b, which would have to be considered for released.</p>
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Summary	Overall, the sub-area plays an important role with respect to the strategic land parcel, however if the north-east and south-east of the sub-area was released in isolation or in combination with SA-14, it is unlikely to significantly harm the performance of the wider Green Belt.
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Consideration of Boundaries

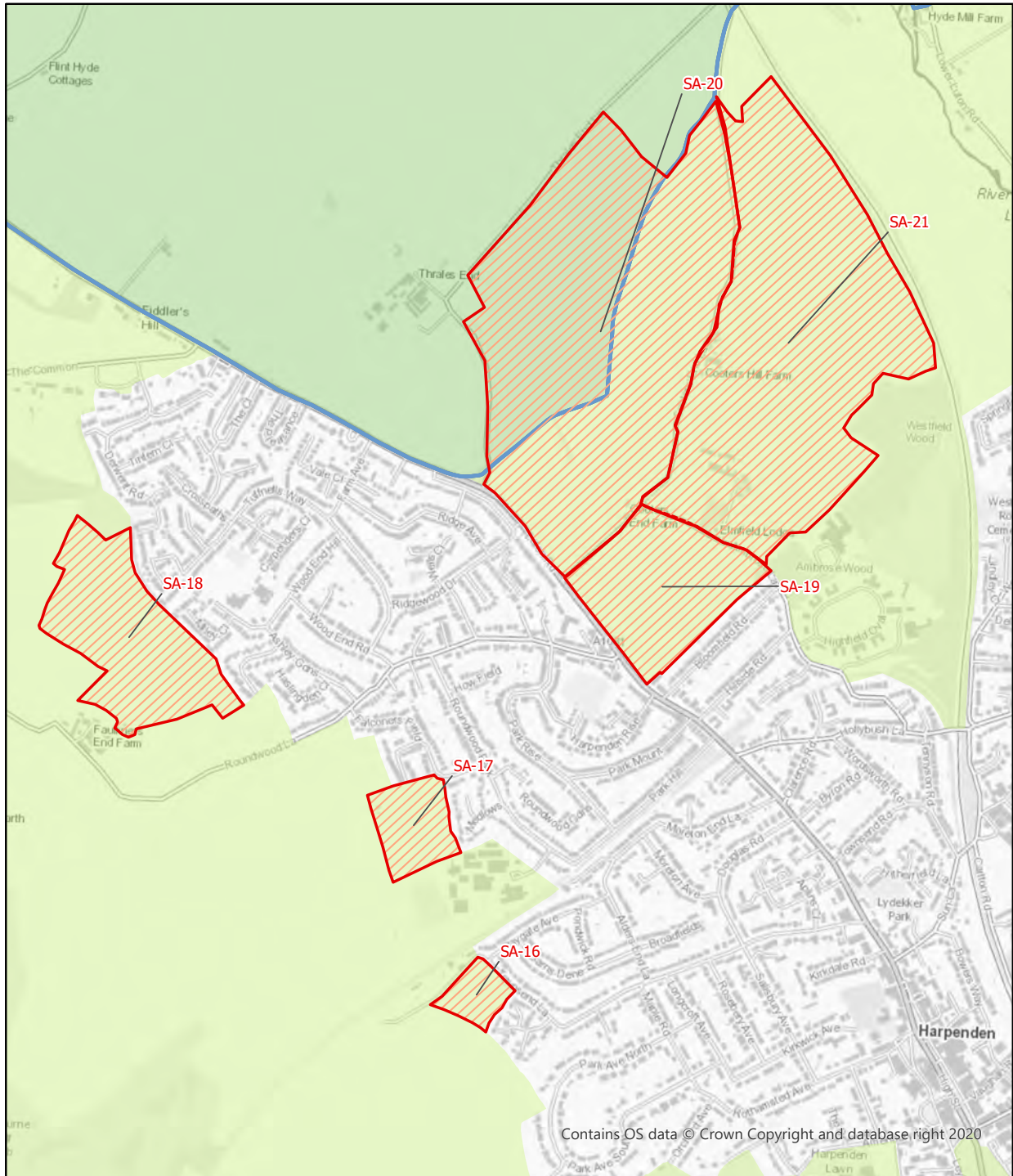
Commentary on boundary features and impact on Green Belt boundary strength.	The inner boundaries of the sub-area are readily recognisable and likely to be permanent. The outer boundaries are predominantly recognisable but not likely to be permanent. If the sub-area was released, the new inner Green Belt boundaries would not meet the NPPF definition. The new boundary would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against NPPF purposes but makes a partly less important contribution to the wider Green Belt. If the north-eastern part of the sub-area only is released, the new inner Green Belt boundary would meet the NPPF definition for readily recognisable and likely to be permanent boundaries. If the southern part of the sub-area only is released, the new inner Green Belt boundary would not meet the NPPF definition for readily recognisable and likely to be permanent boundaries. The new boundary would require strengthening. Recommended for further consideration in isolation as RA-11 and RA-12; recommended for further consideration in combination with SA-14 as RC-2.
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Recommended Area Map





Legend

- Sub-area for assessment
- St Albans Green Belt
- Neighbouring Green Belt
- St Albans District Boundary
- Neighbouring District Boundary

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Issue	Date	By	Chkd	Appd
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ARUP

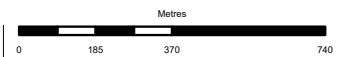
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Client

St Albans City & District Council

Job Title

St Albans Green Belt Review



Harpenden north - sub-areas

Scale at A4

1:13,714

Job No

280045-00

Drawing Status

Issued

Drawing No

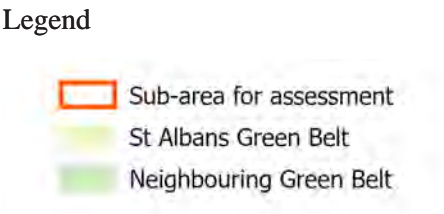
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Issue

P1

Sub-area (SA): SA-16

Strategic Land Parcel: 20 Area (ha): 1.95 Location North-west of Harpenden



Sub-area map



Looking south-west from the eastern corner of the sub-area onto an arable field.



Aerial photography used as a result of limited access to and / or views of sub-area at the time of the site visit. (Bing Aerial, September 2021).

Boundaries

The sub-area is bounded by Townsend Lane to the north-west, by the regular backs of residential properties and gardens along Hartwell Gardens to the north-east, by a mature hedgerow to the south-east and by Townsend Lane to the south-west. Inner boundary: north and east. Outer boundary: south and west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	1	5	0
	Yes	5			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is located at the edge of Harpenden with physical connections on its north-east and south-east boundaries.
(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The sub-area is connected to the large built-up area of Harpenden on its north-eastern and south-eastern boundaries. The sub-area has an enclosed character due to the presence of built form on its north-western, north-eastern and south-eastern boundaries. There are no prominent outer boundary features within a reasonable distance of the sub-area which are likely to prevent outward sprawl. The sub-area has predominantly recognisable and likely to be permanent inner boundaries, which provide an additional barrier to sprawl.

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area forms a less essential part of the gap between Harpenden and Redbourn due to its small scale. It is judged that the gap is of sufficient scale that the removal of the sub-area would not result in physical or perceptual merging between neighbouring built-up areas.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	The sub-area is not covered by any built form. The sub-area comprises an open field. The topography is flat, and it is enclosed to the north-east and south-east by mature trees and by regular lines of the back of residential properties and gardens, limiting views into the wider open countryside. Overall, the sub-area has a strongly unspoilt rural character.
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Purpose (4) To preserve the setting and special character of historic towns	
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
Summary	
	Overall, the sub-area performs strongly against the purposes overall. The sub-area meets purpose 1 criteria (a) and performs strongly against purpose 1 criteria (b). The sub-area does not meet purpose 4, performs weakly against purpose 2 and performs strongly against purpose 3.

Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	20	Significant	Limited or No Contribution	Partial	Significant

Assessment of wider impact	<p>At a more granular level, the sub-area performs similarly against purposes 1 and 2, but plays a lesser role against purpose 4, and makes a more significant contribution to purpose 3 compared to the strategic land parcel. The lack of prominent outer boundary features means that the sub-area plays an important role in preventing the outward sprawl of Harpenden. The strongly unspoilt rural character of the sub-area means that it plays an important role in safeguarding the countryside from encroachment. Due to its very small scale and enclosed nature, the sub-area makes only a limited contribution to preventing neighbouring towns from merging. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to purpose 4 in preserving a historic context.</p> <p>The sub-area does not adjoin any other sub-areas but is surrounded by wider Green Belt to the north-east and south-east. Its removal is unlikely to alter the performance of the wider Green Belt as it is already enclosed by built form on three sites so could constitute infill development. Its small scale and enclosed nature also prevents longer views and connections to the wider countryside.</p>
Summary	Overall, the sub-area plays an important role with respect to the strategic land parcel, however its release is unlikely to harm the performance of the wider Green Belt.

Consideration of Boundaries

Commentary on boundary features and impact on Green Belt boundary strength.	Both the inner and outer boundary are readily recognisable and likely to be permanent. If the sub-area was released, the new inner Green Belt boundaries would meet the NPPF definition.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against NPPF purposes but makes a less important contribution to the wider Green Belt. If the sub-area is released, the new inner Green Belt boundary would meet the NPPF definition for readily recognisable and likely to be permanent boundaries. Recommended for further consideration as RA-13.
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Recommended Area Map

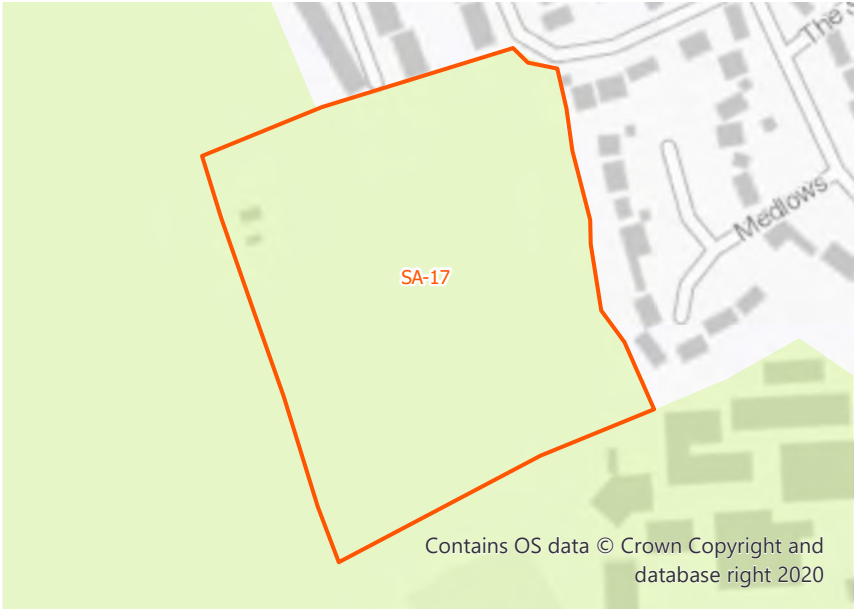


- St Albans District Boundary
- Neighbouring District Boundary
- Recommended for further consideration in combination
- Recommended for further consideration in isolation

ID	Area (ha)
RA-13	1.95

Sub-area (SA): SA-17

Strategic Land Parcel: 20 Area (ha): 4.07 Location North-west of Harpenden



Legend

- Sub-area for assessment
- St Albans Green Belt
- Neighbouring Green Belt

Sub-area map



Looking east from the north-western boundary onto an open field, associated barn building and residential properties on the northern boundary of the sub-area.



Looking east from the south-western boundary of the sub-area onto a playing field.



Aerial photography used as a result of limited views of sub-area at the time of the site visit. (Bing Aerial, September 2021).

Boundaries

The sub-area is bounded by a intermittent tree line, the regular backs of residential property and gardens along Falconers Field and Falconers Field to the north, by an intermittent tree line and the regular backs of residential properties and gardens to the east along Medlows, by an intermittent tree line to the south and an intermittent tree line to the west, Inner boundary: north and east. Outer boundary: north, south and west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	1	2	0
	Yes	5			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is located at the edge of Harpenden with physical connections on part of its northern boundary and the whole of its eastern boundary.
(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The sub-area is connected to the large built-up area of Harpenden. There are no prominent outer boundary features within a reasonable distance of the sub-area which are likely to prevent the outward sprawl of Harpenden. The sub-area has predominantly recognisable and likely to be permanent inner boundaries, which provide an additional barrier to sprawl.

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area forms a less essential part of the gap between Harpenden and Redbourn due to its small scale. It is judged that the gap is of sufficient scale that the removal of the sub-area would not result in physical or perceptual merging between neighbouring built-up areas.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	Less than 1% of the sub-area is covered by built form. However, this does not take into account the school playing fields which cover more than half of the sub-area to the south. The north of the sub-area comprises an agricultural field. The sense of openness is diminished by existing built form on the northern and eastern edge. Due to a mature tree line to the west and south the sub-area has a high level of visual enclosure with limited views to the surrounding countryside. There are some urbanising influences from the residential properties to the north and east of the sub-area. Overall, the sub-area has a semi-urban character.
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Purpose (4) To preserve the setting and special character of historic towns	
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
Summary	
	The sub-area performs strongly against the purposes overall. The sub-area meets purpose 1 criteria (a) and performs strongly against purpose 1 criteria (b). The sub-area does not meet purpose 4 and performs weakly against purposes 1 and 3.

Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	20	Significant	Limited or No Contribution	Partial	Significant
Assessment of wider impact	<p>At a more granular level, the sub-area performs similarly against purposes 1 and 2, but plays a lesser role against purposes 3 and 4 compared to the strategic land parcel. The lack of prominent outer boundary features means that the sub-area plays an important role in preventing the outward sprawl of Harpenden. Due to its very small scale and enclosed nature, the sub-area makes only a limited contribution to preventing neighbouring towns from merging. The semi-urban character of the sub-area and its limited connections to the wider countryside mean that it plays a limited role in safeguarding the countryside from encroachment. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to purpose 4 in preserving a historic context.</p> <p>The sub-area does not adjoin any other sub-areas, but is surrounded by wider Green Belt to the north, west and south. Due to its location directly adjoining Harpenden to the east, its removal is unlikely to alter the performance of the wider green Belt. The mature tree line along the south and west boundaries also prevents longer views and connections to the wider countryside.</p>				
Summary	Overall, the sub-area plays an important role with respect to the strategic parcel but if released, is unlikely to significantly harm the performance of the wider Green Belt.				

Consideration of Boundaries

Commentary on boundary features and impact on Green Belt boundary strength.	The inner boundaries are readily recognisable and likely to be permanent. The outer boundaries are readily recognisable but not necessarily permanent. If the sub-area was released, the new inner Green Belt boundaries would not meet the NPPF definition. The new boundary would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against NPPF purposes but makes a less important contribution to the wider Green Belt. If the sub-area is released, the new inner Green Belt boundary would not meet the NPPF definition for readily recognisable and likely to be permanent boundaries. The new boundary would require strengthening. Recommended for further consideration as RA-14.
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Recommended Area Map

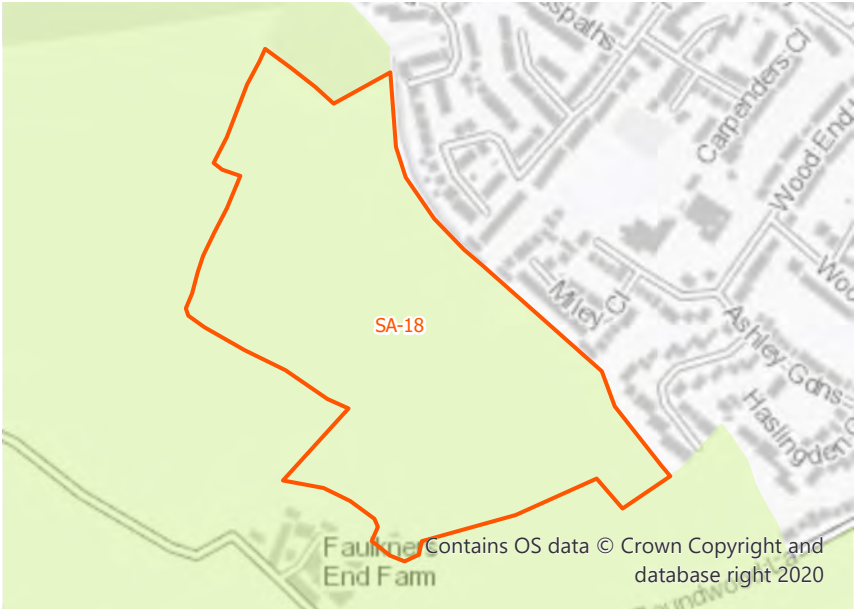


- St Albans District Boundary
- Neighbouring District Boundary
- Recommended for further consideration in combination
- Recommended for further consideration in isolation

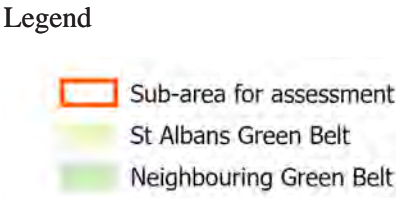
ID	Area (ha)
RA-14	4.07

Sub-area (SA): SA-18

Strategic Land Parcel: 20 Area (ha): 13.7 Location North-west of Harpenden



Sub-area map



Aerial photography used as a result of limited access to and / or views of sub-area at the time of the site visit. (Bing Aerial, September 2021).

Boundaries

The sub-area is bounded by a mature tree line to the north, by the regular backs of residential properties and gardens along Westminster Fields, Miley Close and Brackendale Grove to the east, by a mature tree line to the south and by a mature tree line and hedgerow to the west. Inner boundary: east. Outer boundary: north, south and west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	1	5	0
	Yes	5			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is located at the edge of Harpenden with physical connections on its eastern boundary.
(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The sub-area is connected to the large built-up area of Harpenden to the east. There are no prominent outer boundary features within a reasonable distance of the sub-area which are likely to prevent the outward sprawl of Harpenden. Development within this sub-area would lead to disproportionate and irregular sprawl of the large built-up area of Harpenden. The sub-area has predominantly recognisable and likely to be permanent inner boundaries, which provide an additional barrier to sprawl.

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area forms a less essential part of the gap between Harpenden and Redbourn. It is judged that the gap is of sufficient scale that the removal of the sub-area would not result in physical or perceptual merging between the neighbouring built-up areas.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	<p>NOTE: Unable to access site. This assessment has been completed largely from aerial photography.</p> <p>Less than 1% of the sub-area is covered by built form. The sub-area is formed of arable fields. The sub-area is largely flat, with medium views onto the countryside to the west and short views onto residential properties to the east. There are some urbanising influences from the line of residential properties to the east. Overall, the sub-area has a strongly unspoilt rural character.</p>
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Purpose (4) To preserve the setting and special character of historic towns	
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
Summary	
	The sub-area performs strongly against the purposes overall. The sub-area meets purpose 1 criteria (a) and performs strongly against purpose 1 criteria (b). The sub-area does not meet purpose 4, performs weakly against purpose 2 and performs strongly against purpose 3.

Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	20	Significant	Limited or No Contribution	Partial	Significant

Assessment of wider impact	<p>At a more granular level, the sub-area performs similarly against purpose 1 and 2, but makes a lesser contribution to purpose 4, and a more significant contribution to purpose 3. The lack of prominent outer boundary features means that the sub-area plays an important role in preventing the outward sprawl of Harpenden. Due to the size and location of the sub-area, it makes only a limited contribution to preventing neighbouring towns from merging. The agricultural uses of the sub-area preserve its character as strongly unspoilt rural, as well as the visual connections to the wider countryside, mean that the sub-area has an important role in safeguarding the countryside from encroachment. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to purpose 4 in preserving a historic context.</p> <p>The sub-area does not adjoin any other sub-areas but is surrounded by wider Green Belt to the north, west, and south. Due to its large size and unspoilt rural character, the removal of the sub-area is likely to alter the performance of the wider Green Belt by introducing urbanising influences, which would be highly visible due to the open topography. Its release would also lead to irregular shaped sprawl of Harpenden to the west.</p>
Summary	Overall, the sub-area plays an important role with respect to the strategic land parcel, and its release in isolation would harm the performance of the wider Green Belt.

Consideration of Boundaries

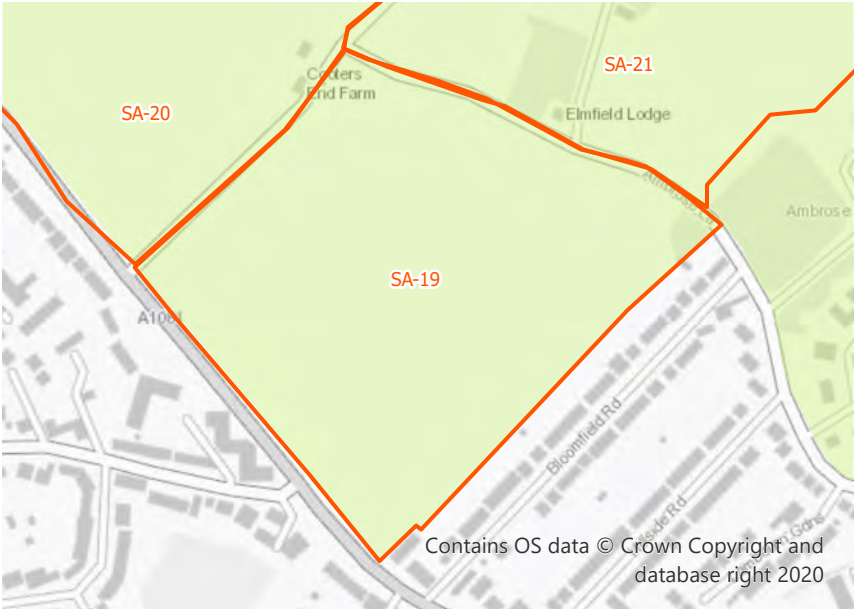
Commentary on boundary features and impact on Green Belt boundary strength.	The inner boundary is readily recognisable and likely to be permanent. The outer boundaries are readily recognisable but not necessarily permanent. If the sub-area was released, the new inner Green Belt boundaries would not meet the NPPF definition. The new boundary would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.
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Sub-area (SA): SA-19

Strategic Land Parcel: 40 Area (ha): 12.12 Location North of Harpenden



Legend

- Sub-area for assessment
- St Albans Green Belt
- Neighbouring Green Belt

Sub-area map



Looking east from the southern corner of the sub-area onto an arable field and the backs of residential properties.



Looking north from the southern corner of the sub-area onto an arable field.



Looking south from the north-eastern boundary of the sub-area onto an arable field and Harpenden.



Looking south from the north-western boundary of the sub-area onto an arable field and Harpenden.

Boundaries

The sub-area is bounded by Ambrose Lane to the north-east, the regular backs of residential properties and gardens along Bloomfield Road to the south-east, by Luton Road (A1081) to the south-west and by Cooters End Lane to the north-west. Inner boundaries: south-east and south-west. Outer boundaries: north-east and north-west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	0	5	0
	Yes	5			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is located at the edge of Harpenden with physical connections on its east and south boundaries.
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(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The sub-area is connected to the large built-up area of Harpenden on its eastern and southern boundaries. There are no prominent outer boundary features for the settlement within a reasonable distance of the sub-area which are likely to prevent outward sprawl. Development within this sub-area would lead to irregular sprawl of the large built-up area. The sub-area has predominantly recognisable and likely to be permanent inner boundaries, which provide an additional barrier to sprawl.
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Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	As a result of its small scale, enclosed perceptual character and rising topography towards the north, the sub-area makes no discernible contribution to the separation between neighbouring built-up areas, in physical or perceptual terms.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	Approximately 1% of the sub-area is covered by built form. The built form consists of the bus stop on the southern part of the sub-area. The sub-area is open arable fields. There is rising topography to the north-west of the sub-area, creating medium views into Harpenden to the south east. The views onto Harpenden bring strong urbanising influences to the sub-area. Long views into the wider countryside are prevented by mature tree lines bordering the sub-area to the north west. Overall, the sub-area has a strongly unspoilt rural character.
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Purpose (4) To preserve the setting and special character of historic towns	
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
Summary	
	The sub-area performs strongly against the purposes overall. The sub-area meets purpose 1 criteria (a) and performs strongly against purpose 1 criteria (b). The sub-area does not meet purposes 2 and 4 and performs strongly against purpose 3.

Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	40	Significant	Partial	Significant	Significant
Assessment of wider impact	<p>At a more granular level, the sub-area performs similarly against purposes 1 and 3, but makes a lesser contribution to purposes 2 and 4. The lack of permanent features to the north of the sub-area which could help regulate sprawl, means that the sub-area plays an important role in preventing the outward sprawl of Harpenden. Its small and enclosed nature reduces the role the sub-area plays in preventing sprawl the settlements from merging. The strongly unspoilt rural character of the sub-area means that the sub-area has an important role in safeguarding the countryside from encroachment. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to purpose 4 in preserving a historic context.</p> <p>The sub-area adjoins SA-20 to the west and SA-21 to the north. Due to its location directly adjoining Harpenden to the east and south, its removal in isolation is unlikely to alter the performance of the wider Green Belt given that the rising topography already allows for views into Harpenden to the south east. Views into the wider countryside are prevented by mature tree lines bordering the sub-area to the north west.</p> <p>In combination with sub-areas SA-20 and SA-21, the removal of the sub-area is likely to impact on the performance of the wider Green Belt, as it would represent the irregular and disproportionate spread of the large built-up area of Harpenden. In addition it would constitute an erosion of the gap between Harpenden and Luton.</p> <p>As it is located on the district boundary, the sub-area may be impacted by potential releases in the neighbouring authority of Central Bedfordshire. The Central Bedfordshire and Luton Green Belt Study Stage 2 (2017) does not identify any sub-areas between Luton and Harpenden, but the cumulative impact should be considered if this status changes in the future.</p>				
Summary	Overall, the sub-area plays an important role with respect to the strategic parcel, however if released in isolation, is unlikely to significantly harm the performance of the wider Green Belt.				

Consideration of Boundaries

Commentary on boundary features and impact on Green Belt boundary strength.	The inner and outer boundaries are readily recognisable and likely to be permanent. If the sub-area was released, the new inner Green Belt boundaries would meet the NPPF definition.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against NPPF purposes but makes a less important contribution to the wider Green Belt. If the sub-area is released, the new inner Green Belt boundary would meet the NPPF definition for readily recognisable and likely to be permanent boundaries. Recommended for further consideration as RA-15.
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Recommended Area Map

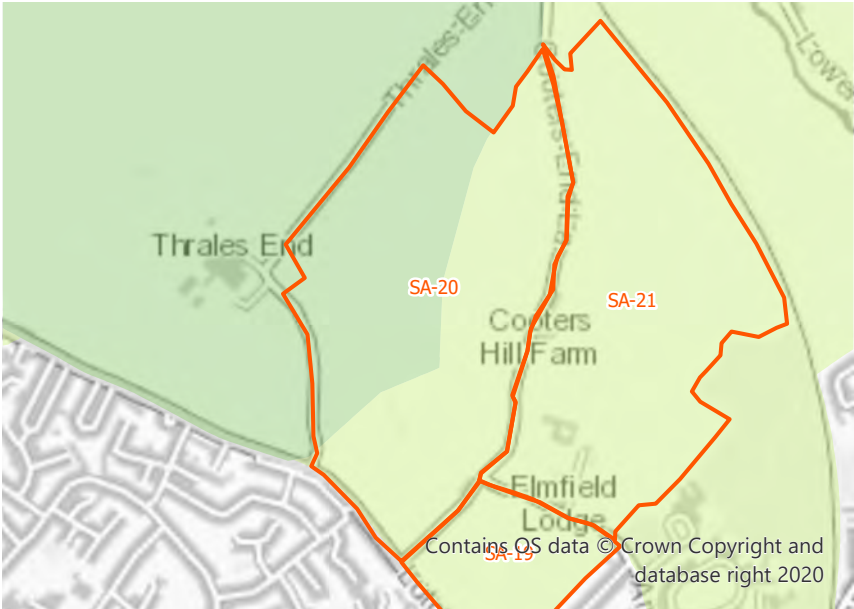


- St Albans District Boundary
- Neighbouring District Boundary
- Recommended for further consideration in combination
- Recommended for further consideration in isolation

ID	Area (ha)
RA-15	12.12

Sub-area (SA): SA-20

Strategic Land Parcel: 40 Area (ha): 51.99 Location North of Harpenden



Legend

- Sub-area for assessment
- St Albans Green Belt
- Neighbouring Green Belt

Sub-area map



Looking west from the eastern boundary of the sub-area onto arable fields.



Looking south from the eastern border of the sub-area onto arable fields and Harpenden.



Looking east from the western boundary of the sub-area onto arable fields.

Boundaries

The sub-area is bounded by Thrales End Road and a mature tree line to the north, by Cooters End Lane to the east, by Luton Road (A1081) to the south and by Thrales End Lane and a mature tree line to the west. Inner boundary: south. Outer boundary: north, east and west. The sub-area is located partially within the neighbouring council of Central Bedfordshire.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	1	5	0
	Yes	5			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is located the edge of Harpenden with physical connections on its south-western boundary.
(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The sub-area is connected to a large built-up area. The railway line is a prominent feature within a reasonable distance of the sub-area which is likely to prevent outward sprawl to the north-east. However this feature would not assist in restricting the scale of growth and regularise development form. Development within this sub-area would lead to irregular sprawl of the large built-up area. The sub-area has predominantly recognisable and likely to be permanent inner boundaries, which provide an additional barrier to sprawl.

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area forms a less essential part of the gap between Harpenden and Luton. It is judged that the gap is of sufficient scale that the removal of the sub-area would not result in physical or perceptual merging between the neighbouring built-up areas.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	Approximately 1% of the sub-area is covered by built form. The sub-area is formed of open arable fields and a residential building. The sub-area has a rising topography towards the north-west, allowing long views into the countryside. There southern part of the sub-area has some urbanising influences from the proximity of Harpenden. However, overall the sub-area has a strong unspoilt rural character.
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Purpose (4) To preserve the setting and special character of historic towns

Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
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Summary

The sub-area performs strongly against the purposes overall. The sub-area meets purpose 1 criteria (a) and performs strongly against purpose 1 criteria (b). The sub-area does not meet purpose 4, performs weakly against purpose 2, and performs strongly against purpose 3.

Wider Green Belt Impacts

Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	40	Significant	Partial	Significant	Significant
Central Bedfordshire Stage 1 Green Belt Parcel Scores	HP1	Weak/No contribution	Relatively weak contribution	Relatively strong contribution	Weak/No contribution

Assessment of wider impact

At a more granular level, the sub-area performs similarly against purposes 1 and 3, but plays a lesser role against purposes 2 and 4 compared to the strategic land parcel. Limited outer boundary features exist to assist in restricting the scale of growth and regularise development form; therefore the sub-area makes a significant contribution to preventing sprawl. The strong unspoilt rural character, as well as visual connections to the wider countryside, mean that the sub-area plays an important role in safeguarding the countryside from encroachment. The smaller scale of the sub-area compared the strategic land parcel means that it forms a less essential part of the gap between Harpenden and Luton. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to purpose 4 in preserving a historic context.

Compared to the Central Bedfordshire Stage 1 Green Belt Parcel (2016), the sub-area performs similarly against purposes 3 and 4, makes a more significant contribution to purpose 1 and makes a lesser contribution to purpose 2.

The sub-area adjoins SA-19 to the south-east, SA-21 to the east, and wider countryside to the north and west. The removal of the sub-area in isolation is likely to alter the performance of the surrounding Green Belt against purposes 1 and 3 by enclosing them in built form, leading to the irregular sprawl of Harpenden and reducing the openness of the countryside.

In combination with SA-20 and SA-21, the removal of the sub-area is likely to impact on the performance of the wider Green Belt, as it would represent the irregular and disproportionate spread of the large built-up area of Harpenden. In addition it would constitute an erosion of the gap between Harpenden and Luton.

As it is located on the district boundary, the sub-area maybe be impacted by potential releases in the neighbouring authority of Central Bedfordshire. The Central Bedfordshire and Luton Green Belt Study Stage 2 (2017) does not identify any sub-areas between Luton and Harpenden, but the cumulative impact should be considered if this status changes in the future.

Summary

Overall, the sub-area plays an important role with respect to the strategic land parcel, and its release in isolation or in combination would harm the performance of the wider Green Belt.

Consideration of Boundaries

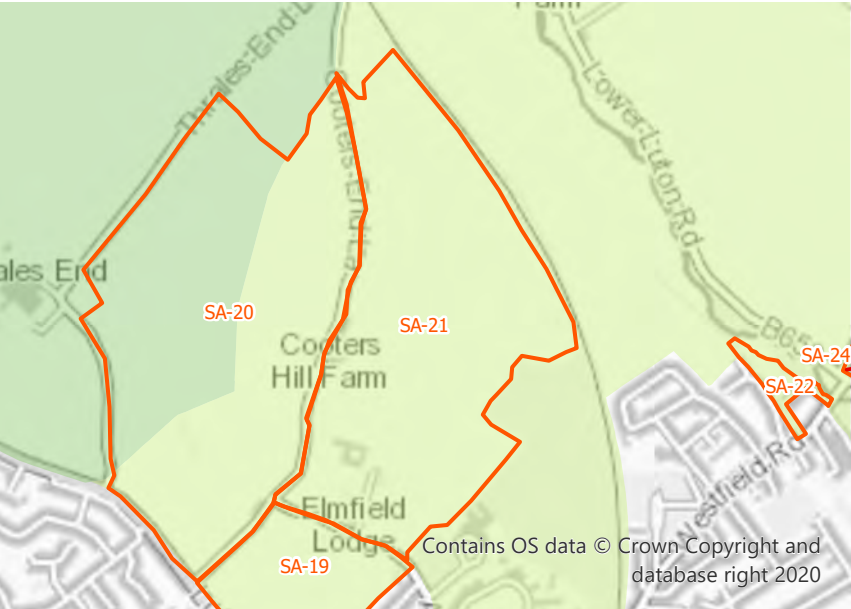
Commentary on boundary features and impact on Green Belt boundary strength.	The inner and outer boundaries of the sub-area are readily recognisable and likely to be permanent. If the sub-area was released, the new inner Green Belt boundaries would meet the NPPF definition.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against the NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.
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Sub-area (SA): SA-21

Strategic Land Parcel: 40 Area (ha): 45.58 Location North of Harpenden



Sub-area map



Looking north-east from the north-west boundary of the sub-area onto arable fields.



Looking east from the western boundary of the sub-area onto arable fields.



Looking north from the north-west boundary of the sub-area onto arable fields.



Looking north from the southern boundary of the sub-area onto the entrance of the school.

Boundaries

The sub-area is bounded by a dispersed tree line to the north, by a railway line to the east, by a woodland to the south-east, by Ambrose Lane to the south and by Cooters End Lane to the west. Inner boundary: none. Outer boundaries: north, east, south and west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	1	3	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is not located at the edge of a large built-up area, in physical or perceptual terms. Although the sub-area is in close proximity to Harpenden, there are no physical links to the settlement. There are no perceptual links either due to the presence of a mature tree line to the south of the sub-area, a woodland to the south-east and a falling topography towards the north which prevent views into Harpenden.
(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The sub-area does not meet purpose 1.

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area forms a less essential part of the gap between Harpenden and Luton. It is judged that the gap is of sufficient scale that the removal of the sub-area would not result in physical or perceptual merging between the neighbouring built-up areas.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	Approximately 1% of the sub-area is covered by built form (excluding hardstanding). The sub-area is primarily open arable fields. However, the sub-area also comprises a school and some residential properties to the east. The undulating topography of the sub-area allows long views into the countryside to the north. It is unlikely that there would be views onto Harpenden from the southern part of the sub-area due to the presence of a mature tree line. Overall, the sub-area has a largely rural character.
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Purpose (4) To preserve the setting and special character of historic towns	
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	There is no visual relationship between the sub-area and the nearby Harpenden Conservation Area to the south-east due to a flat topography and mature tree lines. Overall, the sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
Summary	
	The sub-area performs moderately against the purposes overall. The sub-area does not meet purposes 1 criteria (a) or purpose 4, performs weakly against purpose 2 and performs moderately against purpose 3.

Wider Green Belt Impacts

Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	40	Significant	Partial	Significant	Significant

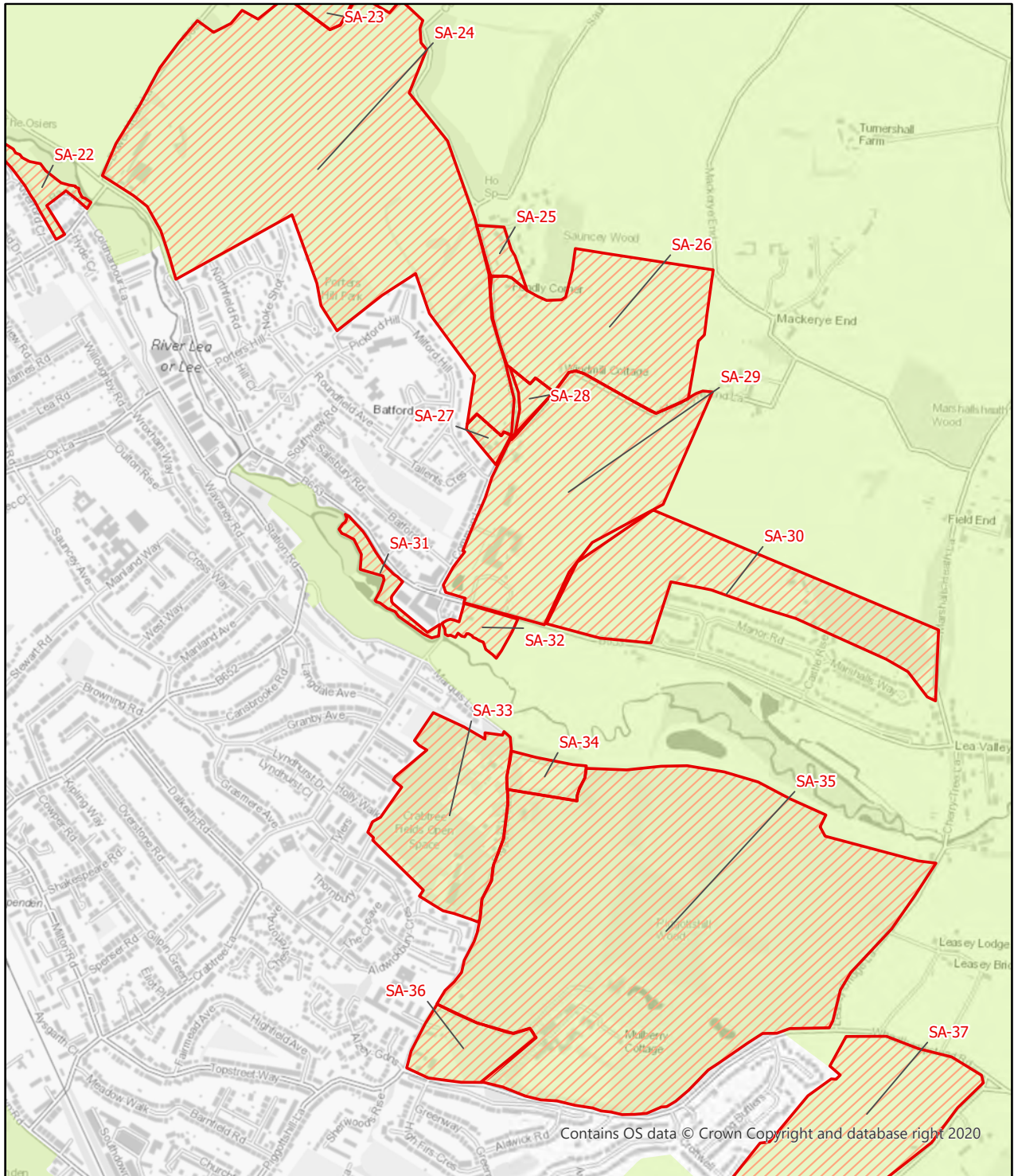
Assessment of wider impact	<p>At the more granular level, the sub-area makes a lesser contribution to all purposes compared to the strategic land parcel. As the sub-area is not located at the edge of a large built-up area, it does not contribute to preventing outward sprawl. The scale of the sub-area compared to the strategic land parcel with regards to the gap between Harpenden and Luton, means that the sub-area plays a lesser role in preventing these towns from merging. Due to the presence of existing built form within the sub-area and associated urban uses, the contribution that the sub-area makes to safeguarding the countryside from encroachment is diminished. Although there are some visual connections between the sub-area and the Harpenden Conservation Area, the sub-area make no contribution to preserving the context and special character of this historic place.</p> <p>The sub-area adjoins SA-19 to the south and SA-20 to the west and wider Green Belt to the east and south-east. The removal of the sub-area in isolation would create a 'hole' in the Green Belt and is likely to impact on the performance of surrounding Green Belt. The sub-area has strong visual and perceptual links to the wider countryside and hence the introduction of urbanising influences would diminish the contribution of the surrounding Green Belt against purpose 3. Its removal would enhance the role of surrounding Green Belt in restricting the sprawl of Harpenden, and would enclose it in built form thus introducing urbanising influences, which would be highly visible due to the perceptual connections between Green Belt.</p> <p>In combination with SA-19 and SA-20, the removal of the sub-area is likely to impact on the performance of the wider Green Belt, as it would represent the irregular and disproportionate spread of the large built-up area of Harpenden. In addition it would constitute an erosion of the gap between Harpenden and Luton.</p> <p>As it is located on the District boundary, the sub-area maybe be impacted by potential releases in the neighbouring authority of Central Bedfordshire. The Central Bedfordshire and Luton Green Belt Study Stage 2 (2017) does not identify any sub-areas between Luton and Harpenden, but the cumulative impact should be considered if this status changes in the future.</p>
Summary	Overall, the sub-area does not play an important role with respect to the strategic land parcel, however if released in isolation or in combination, is likely to significantly harm the performance of the wider Green Belt.

Consideration of Boundaries

Commentary on boundary features and impact on Green Belt boundary strength.	The outer boundaries are readily recognisable and likely to be permanent. If the sub-area was released, the new inner Green Belt boundaries would meet the NPPF definition.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs moderately against NPPF purposes but makes an important contribution to the wider Green Belt. Not recommended for further consideration.
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Legend

- Sub-area for assessment
- St Albans Green Belt
- Neighbouring Green Belt
- St Albans District Boundary
- Neighbouring District Boundary

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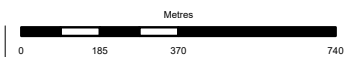
Issue	Date	By	Chkd	Appd
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Client
St Albans City & District Council

Job Title
St Albans Green Belt Review



Harpenden east - sub-areas

Scale at A4

1:13,714

Job No
280045-00

Drawing Status
Issued

Drawing No
001

Issue
P1

Sub-area (SA): SA-22

Strategic Land Parcel: 40 Area (ha): 1.46 Location North-east of Harpenden



Legend

- Sub-area for assessment
- St Albans Green Belt
- Neighbouring Green Belt

Sub-area map



Looking east from the centre of the sub-area onto woodlands.



Looking north from the centre of the sub-area onto a grass field and mature tree line.



Looking south from the centre of the sub-area onto a grass field and residential properties.

Boundaries

The sub-area is bounded by a mature tree line to the north, by the policy constraint of the River Lea flood zone 3b to the east, by Baulk Close and the regular backs of residential properties and gardens along Baulk Close and Westfield Close to the south and by a mature tree line to the west. Inner boundaries: south and west. Outer boundaries: north and east.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	0	4	0
	Yes	5			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is located at the edge of Harpenden, with physical connections on its south and west boundaries.
(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The sub-area is connected to the large built-up area of Harpenden. There are no prominent outer boundary features for the settlement within a reasonable distance of the sub-area which are likely to prevent outward sprawl. Development within this sub-area would lead to irregular sprawl of the large built-up area. The sub-area has predominantly recognisable and likely to be permanent inner boundaries, which provide an additional barrier to sprawl.

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	Due to its very small scale and relatively enclosed nature, the sub-area makes no discernible contribution to the separation of neighbouring built-up areas in physical or perceptual terms.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	Approximately 12% of the sub-area is covered by built form. However, the majority of the sub-area comprises a wooded area and some grass fields. The sub-area also comprises a Public Right of Way and a road which constitute the 12% of built form. Due to the dense tree lines surrounding most of the sub-area, there is a high level of visual enclosure, with no views to the surrounding countryside. The sub-area has some views to the south onto residential properties and there is urbanising influences from the neighbouring residential properties. Overall, the sub-area has a strongly unspoilt rural character.
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Purpose (4) To preserve the setting and special character of historic towns

Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
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Summary

	The sub-area performs strongly against the purposes overall. The sub-area meets purposes 1 criteria (a) and performs strongly against purpose 1 criteria (b). The sub-area does not meet purposes 2 and 4 and performs strongly against purpose 3.
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Wider Green Belt Impacts

Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	40	Significant	Partial	Significant	Significant

Assessment of wider impact	<p>At a more granular level, the sub-area performs similarly against purposes 1 and 3, but makes a lesser contribution to purposes 2 and 4 compared to the strategic land parcel. Limited outer boundary features exist to assist in restricting the scale of growth and regularise development form; therefore the sub-area makes a significant contribution to preventing sprawl. The strong unspoilt rural character, as well as visual connections to the wider countryside, mean that the sub-area plays an important role in safeguarding the countryside from encroachment. The sub-area makes no discernible contribution to the separation of neighbouring built-up areas. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to purpose 4 in preserving a historic context.</p> <p>The sub-area does not adjoin any other sub-areas, however is surrounded by wider Green Belt to the north-west and north-east. Due to its location directly adjoining Harpenden to the south and west, its removal is unlikely to alter the performance of the wider Green Belt. The mature woodland along the eastern boundary of the sub-area alongside the River Ver prevents longer views and connections to the wider countryside and its small scale means it plays a less essential role in preventing neighbouring settlements from merging.</p>
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Summary	Overall, the sub-area plays an important role with respect to the strategic parcel, however if released in isolation is unlikely to significantly harm the performance of the wider Green Belt.
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Consideration of Boundaries

Commentary on boundary features and impact on Green Belt boundary strength.	The inner boundaries are readily recognisable and likely to be permanent. The outer boundaries are partially recognisable and likely to be permanent. If the sub-area was released, the new inner Green Belt boundaries would not meet the NPPF definition. The new boundary would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against NPPF purposes but makes a less important contribution to the wider Green Belt. If the sub-area is released, the new inner Green Belt boundary would not meet the NPPF definition for readily recognisable and likely to be permanent boundaries. The new boundary would require strengthening. Recommended for further consideration as RA-16.
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Recommended Area Map



- St Albans District Boundary
- Neighbouring District Boundary
- Recommended for further consideration in combination
- Recommended for further consideration in isolation

ID	Area (ha)
RA-16	1.46

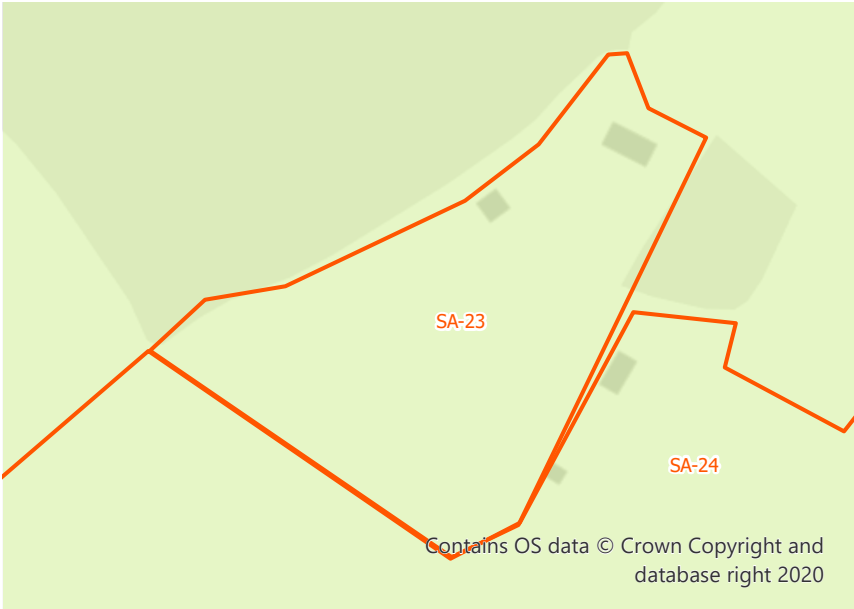
Sub-area (SA):

SA-23

Strategic Land Parcel: 40

Area (ha): 1.74

Location North-east of Harpenden



Sub-area map

Legend

Sub-area for assessment

St Albans Green Belt

Neighbouring Green Belt



Looking north from the southern boundary of the sub-area onto a mature tree line and an orchard.



Aerial photography used as a result of limited access to and / or views of sub-area at the time of the site visit. (Bing Aerial, September 2021).

Boundaries

The sub-area is bounded by a mature tree lines to the north-west, north-east, south-east and south-west. Inner boundary: none. Outer boundaries: north-west, north-east, south-east and south-west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	0	3	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is not located at the edge of a large built-up area, in physical or perceptual terms.
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(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The sub-area does not meet purpose 1.
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Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area is not located between two or more settlements in either St Albans or neighbouring local authorities assessed for purpose 2. Therefore, the sub-area makes no discernible contribution to the separation of neighbouring built-up areas in physical or perceptual terms.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	Approximately 1% of sub-area is covered by built form. The sub-area comprises a large residential property and gardens to the north, and open land in the remainder of the sub-area. The sub-area is enclosed by dense mature tree lines on all boundaries, which limits views into the wider countryside. Overall, the sub-area has a largely rural character.
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Purpose (4) To preserve the setting and special character of historic towns	
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
Summary	
	The sub-area meets the purposes moderately overall. The sub-area does not meet purpose 1 criteria (a), purpose 2 or 4 and performs moderately against purpose 3.

Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	40	Significant	Partial	Significant	Significant

Assessment of wider impact	<p>At the more granular level, the sub-area plays a lesser role against all purposes compared to the strategic land parcel. As the sub-area is not located at the edge of a large built-up area, it does not contribute to preventing outward sprawl. Due to the location of the sub-area, it is not situated between any two settlements for consideration in this assessment, and hence makes no contribution to preventing settlements from merging. Due to the presence of existing built form within the sub-area and associated urban uses, the contribution that the sub-area makes to safeguarding the countryside from encroachment is diminished. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to purpose 4 in preserving a historic context.</p> <p>The sub-area adjoins SA-24 to the south and wider Green Belt to the north and east. The removal of the sub-area in isolation would create a 'hole' in the Green Belt and is likely to impact on the performance of surrounding Green Belt. The high level of visual enclosure within the sub-area means that the perceptual impacts of a 'hole' in the Green Belt would be limited; however, this would still have overall negative impacts on the wider Green Belt as it would constitute a deterioration of the strategic role of the Green Belt.</p> <p>In combination with SA-24, the removal of the sub-area is likely to impact on the performance of the wider Green Belt, resulting in sprawl of the large built-up area of Harpenden and significantly encroaching on the openness of the countryside.</p> <p>In combination with other sub-areas in the wider cluster in which the sub-area is located (i.e. SA-24, SA-25, SA-26, SA-27, SA-28, SA-29, SA-30, SA-31 and SA-32), the removal of the sub-area would constitute significant sprawl of the large built-up area and an erosion of the strategic gap between Harpenden and Luton, and Harpenden and Welwyn Garden</p>
Summary	Overall, the sub-area plays does not play an important role with respect to the strategic parcel, however its release in isolation or in combination is likely to significantly harm the performance of the wider Green Belt.

Consideration of Boundaries

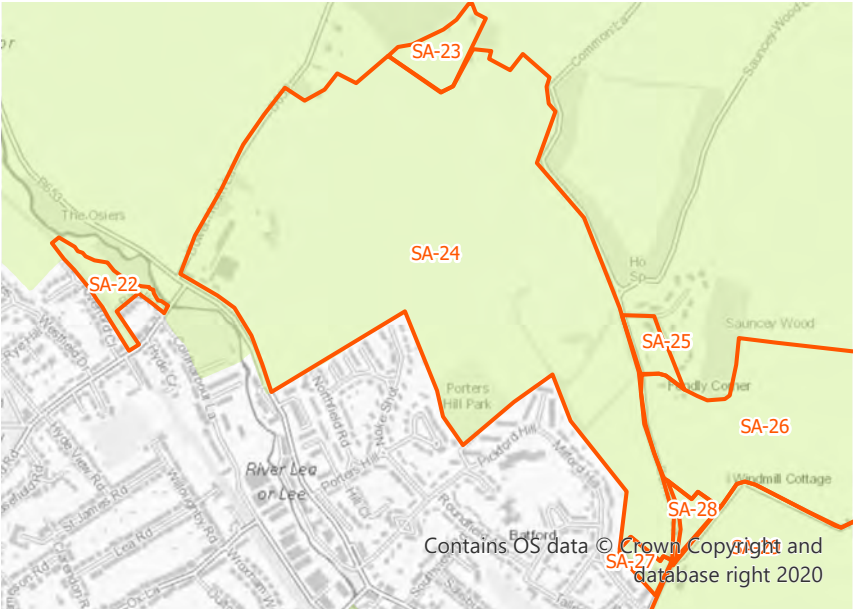
Commentary on boundary features and impact on Green Belt boundary strength.	The outer boundaries are predominantly readily recognisable but not necessarily permanent. If the sub-area was released, the new inner Green Belt boundaries would not meet the NPPF definition. The new boundary would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs moderately against NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.
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Sub-area (SA): SA-24

Strategic Land Parcel: 40 Area (ha): 54.41 Location North-east of Harpenden



Legend

- Sub-area for assessment
- St Albans Green Belt
- Neighbouring Green Belt

Sub-area map



Looking west from the central-western part of the sub-area onto a grazing field



Looking north from the centre of the sub-area onto an open field



Looking north-west from the western part of the sub-area onto a grazing field, with long views into the wider countryside



Looking south from the eastern centre of the sub-area onto a pasture field

Boundaries

The sub-area is bounded by an unclassified private road, a mature tree line and Common Lane to the north, by Common Lane to the east, by an intermittent tree line to the south, by the regular backs of residential properties and gardens along Milford Hill, Whitings Close, Pickford Hill, Porters Hill, Noke Shot, Saxon Close, Dane Close, Turners Close, Northfield Road and St Martins Close and Lower Luton Road (B653) to the south and by Bower Heath Lane (B652) to the west. Inner boundary: south. Outer boundaries: north, east and west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	1	3	1
	Yes	5			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area adjoins the large built-up area of Harpenden, with physical connections on its the south-west boundary.
(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The sub-area is connected to a large built-up area of Harpenden. There are no prominent outer boundary features for the settlement within a reasonable distance of the sub-area which are likely to prevent outward sprawl. Development within the sub-area would lead to irregular sprawl of the large built-up area. The sub-area has predominantly recognisable and likely to be permanent inner boundaries, which provide an additional barrier to sprawl.

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area forms the less essential part of the gap between Harpenden and Luton. It is judged that the gap is of sufficient scale, that the removal of the sub-area would not result in physical or perceptual merging between neighbouring built-up areas.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	Approximately 2% of the sub-area is covered by built form. The sub-area comprises arable fields, paddocks and meadows as well as an equestrian centre in the west of the sub-area as well as a park, playground and allotments in the south-east of the sub-area. There are some medium to long views to the north-east creating a strong perceptual and physical relationship with the wider Green Belt. The south-eastern part of the sub-area, although characterised by rural land uses, is more enclosed due to mature tree lines separating fields, and therefore has a less perceptual link to the open countryside. There are also some views onto Harpenden which introduce urbanising influences to the west of the sub-area. Overall, the sub-area has a largely rural character.
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Purpose (4) To preserve the setting and special character of historic towns					
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut a historic place, however there are some limited views onto the Harpenden Conservation Area. Overall, the sub-area has a weak relationship with the historic place.				
Summary					
	The sub-area meets the purposes strongly overall. The sub-area meets purpose 1 criteria (a) and performs strongly against purpose 1 criteria (b). The sub-area performs weakly against purposes 2 and 4 and performs moderately against purpose 3.				
Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	40	Significant	Partial	Significant	Significant
Assessment of wider impact	At the more granular level, the sub-area performs similarly against purpose 1, and plays a lesser role against purposes 2, 3 and 4 compared to the strategic land parcel. The sub-area plays an important role in preventing irregular sprawl in the absence of other prominent outer boundary features. Despite the large scale nature of the sub-area, it plays a limited role in preventing settlements from merging as the sub-area is not situated between any two settlements for consideration in this assessment. Due to the urbanising influences and visual connection to the adjacent built-up area, the contribution that the sub-area makes to safeguarding the countryside from encroachment is diminished. Whilst the sub-area is not located in proximity to any historic places, it does have a relationship with the Harpenden Conservation Area but as this relationship is weak the sub-area plays only a limited role in preserving the context of historic places.				
	The sub-area adjoins sub-areas SA-25, SA-26 and SA-28 to the east, SA-27 to the south, SA-23 to the north and wider Green Belt to the north, east and west. The removal of the sub-area in isolation is likely to alter the performance of the wider Green Belt by strengthening its role in preventing the outward sprawl of Harpenden. Its release would lessen the performance of the wider Green Belt against purpose 3 by introducing urbanising influences in an area of the Green Belt with an otherwise strong unspoilt rural character. However, this would be to a lesser extent around the south-east of the sub-area where the Green Belt is enclosed by built form, and could be considered for partial release.				
	In combination with any variation of release with adjoining sub-areas, the removal of the whole sub-area is likely to impact on the performance of the wider Green Belt by resulting in the physical and perceptual sprawl of the large-built-up area of Harpenden, and by introducing urbanising influences which would be highly visible due to the strong connections to surrounding countryside, particularly to the north. However, the partial release of the south-east of the sub-area in combination with SA-27 is unlikely to significantly impact on the performance of the Green Belt due to existing built development and urbanising influences, which constitutes sprawl and encroachment to the countryside. This release would result in a regular settlement edge.				
	In combination with other sub-areas in the wider cluster in which the sub-area is located (i.e. SA-23, SA-25, SA-26, SA-27, SA-28, SA-29, SA-30, SA-31 and SA-32), the removal of the sub-area would constitute significant sprawl of the large built-up area and an erosion of the strategic gap between Harpenden and Luton, and Harpenden and Welwyn Garden City.				
Summary	Overall, the south-east part of the sub-area does not play an important role with respect to the strategic land parcel, and its release in isolation or in combination with SA-27 is unlikely to significantly harm the performance of the wider Green Belt.				

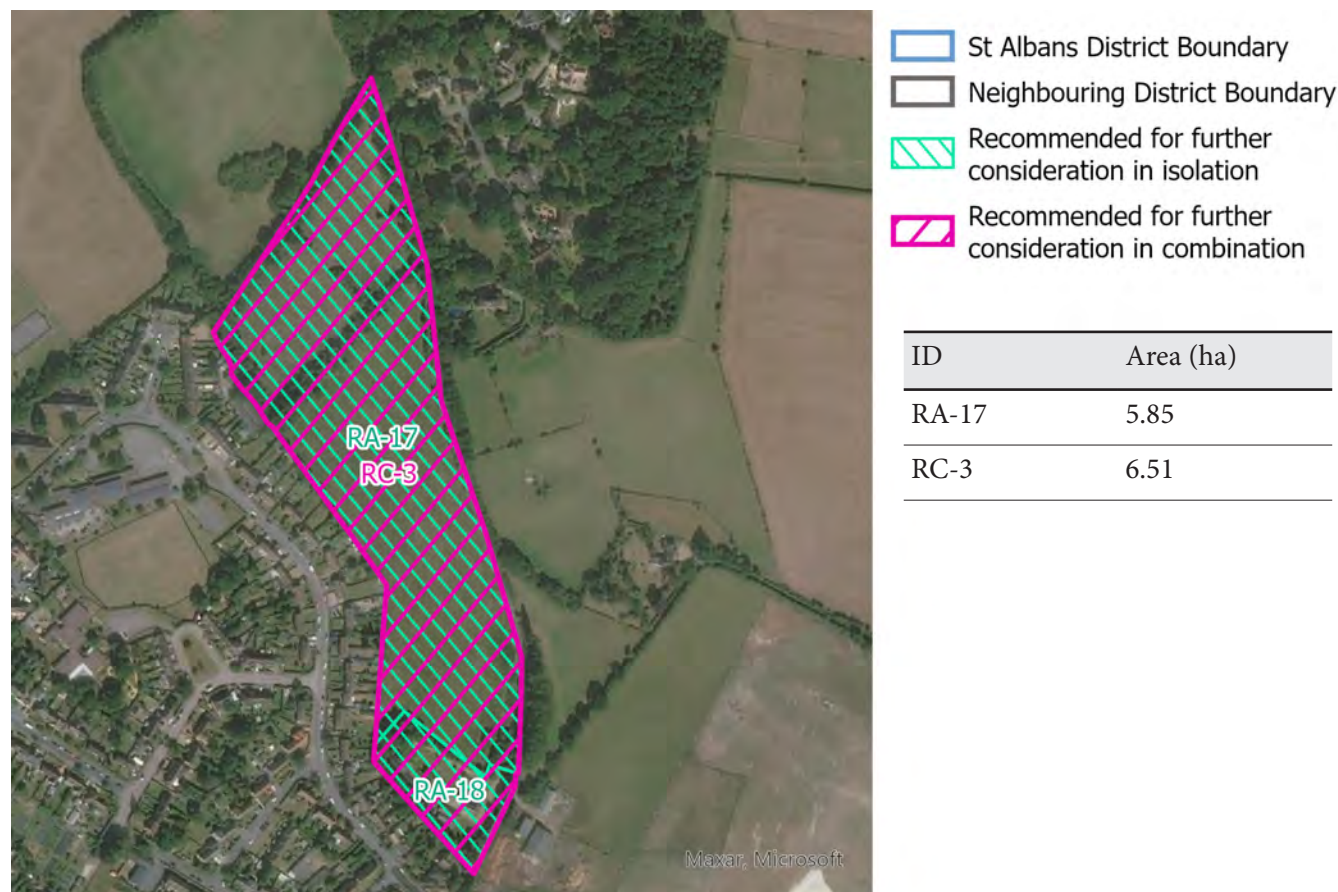
Consideration of Boundaries

Commentary on boundary features and impact on Green Belt boundary strength.	<p>The inner boundaries are readily recognisable and likely to be permanent. The outer boundaries are not readily recognisable or necessarily permanent. If the sub-area was released, the new inner Green Belt boundaries would not meet the NPPF definition. The new boundary would require strengthening.</p> <p>Similarly, if only the south-east section of the sub-area was released, the new inner Green Belt boundaries would not meet the NPPF definition. The new boundary would require strengthening.</p>
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Categorisation & Recommendation

Sub-area category & recommendation	<p>The sub-area performs strongly against NPPF purposes but the south-east part of the sub-area makes a less important contribution to the wider Green Belt. If the south-east part of the sub-area only is released, the new inner Green Belt boundary would not meet the NPPF definition. The new boundary would require strengthening. Recommended for further consideration for partial release in isolation as RA-17 or in combination with SA-27 as RC-3.</p>
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Recommended Area Map

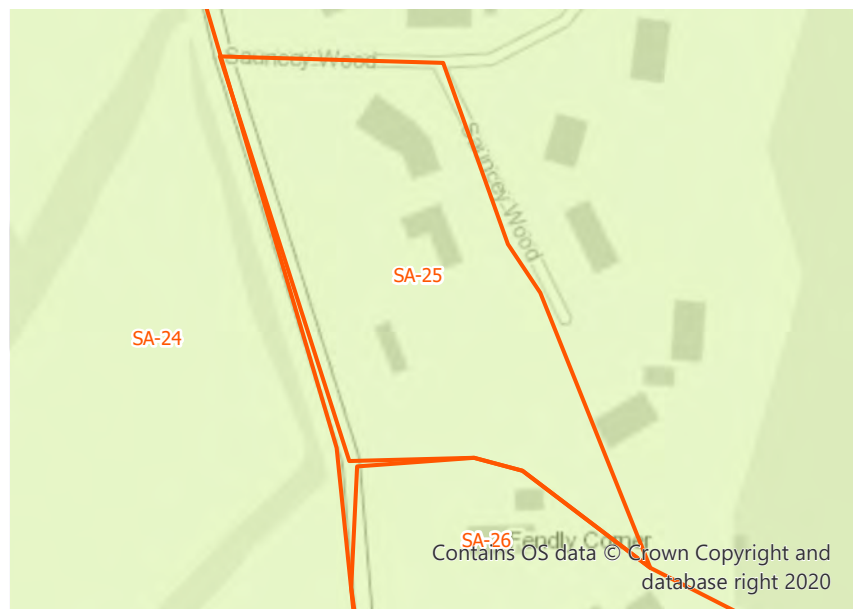


Sub-area (SA): SA-25




Strategic Land Parcel: 40

Area (ha): 0.99

Location North-east of Harpenden



Legend

-  Sub-area for assessment
-  St Albans Green Belt
-  Neighbouring Green Belt

Sub-area map



Looking south from the northern boundary of the sub-area onto residential properties.



Looking west from the north of the sub-area onto residential properties



Aerial photography used as a result of limited access to and / or views of sub-area at the time of the site visit. (Bing Aerial, September 2021).

Boundaries

The sub-area is bounded by Sauncey Wood to the north, by Sauncey Wood and a mature tree line to the east, by a mature tree line to the south, and by Common Lane to the west. Inner boundary: none. Outer boundaries: North, east, south, west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	0	1	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is not located at the edge of a large built-up area in physical or perceptual terms.
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(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The sub-area does not meet purpose 1.
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Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area is not located between two or more settlements in either St Albans or neighbouring local authorities assessed for purpose 2. Therefore, the sub-area makes no discernible contribution to the separation of neighbouring built-up areas in physical or perceptual terms. Furthermore, the sub-area is an anomaly in the Green Belt as it has already been developed, diminishing its potential role in maintaining the scale of the gap.
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Purpose (3) To assist in safeguarding the countryside from encroachment

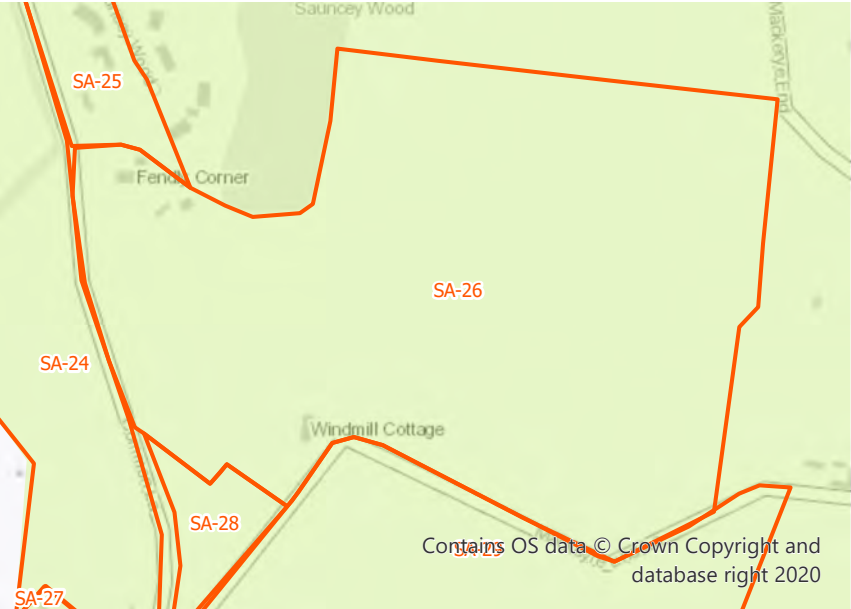
Protects the openness of the countryside and is least covered by development.	Approximately 12% of the sub-area is covered by built form (excluding hardstanding). The majority of the sub-area comprises residential properties and associated gardens which contributes to giving the sub-area an urban managed character. The topography is predominantly flat and there are no views into the wider countryside. Overall, the sub-area has an urban character.
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Purpose (4) To preserve the setting and special character of historic towns					
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.				
Summary					
The sub-area meets the purposes weakly overall. The sub-area does not meet purpose 1 criteria (a), purposes 2 or 4 and performs weakly against purpose 3.					
Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	40	Significant	Partial	Significant	Significant
Assessment of wider impact	At the more granular level, the sub-area plays a lesser role against the all the NPPF purposes compared to the strategic land parcel as it neither plays a role in preventing unchecked sprawl of large built-up areas, nor preserving the context of a historic place. It plays no role in preventing settlements from merging as the sub-area is not situated between any two settlements for consideration in this assessment. The sub-area has already been developed, diminishing its potential role in maintaining the gap between settlements or safeguarding the encroachment into the countryside.				
	The sub-area adjoins sub-areas SA-24 to the west, SA-26 to the south and wider Green Belt to the north and east. The removal of the sub-area in isolation would create a ‘hole’ in the Green Belt and is likely to impact on the performance of surrounding Green Belt. The high level of visual enclosure and developed nature of the sub-area (as well as strong perceptual connections to adjacent washed over development) means that the perceptual impacts of a 'hole' in the Green Belt would be limited; however, this would still have overall negative impacts on the wider Green Belt as it would constitute a deterioration of the strategic role of the Green Belt.				
	In combination with SA-24, the removal of the sub-area is likely to impact the performance of the wider Green Belt as it would constitute a disproportionate spread of the built-up area. In combination with only the south-east section of SA-24 (RA-17), the removal of the sub-areas is also likely to impact the performance of the wider Green Belt as it would result in a slightly irregular settlement edge.				
	In combination with SA-26, the removal of the sub-areas is likely to impact the performance of the wider Green Belt as it would constitute significantly encroachment into the countryside.				
	In combination with other sub-areas in the wider cluster in which the sub-area is located (i.e. SA-23, SA-24, SA-26, SA-27, SA-28, SA-29, SA-30, SA-31 and SA-32), the removal of the sub-area would constitute significant sprawl of the large built-up area and an erosion of the strategic gap between Harpenden and Luton, and Harpenden and Welwyn Garden City.				
Summary	Overall, the sub-area does not play an important role with respect to the strategic land parcel, however its release in isolation or in combination is likely to significantly harm the performance of the wider Green Belt.				

Consideration of Boundaries	
Commentary on boundary features and impact on Green Belt boundary strength.	The outer boundaries are predominantly readily recognisable but not necessarily permanent. If the sub-area was released, the new inner Green Belt boundaries would not meet the NPPF definition. The new boundary would require strengthening.
Categorisation & Recommendation	
Sub-area category & recommendation	The sub-area performs weakly against NPPF purposes but makes an important contribution to the wider Green Belt. Not recommended for further consideration.

Sub-area (SA): SA-26

Strategic Land Parcel: 40 Area (ha): 15.71 Location North-east of Harpenden



Sub-area map

Legend

- Sub-area for assessment
- St Albans Green Belt
- Neighbouring Green Belt



Looking north from the southern boundary of the sub-area onto an arable field.



Looking north-west from the north-eastern corner of the sub-area onto an arable field.



Looking north from Common Lane onto an open field



Looking south-west from the north-eastern corner of the sub-area onto an arable field

Boundaries

The sub-area is bounded by dense woodland and a thin tree line to the north, by a mature tree line to the east, by an unclassified road to the south, and by Common Lane to the west. Inner boundaries: none. Outer boundaries: north, east, south and west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	0	5	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is not located at the edge of a large built-up area, in physical or perceptual terms.
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(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The sub-area does not meet purpose 1.
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Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area is not located between two or more settlements in either St Albans or neighbouring local authorities assessed for purpose 2. Therefore, the sub-area makes no discernible contribution to the separation of neighbouring built-up areas, in physical or perceptual terms.
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Purpose (3) To assist in safeguarding the countryside from encroachment

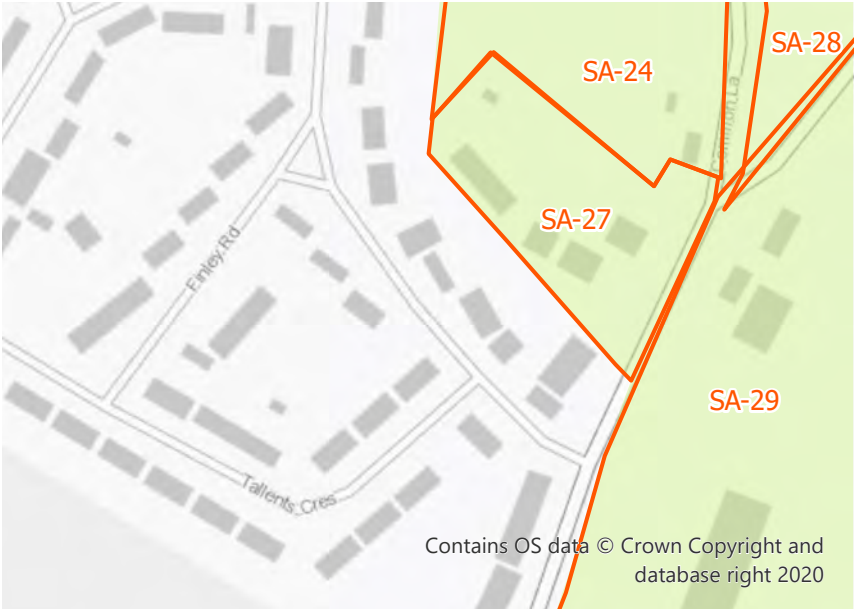
Protects the openness of the countryside and is least covered by development.	Less than 1% of the sub-area is covered by built form. The majority of the sub-area comprises open arable fields, with one residential property and garden in the south-west corner. There is a rising topography to the north-east which provides both long views into wider countryside to the north, and onto Harpenden to the south-east. Overall, the sub-area has a strongly unspoilt rural character.
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Purpose (4) To preserve the setting and special character of historic towns					
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.				
Summary					
	The sub-area meets the purposes strongly overall. The sub-area does not meet purpose 1 criteria (a) or purposes 2 and 4, but performs strongly against purpose 3.				
Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	40	Significant	Partial	Significant	Significant
Assessment of wider impact	<p>At the more granular level, the sub-area performs similarly against purpose 3, but plays a lesser role against purposes 1, 2 and 4 compared to the strategic land parcel. As the sub-area is not located at the edge of a large built-up area, it does not contribute to checking unrestricted sprawl. Due to the location of the sub-area, not situated between two settlements, it makes a lesser contribution to preventing merging of settlements. The sub-area has a strongly unspoilt rural character, and hence performs an important role in protecting the openness of the countryside. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to purpose 4.</p> <p>The sub-area adjoins sub-area SA-25 to the north-east, SA-24 to the west, SA-28 to the south-west, SA-29 to the south and the wider Green Belt to the north and east. The removal of the sub-area in isolation would create a ‘hole’ in the Green Belt and is likely to impact on the performance of surrounding Green Belt. The sub-area has strong visual and perceptual links to the wider countryside. The introduction of urbanising influences would diminish the openness of the countryside, which would be highly visible from Harpenden and Green Belt to the north; this would negatively impact the contribution of the surrounding Green Belt against purpose 3.</p> <p>In combination with either SA-25 and/or SA-28, the removal of the sub-area would also result in a 'hole' in the Green Belt; therefore release would need to be considered in combination with either SA-24 and/or SA-29.</p> <p>In combination with either SA-24 and/or SA-29, the removal of the sub-area is likely to impact the performance of the wider Green Belt as it would represent significant outward sprawl of the large built-up area of Harpenden and further encroach on the openness of the countryside.</p> <p>In combination with other sub-areas in the wider cluster in which the sub-area is located (i.e. SA-23, SA-24, SA-25, SA-27, SA-28, SA-29, SA-30, SA-31 and SA-32), the removal of the sub-area would constitute significant sprawl of the large built-up area and an erosion of the strategic gap between Harpenden and Luton, and Harpenden and Welwyn Garden City.</p>				
Summary	Overall, the sub-area plays an important role with respect to the strategic land parcel, and its release in isolation or in combination would harm the performance of the wider Green Belt.				

Consideration of Boundaries	
Commentary on boundary features and impact on Green Belt boundary strength.	The outer boundaries are not readily recognisable or necessarily permanent. If the sub-area was released, the new inner Green Belt boundaries would not meet the NPPF definition. The new boundary would require strengthening.
Categorisation & Recommendation	
Sub-area category & recommendation	The sub-area performs strongly against NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.

Sub-area (SA): SA-27

Strategic Land Parcel: 40 Area (ha): 0.67 Location North-east of Harpenden



Sub-area map



Looking west from the eastern boundary of the sub-area onto residential properties



Looking west from the eastern boundary of the sub-area onto residential properties



Aerial photography used as a result of limited access to and / or views of sub-area at the time of the site visit. (Bing Aerial, September 2021).

Boundaries

The sub-area is bounded by a mature tree line to the north-west, by a tree line to the north-east, by Common Lane to the south-east, and by a the regular backs of residential properties and gardens along Milford Hill and Common Lane to the south-west. Inner boundaries: south-east. Outer boundaries: north-west, north-east and south-east.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	0	1	0
	Yes	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area adjoins the large built-up area of Harpenden, with physical boundaries on its south-west boundary.
(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The sub-area is connected to a large built-up area of Harpenden. There are no prominent outer boundary features for the settlement within a reasonable distance of the sub-area which are likely to prevent outward sprawl. The sub-area has predominantly recognisable and likely to be permanent inner boundaries, which provide an additional barrier to sprawl. However, the sub-area is an anomaly in the Green Belt as it has already been developed, diminishing its contribution to the scale of the gap.

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	Due to its small scale and enclosed nature, the sub-area makes no discernible contribution to the separation of neighbouring built-up areas in physical or perceptual terms. Furthermore, the sub-area is an anomaly in the Green Belt as it has already been developed, diminishing its potential role to the scale of the gap.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	Approximately 15% of the sub-area is covered by built form (excluding hardstanding). The sub-area is small in scale and comprises residential properties and gardens. The sub-area has a flat topography and is surrounded by mature trees, which limits views to the surrounding countryside. Overall, the sub-area has an urban character.
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Purpose (4) To preserve the setting and special character of historic towns					
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.				
Summary					
The sub-area meets the purposes weakly overall. The sub-area meets purpose 1 criteria (a) but does not meet purpose 1 criteria (b). The sub-area does not meet purposes 2 or 4 and performs weakly against purpose 3.					
Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	40	Significant	Partial	Significant	Significant
Assessment of wider impact	At the more granular level, the sub-area plays a lesser role against all purposes compared to the strategic land parcel. Due to the small scale nature of the sub-area and its strong perceptual connections to the adjoining large built up area, it makes no contribution to preventing outward sprawl or preventing neighbouring settlements from merging. The sub-area is urban in character with a high degree of visual enclosure, and hence it makes only a limited contribution to protecting the openness of the countryside. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to purpose 4.				
	The sub-area adjoins sub-area SA-24 to the north, SA-28 to the north-east and SA-29 to the south-east. The removal of the sub-area in isolation is unlikely to alter the performance of the neighbouring Green Belt as the sub-area already has existing built form and is enclosed by mature trees, which limit views to the surrounding countryside. SA-28 would then however become adjoined to Harpenden and would have a greater role in preventing further outward sprawl.				
	In combination with SA-24, the removal of the sub-area is likely to impact the performance of the wider Green Belt as it would constitute a disproportionate spread of the built-up area. However, in combination with only the south-eastern part of SA-24 (RA-17), the removal of the sub-area is unlikely to impact on the performance of the wider Green Belt, due to existing built form and urbanising influences which diminish the sense of openness of the countryside.				
	In combination with SA-28, the removal of the sub-area is likely to impact on the performance of the wider Green Belt as it would result in a slightly irregular settlement edge.				
	In combination with SA-29, the release of the sub-areas is likely to impact on the performance of Green Belt to the north and east by introducing urbanising influences, and leading to disproportionate sprawl of the large built-up area of Harpenden.				
Summary	In combination with other sub-areas in the wider cluster in which the sub-area is located (i.e. SA-23, SA-24, SA-25, SA-26, SA-28, SA-29, SA-30, SA-31 and SA-32), the removal of the sub-area would constitute irregular and disproportionate sprawl of the large built-up area and an erosion of the strategic gap between Harpenden and Luton, and Harpenden and Welwyn Garden City.				
	Overall, the sub-area plays an important role with respect to the strategic land parcel, however if released in isolation or in combination with the south-eastern part of SA-24 is unlikely to significantly harm the performance of the wider Green Belt.				

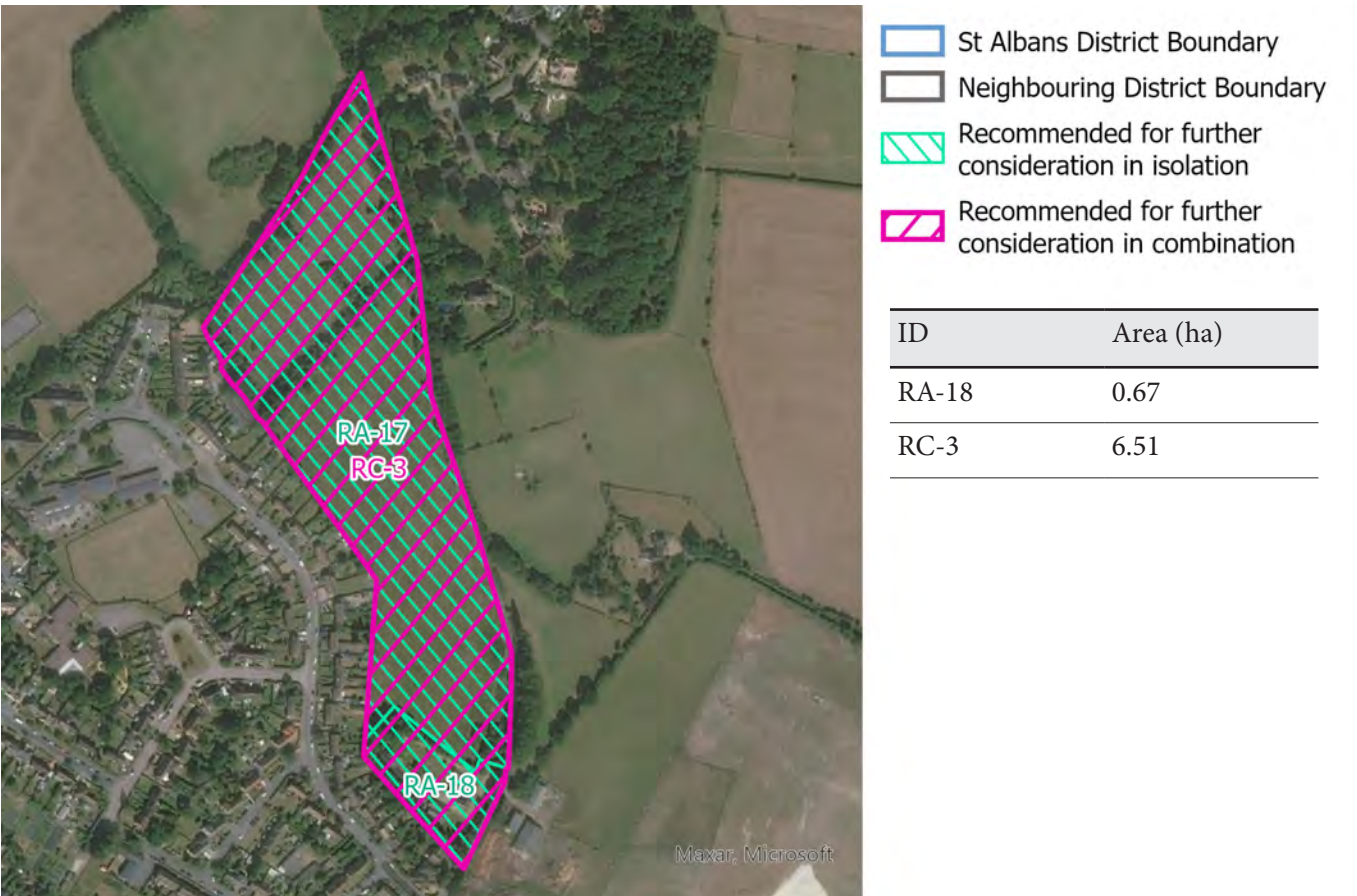
Consideration of Boundaries

Commentary on boundary features and impact on Green Belt boundary strength.	The inner boundary is readily recognisable and likely to be permanent. The outer boundaries are predominantly readily recognisable but not necessarily permanent. If the sub-area was released, the new inner Green Belt boundaries would not meet the NPPF definition. The new boundary would require strengthening.
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Categorisation & Recommendation

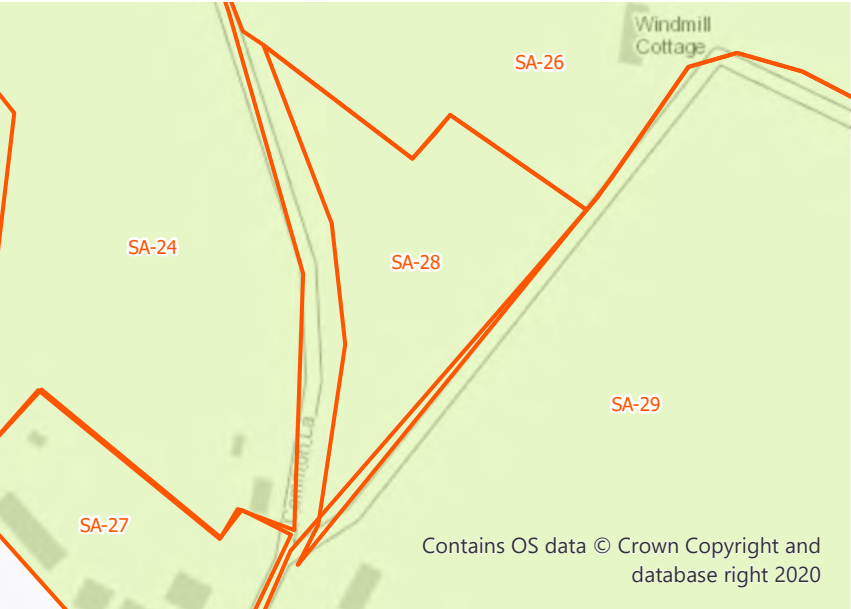
Sub-area category & recommendation	The sub-area performs weakly against NPPF purposes and makes a less important contribution to the wider Green Belt. If the sub-area is released, it would result in the creation of new Green Belt boundaries, which would require strengthening to ensure they are readily recognisable and likely to be permanent. Recommended for further consideration in isolation as RA-18; or in combination with the south-eastern part of SA-24 as RC-3.
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Recommended Area Map



Sub-area (SA): SA-28

Strategic Land Parcel: 40 Area (ha): 0.74 Location North-east of Harpenden



Sub-area map

Legend

- Sub-area for assessment
- St Albans Green Belt
- Neighbouring Green Belt



Looking north from the southern corner of the sub-area onto an open field



Looking north-east from the western boundary of the sub-area onto an open field



Looking west from the eastern boundary of the sub-area onto an open field

Boundaries

The sub-area is bounded by a mature tree line to the north-east, by an unclassified road to the south-east, and by Common Lane to the west. Inner boundaries: none. Outer boundaries: north-east, south-east and west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	0	5	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is not located at the edge of a large built-up area, in physical or perceptual terms.
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(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The sub-area does not meet purpose 1.
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Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	Due to its small scale the sub-area makes no discernible contribution to the separation of neighbouring built-up areas in physical or perceptual terms.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	Less than 1% of the sub-area is covered by built form. The sub-area comprises an open meadow. The surrounding rising topography and the mature trees limit views into the wider countryside. There are some urbanising influences from roads and residential development to the west and north. Overall, the sub-area has a strongly unspoilt rural character.
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Purpose (4) To preserve the setting and special character of historic towns

Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
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Summary

The sub-area meets the purposes strongly overall. The sub-area does not meet purpose 1 criteria (a), 2, or 4, but performs strongly against purpose 3.

Wider Green Belt Impacts

Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	40	Significant	Partial	Significant	Significant

Assessment of wider impact	<p>At the more granular level, the sub-area plays a similarly important role compared to the strategic land parcel against purpose 3 by preventing encroachment into open countryside. The sub-area plays a lesser role against all other purposes compared to the strategic land parcel as it neither plays a role in preventing unchecked sprawl of large built-up areas, nor preserving the context of a historic place nor making a discernible contribution to the separation of neighbouring settlements.</p> <p>The sub-area adjoins SA-26 to the north, SA-29 to the east, SA-27 to the south-west, and SA-24 to the west. The removal of the sub-area in isolation would create a 'hole' in the Green Belt and is likely to impact on the performance of surrounding Green Belt as it would constitute a deterioration of the strategic role of the Green Belt.</p> <p>In combination with SA-26, the removal of the sub-area would also result in a 'hole' in the Green Belt; therefore release would need to be considered in combination with either SA-24, SA-27 and/or SA-29.</p> <p>In combination with SA-24, the removal of the sub-area is likely to impact the performance of the wider Green Belt as it would constitute a disproportionate spread of the built-up area. In combination with only the south-east section of SA-24 (RA-17) and/or SA-27, the removal of the sub-areas is also likely to impact the performance of the wider Green Belt as it would result in a slightly irregular settlement edge.</p> <p>In combination with SA-29, the release of the sub-areas is likely to impact on the performance of Green Belt to the north and east by introducing urbanising influences, and leading to the disproportionate sprawl of Harpenden.</p> <p>In combination with other sub-areas in the wider cluster in which the sub-area is located (i.e. SA-23, SA-24, SA-25, SA-26, SA-27, SA-29, SA-30, SA-31 and SA-32), the removal of the sub-area would constitute significant sprawl of the large built-up area and an erosion of the strategic gap between Harpenden and Luton, and Harpenden and Welwyn Garden City.</p>
Summary	Overall, the sub-area plays an important role with respect to the strategic land parcel, and if released in isolation or in combination is likely to significantly harm the performance of the wider Green Belt.

Consideration of Boundaries

Commentary on boundary features and impact on Green Belt boundary strength.	The outer boundaries are predominantly readily recognisable but not necessarily permanent. If the sub-area was released, the new inner Green Belt boundaries would not meet the NPPF definition. The new boundary would require strengthening.
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Categorisation & Recommendation

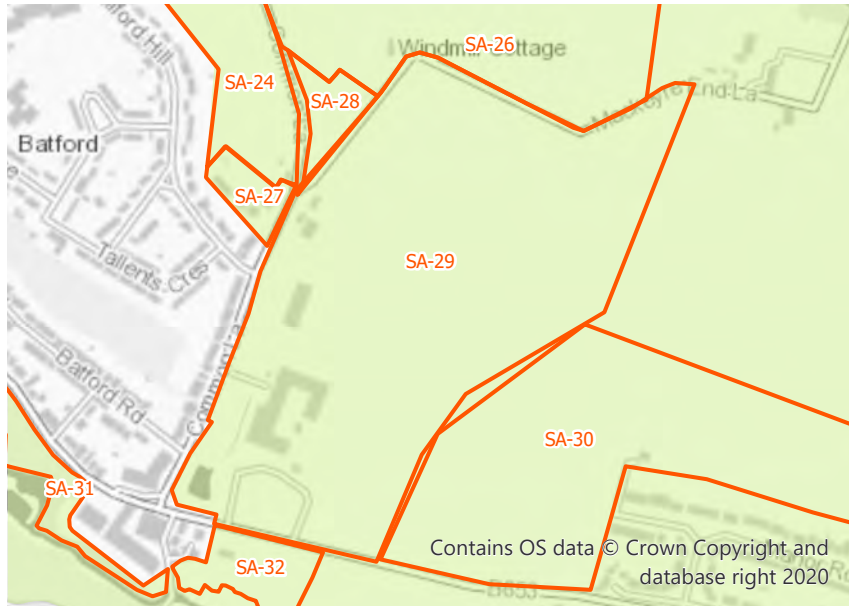
Sub-area category & recommendation	The sub-area performs strongly against NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.
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Sub-area (SA): SA-29

Strategic Land Parcel: 40

Area (ha): 21.58

Location North-east of Harpenden



Legend

- Sub-area for assessment
- St Albans Green Belt
- Neighbouring Green Belt

Sub-area map



Looking south-west from the northern boundary of the sub-area onto an open field



Looking east from the north-western boundary of the sub-area onto an open field



Looking north from the southern boundary of the sub-area onto a school



Looking west from the eastern boundary of the sub-area onto a school and associated playing fields

Boundaries

The sub-area is bounded by Mackerye End Lane to the north, a dispersed tree line to the east and to the south-east, by Lower Luton Road to the south-west and by Common Lane to the north-west. Inner boundaries: north-west. Outer boundaries: north, east and south-east, and south-west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	1	3	0
	Yes	5			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area adjoins the large built-up area of Harpenden, with physical connection to its north-west boundary.
(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The sub-area is connected to the large built-up area of Harpenden. There are no prominent outer boundary features for the settlement within a reasonable distance of the sub-area which are likely to prevent outward sprawl. Development within the sub-area would lead to irregular sprawl of the large built-up area. The sub-area has predominantly recognisable and likely to be permanent inner boundaries, which provide an additional barrier to sprawl.

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area forms a less essential part of the gap between Harpenden and Wheathampstead. It is judged that the gap is of sufficient scale that the removal of the sub-area would not result in physical or perceptual merging between neighbouring built-up areas.
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Purpose (3) To assist in safeguarding the countryside from encroachment

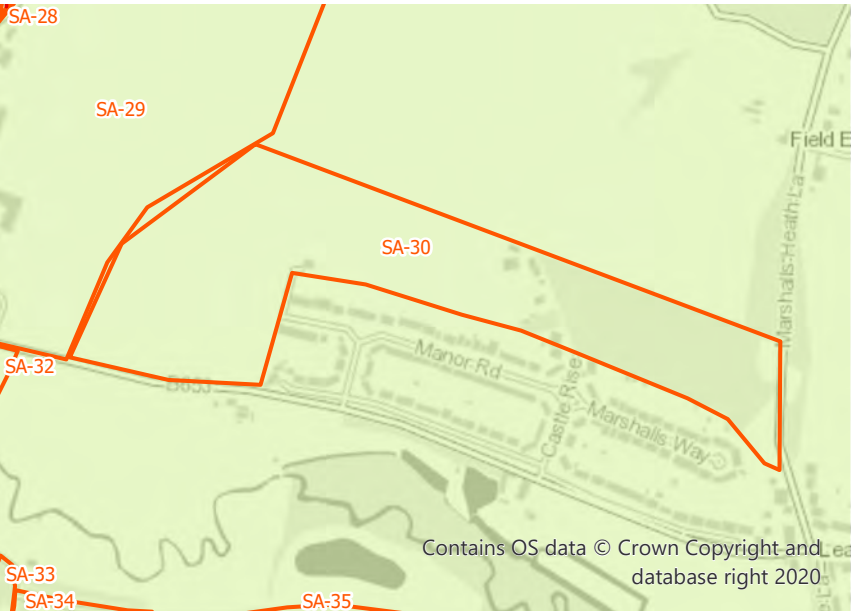
Protects the openness of the countryside and is least covered by development.	Approximately 2% of the sub-area is covered by built form (this does not cover the newly built school for which data is currently unavailable). The majority of the sub-area comprises rural land uses including open fields and arable farming. There is a rising topography to the north-east, which provides medium to long views across the sub-area and onto wider countryside. However, Katherine Warrington School and grounds is located to the south-west of the sub-area which introduces urbanising influences. Overall, the sub-area has a largely rural character.
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Purpose (4) To preserve the setting and special character of historic towns					
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.				
Summary					
	The sub-area meets the purposes strongly overall. The sub-area meets purpose 1 criteria (a) and performs strongly against purpose 1 criteria (b). The sub-area does not meet purpose 4, performs weakly against purpose 2 and performs moderately against purpose 3.				
Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	40	Significant	Partial	Significant	Significant
Assessment of wider impact	At the more granular level, the sub-area plays a similarly important role compared to the strategic land parcel against purpose 1, playing an important role of preventing the outward irregular sprawl of Harpenden in the absence of other prominent features. The sub-area plays a lesser role against all other purposes compared to the strategic land parcel as it forms only a less essential part of the gap between Harpenden and Wheathampstead; and the existing school encroaches on the openness of the countryside. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to purpose 4.				
	The sub-area adjoins SA-27 and SA-28 to the north-west, to SA-26 to the north-east, to SA-30 to the south-east, to SA-32 to the south-west, as well as wider Green Belt to the east and south-east. The removal of the sub-area in isolation is unlikely to alter the performance of surrounding Green Belt to the south due to the existing built form within the sub-area which constitutes sprawl and surrounding built form and urbanising influences, which already diminishes the sense of openness. However, the removal of the sub-area is likely to alter the performance of Green Belt to the north by introducing urbanising influences which would diminish the sense of openness in an area of Green Belt with an otherwise unspoilt rural character and strong connections to wider Green Belt due to the rising topography. Its release would also lead to the disproportionate sprawl of Harpenden.				
	In combination with either SA-27, SA-28 or SA-32, the removal of the of the sub-areas is unlikely to alter the performance of the wider Green Belt, as the sub-areas already contain built development, constituting sprawl and encroachment to the countryside, and are subject to urbanising influences from Harpenden and neighbouring development. However, their release would lead to the disproportionate sprawl of Harpenden.				
	In combination with either SA-26 or SA-30, the removal of the sub-areas is likely to result in significant irregular outward sprawl of the large built-up area of Harpenden and encroachment on the openness of the countryside.				
	In combination with other sub-areas in the wider cluster in which the sub-area is located (i.e. SA-23, SA-24, SA-25, SA-26, SA-27, SA-28, SA-30, SA-31 and SA-32), the removal of the sub-area would constitute significant sprawl of the large built-up area and an erosion of the strategic gap between Harpenden and Luton, and Harpenden and Welwyn Garden City.				
Summary	Overall, the sub-area plays an important role with respect to the strategic land parcel and its release in isolation or in combination is likely to significantly harm the performance of the wider Green Belt.				

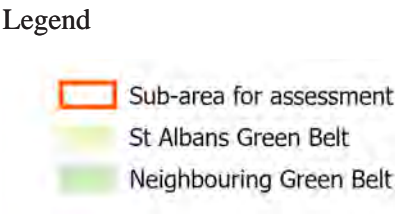
Consideration of Boundaries	
Commentary on boundary features and impact on Green Belt boundary strength.	The inner boundary is readily recognisable and likely to be permanent. The outer boundaries are predominantly readily recognisable but not necessarily permanent. If the sub-area was released, the new inner Green Belt boundaries would not meet the NPPF definition. The new boundary would require strengthening.
Categorisation & Recommendation	
Sub-area category & recommendation	The sub-area performs strongly against NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.

Sub-area (SA): SA-30

Strategic Land Parcel: 40 Area (ha): 16.07 Location East of Harpenden



Sub-area map



Looking into the woods on the eastern part of the sub-area.



Looking north from the southern boundary of the sub-area onto shrub-land.



Looking south-east from the centre of the northern boundary onto shrub-land.



Looking west from the eastern boundary of the sub-area onto an open field.

Boundaries

The sub-area is bounded by a mature tree line to the north-east, by Marshalls Heath Lane to the east, by the regular backs of residential properties and gardens on Manor Road/Marshalls Way and Lower Luton Road to the south-west, and by a mature tree line to the north-west. Inner boundaries: none. Outer boundaries: north-east, east, south-east and north-west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	3	3	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is not located at the edge of a large built-up area, in physical or perceptual terms.
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(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The sub-area does not meet purpose 1.
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Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area forms a wider part of the gap between Harpenden and Wheathampstead, contributing to the overall openness and scale of the gap. It is judged that there may be some scope for development without significant physical or perceptual erosion of the gap between neighbouring built-up areas.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	Approximately 1% of the sub-area is covered by built form. The majority of the sub-area comprises arable field and shrub-land, with wooded areas to the east of the sub-area. The sub-area also comprises some dispersed buildings and a managed park in the east. The predominantly flat topography allows for medium length views across the sub-area, but views are limited to the wider countryside due to the boundary features and wooded areas. Overall, the sub-area has a largely rural character.
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Purpose (4) To preserve the setting and special character of historic towns					
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.				
Summary					
	The sub-area meets the purposes moderately overall. The sub-area does not meet purposes 1 criteria (a) or purpose 4, performs moderately against purpose 2 and performs moderately against purpose 3.				
Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	40	Significant	Partial	Significant	Significant
Assessment of wider impact	At the more granular level, the sub-area performs similarly against purpose 2, but makes a lesser contribution to purposes 1, 3 and 4 compared to the strategic land parcel. As the sub-area is not located at the edge of a large built-up area, it does not contribute to preventing outward sprawl. The sub-area forms a wider part of the gap between Harpenden and Wheathampstead and therefore makes a similar contribution to preventing settlements from coalescing. Due to urbanising influences at the sub-area, the contribution that the sub-area makes to protecting the openness of the countryside is diminished, compared to the strategic land parcel which plays an important role against purpose 3. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to purpose 4.				
	The sub-area adjoins SA-29 to the north-west and wider Green Belt to the north, east and south. The removal of the sub-area in isolation would create a ‘hole’ in the Green Belt and is likely to impact on the performance of surrounding Green Belt. The sub-area has strong visual and perceptual links to the wider countryside and hence the introduction of urbanising influences would diminish the contribution of the surrounding Green Belt against purpose 3, although will have less of an impact on SA-29 which already contains some built form to the south of the sub-area. Furthermore the removal of the sub-area in isolation is likely to impact on the performance of wider Green Belt to the west and east by strengthening its importance in preventing the merging of neighbouring settlements				
	In combination with SA-29, the removal of the sub-areas is likely to impact on the performance of the wider Green Belt, resulting in irregular sprawl of the large built-up area of Harpenden, reducing the gap between Harpenden and Wheathampstead, and significantly encroaching on the openness of the countryside.				
	The sub-area is located adjacent to the Lea Valley Estate washed over settlement. The Washed Over Villages Assessment, concludes that the settlement is open in character and hence makes an important contribution to the openness of the Green Belt. The assessment recommends that the settlement should be retained as washed over and therefore the removal of the sub-area in isolation or in combination would harm the immediate context of the washed over settlement, leading to partial enclosure of the washed over settlement.				
	In combination with other sub-areas in the wider cluster in which the sub-area is located (i.e. SA-23, SA-24, SA-25, SA-26, SA-27, SA-28, SA-29, SA-31 and SA-32), the removal of the sub-area would constitute significant sprawl of the large built-up area and an erosion of the strategic gap between Harpenden and Luton, and Harpenden and Welwyn Garden City.				
Summary	Overall, the sub-area does not play an important role with respect to the strategic land parcel however its release in isolation or in combination would harm the performance of the wider Green Belt.				

Consideration of Boundaries

Commentary on boundary features and impact on Green Belt boundary strength.	The outer boundaries are predominantly readily recognisable but not necessarily permanent. If the sub-area was released, the new inner Green Belt boundaries would not meet the NPPF definition. The new boundary would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs moderately against NPPF purposes but makes an important contribution to the wider Green Belt. Not recommended for further consideration.
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Sub-area (SA): SA-31

Strategic Land Parcel: 37 Area (ha): 1.19 Location East of Harpenden



Legend

- Sub-area for assessment
- St Albans Green Belt
- Neighbouring Green Belt

Sub-area map



Looking north from the south-east corner of the sub-area onto the sub-area boundary.



Looking south-west from the north-east corner of the sub-area onto a grass area



Aerial photography used as a result of limited access to and / or views of sub-area at the time of the site visit. (Bing Aerial, September 2021).

Boundaries

The sub-area is bounded by Lower Luton Road (B653), an unclassified road and Crabtree Lane to the north-east, and the policy constraint of the River Lea flood zone 3b and the dense woodland to the south-west. Inner boundaries: north-east. Outer boundary: south-west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	0	3	0
	Yes	1			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area adjoins the large built-up area of Harpenden to the north-east and west.
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(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The sub-area is enclosed by a large built-up area of Harpenden. The sub-area has predominantly readily recognisable and likely to be permanent inner boundaries. Development within the sub-area would not lead to outward sprawl of Harpenden.
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Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area makes no discernible contribution to the separation of neighbouring built-up areas in physical or perceptual terms due to its enclosure within the existing built form of Harpenden.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	Less than 1% of the sub-area is covered by built form. The sub-area comprises open land on the north bank of the River Lea. However the sense of openness is diminished by commercial and light industrial land uses to the north-east of the site, providing significant urbanising influences. The built form and the mature tree line bordering the River Lea enclose the sub-area and limit any views to the wider countryside. Overall, the sub-area has a largely rural character.
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Purpose (4) To preserve the setting and special character of historic towns

Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
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Summary

	The sub-area meets the purposes moderately overall. The sub-area meets purpose 1 criteria (a) and performs weakly against purpose 1 criteria (b). The sub-area does not meet purposes 2 or 4 and performs moderately against purpose 3.
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Wider Green Belt Impacts

Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	37	Limited or No Contribution	Significant	Significant	Significant

Assessment of wider impact	<p>At the more granular level, the sub-area performs similarly against purpose 1, but makes a lesser contribution to purposes 2, 3 and 4 compared to the strategic land parcel. Although the sub-area is located adjacent to a large built-up area, it is enclosed by this built-up area and therefore has only a limited role in preventing outward sprawl. The sub-area fails to meet purpose 2 due to its location within the context of the built-up area of Harpenden. The perceptual links to the light industrial uses to the north-east diminish the sense of openness in the sub-area, as well as the location of the sub-area enclosed by the built-up area, reduce its contribution to safeguarding the countryside from encroachment. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to purpose 4 in preserving a historic context.</p> <p>The sub-area adjoins SA-32 to the east and is surrounded by wider Green Belt to the south-west. Due to its location adjoining Harpenden to the north-east and west and the degree of visual enclosure, its removal is unlikely to alter the performance of the wider Green Belt. The mature tree lines to the south-west boundary and the light industrial buildings to the north-west boundary prevent longer views and connections to the wider countryside.</p> <p>In combination with SA-32, the removal of the sub-areas is unlikely to impact the wider Green Belt due to the strong sense of enclosure in both sub-areas which limit any views to the wider countryside and the existing urbanising influences which diminishes the openness of the countryside. A small slither of Green Belt between the sub-areas would also require removal to regularise the Green Belt boundary.</p> <p>In combination with other sub-areas in the wider cluster in which the sub-area is located (i.e. SA-23, SA-24, SA-25, SA-26, SA-27, SA-28, SA-29, SA-30 and SA-32), the removal of the sub-area would constitute significant sprawl of the large built-up area and an erosion of the strategic gap between Harpenden and Luton, and Harpenden and Welwyn Garden City.</p>
Summary	Overall, the sub-area does not play an important role with respect to the strategic land parcel and if released in isolation or in combination, is unlikely to significantly harm the performance of the wider Green Belt.

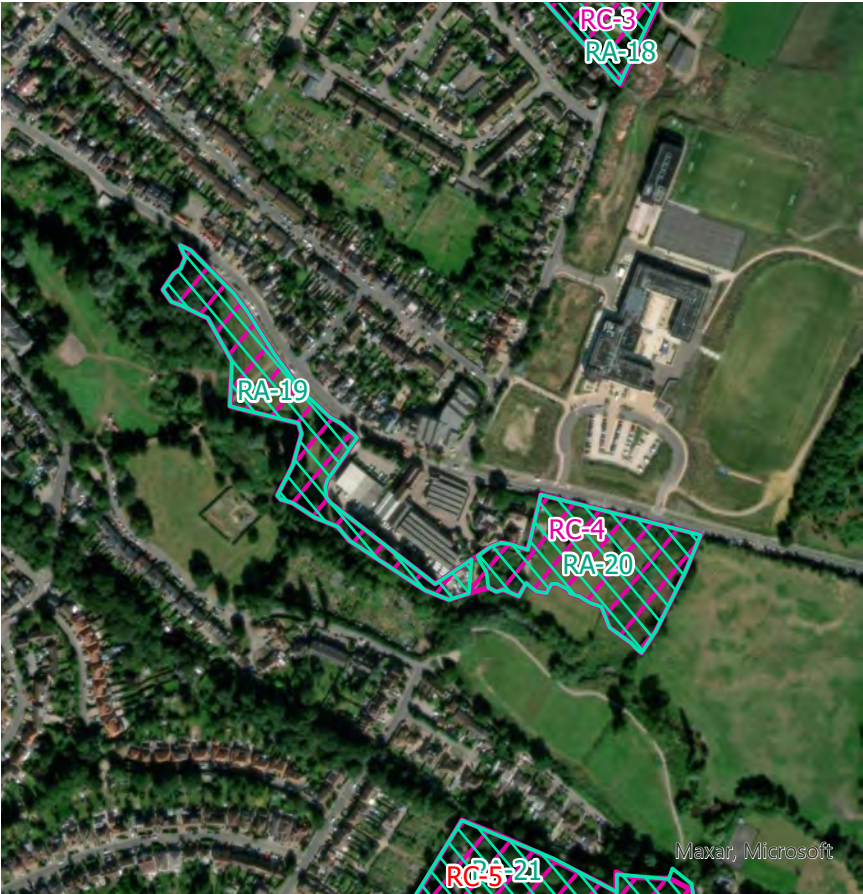
Consideration of Boundaries

Commentary on boundary features and impact on Green Belt boundary strength.	The inner boundary is readily recognisable and likely to be permanent. The outer boundary is predominantly readily recognisable but not necessarily permanent. If the sub-area was released, the new inner Green Belt boundaries would not meet the NPPF definition. The new boundary would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs moderately against NPPF purposes but makes a less important contribution to the wider Green Belt. If the sub-area is released, the new inner Green Belt boundary would not meet the NPPF definition for readily recognisable and likely to be permanent boundaries. The new boundary would require strengthening. Recommended for further consideration in isolation as RA-19 or in combination with SA-32 as RC-4.
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Recommended Area Map

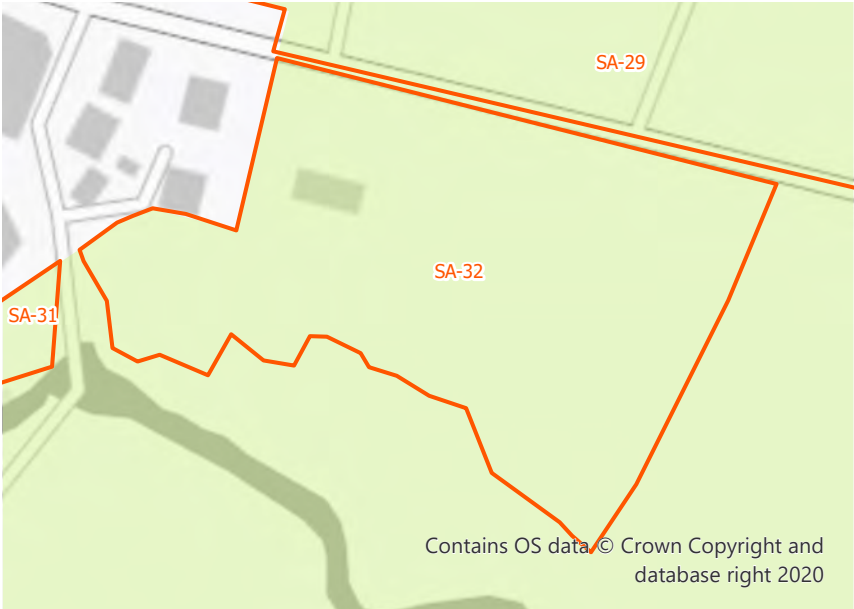


- St Albans District Boundary
- Neighbouring District Boundary
- Recommended for further consideration in combination
- Recommended for further consideration in isolation

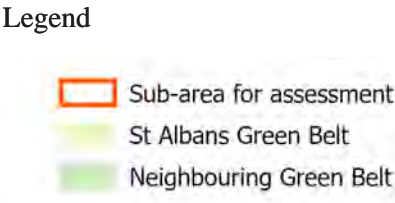
ID	Area (ha)
RA-19	1.19
RC-4	2.51

Sub-area (SA): SA-32

Strategic Land Parcel: 37 Area (ha): 1.28 Location East of Harpenden



Sub-area map



Aerial photography used as a result of limited access to and / or views of sub-area at the time of the site visit. (Bing Aerial, September 2021).

Boundaries

The sub-area is bounded by Lower Luton Road (B653) to the north-east, by an intermittent tree-line to the south-east, by the policy constraint of the River Lea flood zone 3b to the south, and the irregular backs of residential properties and mature trees along Crabtree Lane to the west. Inner boundary: west. Outer boundaries: north-east, south-east and south.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	1	3	0
	Yes	5			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area

The sub-area adjoins the large built-up area of Harpenden on its western boundary.

(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.

The sub-area is connected to the large built-up area of Harpenden. There are no prominent outer boundary features within a reasonable distance of the sub-area which are likely to prevent outward sprawl. The sub-area has predominantly recognisable and likely to be permanent inner boundaries, which provide an additional barrier to sprawl.

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.

The sub-area forms a less essential part of the gap between Harpenden and Wheathampstead due to its small scale. It is judged that the gap is of sufficient scale that the removal of the sub-area would not result in physical or perceptual merging between neighbouring built-up areas.

Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.

NOTE: Unable to access site. This assessment has been completed largely from aerial photography. Approximately 2% of the built-up area is covered by built form (excluding hardstanding). The sub-area comprises an open field and a residential property on the north bank of the River Lea. The surrounding built form and dense tree lines creates a strong sense of enclosure, which likely limits views to the surrounding countryside. Overall, the sub-area has a largely rural character.

Purpose (4) To preserve the setting and special character of historic towns					
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.				
Summary					
	The sub-area meets the purposes strongly overall. The sub-area meets purpose 1 criteria (a) and performs strongly against purpose 1 criteria (b). The sub-area does not meet purpose 4, performs weakly against purpose 2 and performs moderately against purpose 3.				
Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	37	Limited or No Contribution	Significant	Significant	Significant
Assessment of wider impact	At the more granular level, the sub-area makes a lesser contribution to purposes 2, 3 and 4, and a more significant contribution to purpose 1 compared to the strategic land parcel. The sub-area plays an important role in preventing the outward irregular sprawl of Harpenden in the absence of other prominent features. The small scale nature of the sub-area however means the sub-area plays a lesser role in preventing the merging of neighbouring settlements compared with the strategic land parcel which plays a strong role in maintaining the strategic gap between St Albans and Harpenden. The largely rural character of the sub-area, means that it plays an important role in safeguarding the countryside from encroachment; however this is a lesser contribution than the strategic land parcel which maintains an unspoilt rural character. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to purpose 4.				
	The sub-area adjoins SA-29 to the north, SA-31 to the west, and wider Green Belt to the east and south. The removal of the sub-area in isolation is unlikely to alter the performance of the Green Belt to the north and west, which already has significant urbanising influences from the presence of Katherine Warrington School in the south of SA-29 and commercial and light industrial land uses to the north-east of SA-31. However, its release is likely to adversely impact Green Belt to the east and south by introducing urbanising influences, although the extent of the impact would be minimised due to the degree of enclosure in the sub-area.				
	In combination with SA-29, the removal of the sub-areas is likely to impact on the wider Green Belt by leading to further sprawl and diminishing the sense of openness.				
	In combination with SA-31, the removal of the sub-areas is unlikely to impact the wider Green Belt due to the strong sense of enclosure in both sub-areas which limit any views to the wider countryside and the existing urbanising influences which diminishes the openness of the countryside. A small slither of Green Belt between the SA-31 and SA-32 would also require removal to regularise the Green Belt boundary.				
	In combination with other sub-areas in the wider cluster in which the sub-area is located (i.e. SA-23, SA-24, SA-25, SA-26, SA-27, SA-28, SA-29, SA-30 and SA-31), the removal of the sub-area would constitute significant sprawl of the large built-up area and an erosion of the strategic gap between Harpenden and Luton, and Harpenden and Welwyn Garden City.				
Summary	Overall, the sub-area plays an important role with respect to the strategic land parcel, however if released in isolation or in combination with SA-31 is unlikely to significantly harm the performance of the wider Green Belt.				

Consideration of Boundaries

Commentary on boundary features and impact on Green Belt boundary strength.	The inner boundary is readily recognisable and likely to be permanent. The outer boundaries are predominantly readily recognisable but not necessarily permanent. If the sub-area was released, the new inner Green Belt boundaries would not meet the NPPF definition. The new boundary would require strengthening.
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Categorisation & Recommendation

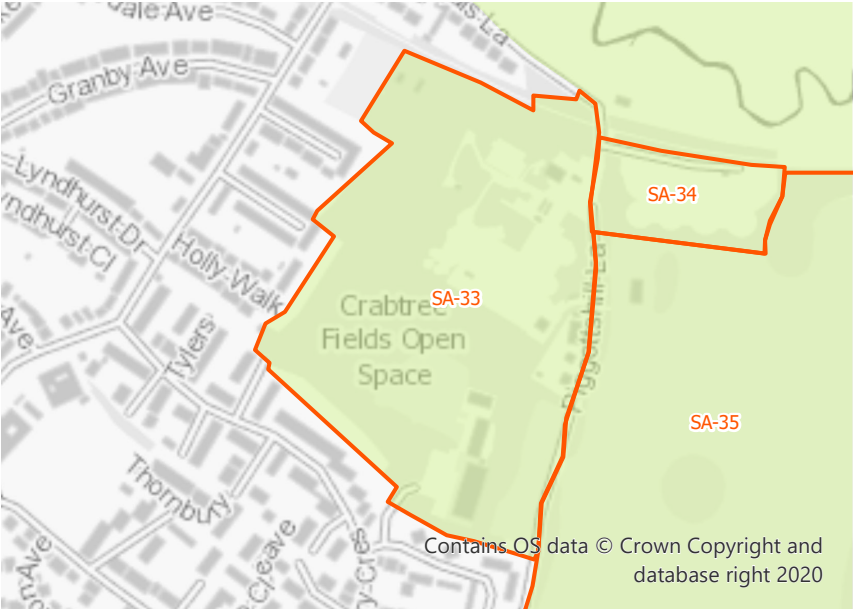
Sub-area category & recommendation	The sub-area performs strongly against NPPF purposes but makes a less important contribution to the wider Green Belt. If the sub-area is released, the new inner Green Belt boundary would not meet the NPPF definition for readily recognisable and likely to be permanent boundaries. The new boundary would require strengthening. Recommended for further consideration in isolation as RA-20 or in combination with SA-31 as RC-4.
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Recommended Area Map



Sub-area (SA): SA-33

Strategic Land Parcel: 37 Area (ha): 11.93 Location East of Harpenden



Sub-area map



Looking south from the north boundary onto woodland.



Looking east from the south of the sub-area onto the Scout Hut.



Looking west from Piggottshill Lane onto Thames Water infrastructure

Boundaries

The sub-area is bounded by the regular backs of residential properties and gardens on Marquis Lane to the north, by Piggotshill Lane to the east, by the backs of regular residential properties and gardens along Waldegrave Park and Aldwickbury Crescent to the south, and the irregular backs of residential properties and gardens along Hooly Walk, Weybourne Close and Gelmsford Drive and allotments to the north-west. Inner boundaries: north, south, and west. Outer boundaries: east.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	1	2	0
	Yes	1			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area adjoins the large built-up area of Harpenden with physical connection on its north, south and the western boundaries.
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(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The sub-area is enclosed by the large built-up area of Harpenden. The sub-area has predominantly readily recognisable and likely to be permanent inner boundaries, which provide an additional barrier to sprawl.
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Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area forms a less essential part of the gap between Harpenden and Wheathampstead. It is judged that the gap is of sufficient scale, that the removal of the sub-area would not result in physical or perceptual merging between neighbouring built-up areas.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	Approximately 12% of the sub-area is covered by built form (excluding hardstanding). The sub-area comprises shrub and woodland to eastern part of the sub-area. Built form is however present throughout the sub-area including Thames Water infrastructure to the north, and the Harpenden scout hut, bowling club, a church, and car parking to the south of the sub-area. The sub-area has an enclosed nature due to the wooded areas. Overall, the sub-area has a semi-urban character.
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Purpose (4) To preserve the setting and special character of historic towns					
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.				
Summary					
The sub-area meets the purposes weakly overall. The sub-area meets purpose 1 criteria (a) and performs weakly against purpose 1 criteria (b). The sub-area does not meet purpose 4 and performs weakly against purposes 2 and 3.					
Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	37	Limited or No Contribution	Significant	Significant	Significant
Assessment of wider impact	At the more granular level, the sub-area performs similarly against purpose 1, but makes a lesser contribution to purposes 2, 3 and 4 compared to the strategic land parcel. Although the sub-area is located adjacent to a large built-up area, it is enclosed by this built-up area and therefore has only a limited role in preventing outward sprawl. The sub-area fails to meet purpose 2 due to its location within the context of the built-up area of Harpenden. The sub-area has a more semi-urban character compared to the strategic land parcel. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to purpose 4 in preserving a historic context.				
	The sub-area adjoins SA-34 and SA-35 to the east, and a small part of the wider Green Belt to the north-east. The removal of the sub-area in isolation is unlikely to alter the performance of the neighbouring sub-areas to purpose 3 since the semi-urban land uses of the sub-area has already been established which include water facilities infrastructure and a golf course.				
	In combination with SA-34 (which comprises an extension of the Thames Water site within the sub-area), the removal of the sub-area is unlikely to alter the performance of the wider Green Belt as these sub-areas are already predominantly built-out, constituting existing sprawl which has already lead to encroachment into the countryside. Although the removal of the sub-area in combination with SA-34 would result in the creation of a 'finger' of settlement surrounded by Green Belt on three sides, the scale of this 'finger' is minimal compared to the scale of the settlement. Furthermore, given the already developed nature of the sub-area and adjacent semi-urban land uses in SA-35, its release in combination with SA-34 would not alter the character of surrounding Green Belt.				
	In combination with SA-35, the removal of the sub-areas is likely to impact on the performance of the wider Green Belt, despite the fact that the SA-35 is already characterised by semi-urban land uses (notably a golf course and school). The removal of these sub-areas in combination would lead to the outward, irregular sprawl of Harpenden, and would significantly reduce the physical gap between Harpenden and Wheathampstead. Furthermore it would create an 'island' of Green Belt from SA-36.				
	In combination with other sub-areas in the wider cluster in which the sub-area is located (i.e. SA-34, SA-35, SA-36 and SA-37), the removal of the sub-area would constitute significant sprawl of the large built-up area and an erosion of the gap between Harpenden and Wheathampstead.				
Summary	Overall, the sub-area does not play an important role with respect to the strategic land parcel and if released in isolation or in combination with SA-34, is unlikely to significantly harm the performance of the wider Green Belt.				

Consideration of Boundaries

Commentary on boundary features and impact on Green Belt boundary strength.	Both the inner and outer boundaries are readily recognisable and likely to be permanent. If the sub-area was released, the new inner Green Belt boundaries would meet the NPPF definition.
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Categorisation & Recommendation

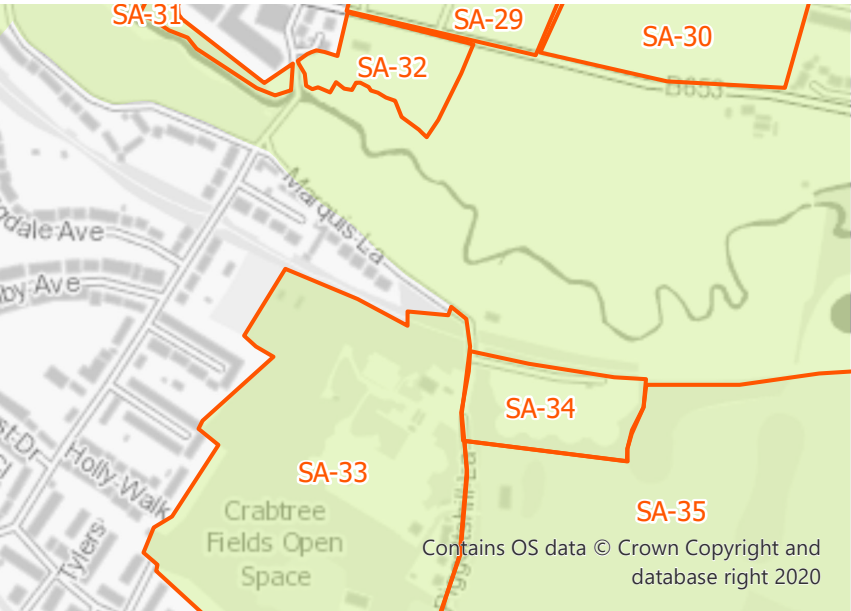
Sub-area category & recommendation	The sub-area performs weakly against NPPF purposes and makes a less important contribution to the wider Green Belt. If the sub-area is released, the new inner Green Belt boundary would meet the NPPF definition for readily recognisable and likely to be permanent boundaries. Recommended for further consideration in isolation as RA-21 or in combination with SA-34 as RC-5.
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Recommended Area Map



Sub-area (SA): SA-34

Strategic Land Parcel: 37 Area (ha): 1.74 Location East of Harpenden



Legend

- Sub-area for assessment
- St Albans Green Belt
- Neighbouring Green Belt

Sub-area map



Looking east from the western boundary of the sub-area onto a water treatment plant.



Aerial photography used as a result of limited access to and / or views of sub-area at the time of the site visit. (Bing Aerial, September 2021).

Boundaries

The sub-area is bounded by a mature tree line to the north, east, south and west. Inner boundaries: none. Outer boundaries: north, east, south and west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	0	2	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is not located at the edge of a large built-up area, in physical or perceptual terms.
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(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The sub-area does not meet purpose 1.
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Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	Due its small, enclosed and already developed nature, the sub-area makes no discernible contribution to the separation of Harpenden and Wheathampstead built-up areas, in physical or perceptual terms.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	Approximately 26% of the sub-area is covered by built form (excluding hardstanding). The sub-area is almost entirely covered by Thames Water water treatment works infrastructure. The flat topography and enclosed nature of the sub-area limit any views onto open countryside. Overall, the sub-area has a semi-urban character.
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Purpose (4) To preserve the setting and special character of historic towns

Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
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Summary

The sub-area meets the purposes weakly overall. The sub-area does not meet purpose 1 criteria (a), purposes 2 or 4, and performs weakly against purpose 3.

Wider Green Belt Impacts

Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	37	Limited or No Contribution	Significant	Significant	Significant

Assessment of wider impact	<p>At the more granular level, the sub-area performs similarly against purposes 1, but plays a lesser role against purposes 2, 3 and 4 compared to the strategic land parcel. The sub-area does not adjoin a large built-up area and hence makes no contribution to preventing sprawl. It is of a small scale so does not play a role in preventing neighbouring settlements from merging, whereas the strategic land parcel is assessed to provide a strong contribution to the strategic gap to separate St Albans and Harpenden. Due to the water treatment works on site, the sub-area has a semi-urban character, which limits the contribution it makes to safeguarding the countryside from encroachment. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to purpose 4 in preserving a historic context.</p> <p>The sub-area adjoins SA-33 to the west, SA-35 to the south and east and wider Green Belt to the north. The removal of the sub-area in isolation would create a 'hole' in the Green Belt and is likely to impact on the performance of surrounding Green Belt. The high level of visual enclosure within the sub-area means that the perceptual impacts of a 'hole' in the Green Belt would be limited; however, this would still have overall negative impacts on the wider Green Belt as it would constitute a deterioration of the strategic role of the Green Belt.</p> <p>In combination with SA-33 (which partly includes an extension of the Thames Water site within the sub-area), the removal of the sub-area is unlikely to alter the performance of the wider Green Belt as these sub-areas are already predominantly built-out, constituting existing sprawl which has already lead to encroachment into the countryside. Although the removal of the sub-area in combination with SA-33 would result in the creation of a 'finger' of settlement surrounded by Green Belt on three sides, the scale of this 'finger' is minimal compared to the scale of the settlement. Furthermore, given the already developed nature of the sub-area and adjacent semi-urban land uses in SA-35, its release in combination with SA-33 would not alter the character of surrounding Green Belt.</p> <p>In combination with SA-35, which contains semi-urban land uses (notably a golf course and school), the removal of the sub-areas however is likely to impact upon the performance of the wider Green Belt by leading to the outward, irregular and disproportionate sprawl of Harpenden, and by significantly reducing the gap between Harpenden and Wheathampstead. Furthermore, it would create an 'island' of Green Belt from SA-36.</p> <p>In combination with other sub-areas in the wider cluster in which the sub-area is located (i.e. SA-33, SA-35, SA-36 and SA-37), the removal of the sub-area would constitute significant sprawl of the large built-up area and an erosion of the gap between Harpenden and Wheathampstead.</p>
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Summary	Overall, the sub-area does not play an important role with respect to the strategic land parcel, and its release in combination is unlikely to significantly harm the performance of the wider Green Belt.
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Consideration of Boundaries

Commentary on boundary features and impact on Green Belt boundary strength.	The outer boundaries are predominantly readily recognisable but not necessarily permanent. If the sub-area was released, the new inner Green Belt boundaries would not meet the NPPF definition. The new boundary would require strengthening.
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Categorisation & Recommendation

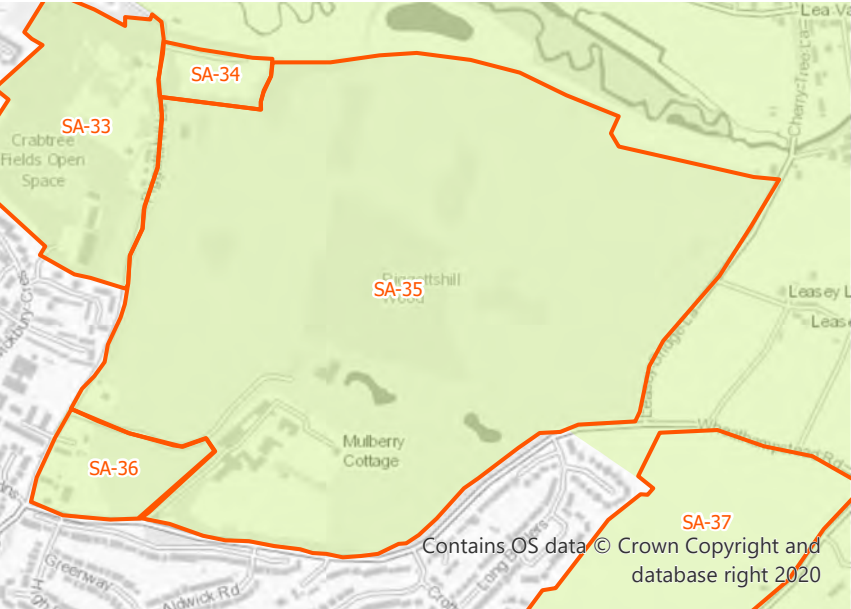
Sub-area category & recommendation	The sub-area performs weakly against NPPF purposes and makes a less important contribution to the wider Green Belt. If the sub-area is released, it would result in the creation of new Green Belt boundaries, which would require strengthening to ensure they are likely to be permanent. Recommended for further consideration in combination with SA-33 as RC-5.
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Recommended Area Map



Sub-area (SA): SA-35

Strategic Land Parcel: 37 Area (ha): 71.09 Location East of Harpenden



Sub-area map



Looking east from the centre of the sub-area onto Aldwickbury Park Golf Club



Looking north from the centre of the sub-area onto Aldwickbury Park Golf Club.



Looking onto Aldwickbury Park Golf Club clubhouse.

Boundaries

The sub-area is bounded by an intermittent tree line to the north, by Leasey Bridge Lane to the east, by Wheathampstead Road and an unclassified road to the south, and by Piggotshill Lane to the west. Inner boundaries: south and west. Outer boundaries: north and east.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	3	2	0
	Yes	5			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is located at the edge of Harpenden built-up area with physical connections on its western and southern boundaries.
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(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The sub-area is connected to the large built-up area of Harpenden. There are no prominent outer boundary features for Harpenden within a reasonable distance of the sub-area which are likely to prevent outward sprawl. Development within this sub-area would lead to irregular sprawl of the large built-up area. The sub-area has predominantly recognisable and likely to be permanent inner boundaries, which provide an additional barrier to sprawl.
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Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area forms a wider part of a gap between Harpenden and Wheathampstead contributing to the overall openness and scale of the gap. It is judged there may be some scope for development, without significant physical or perceptual erosion of the gap between the neighbouring built-up areas.
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Purpose (3) To assist in safeguarding the countryside from encroachment

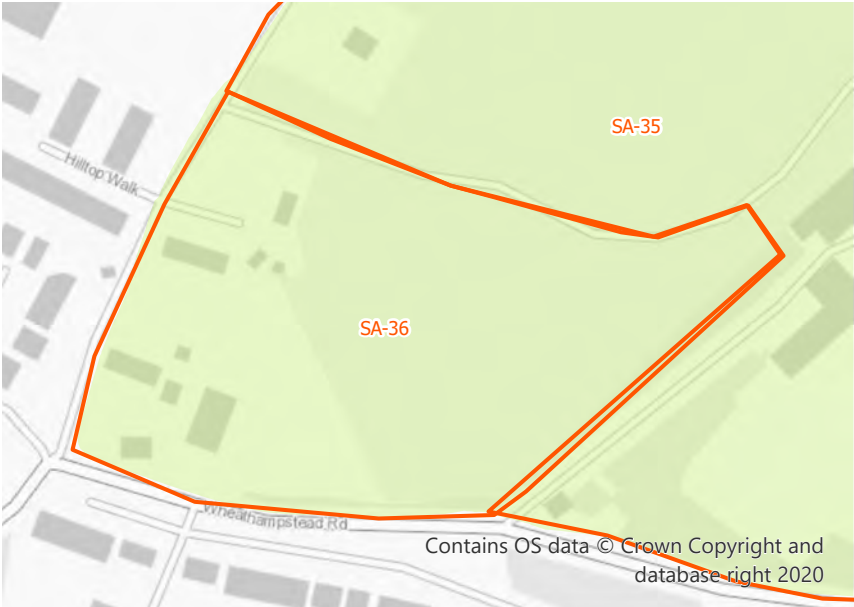
Protects the openness of the countryside and is least covered by development.	Approximately 2% of the sub-area is covered by built form (excluding hardstanding). The entirety of the sub-area is comprised of Aldwickbury Park golf club with associated buildings and car park. There is an ancient woodland in the centre of the sub-area, and Aldwickbury School in the south. There are some medium views onto open countryside. Despite this, the predominant land uses contribute towards a more urban managed character. Overall, the sub-area has a semi-urban character.
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Purpose (4) To preserve the setting and special character of historic towns					
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.				
Summary					
	The sub-area meets the purposes strongly overall. The sub-area meets purpose 1 criteria (a) and performs strongly against purpose 1 criteria (b). The sub-area does not meet purpose 4 and performs moderately against purposes 2 and weakly against purpose 3.				
Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	37	Limited or No Contribution	Significant	Significant	Significant
Assessment of wider impact	At the more granular level, the sub-area plays a lesser role against purposes 2, 3 and 4, and makes a more significant contribution to purpose 1 compared to the strategic land parcel. The sub-area plays a more important role in preventing the outward irregular sprawl of Harpenden in the absence of other prominent features. Although the sub-area of a large scale and occupies a wider part of the gap between settlements, it is judged that some development could take place without significant erosion of the gap and hence the role that the sub-area play in preventing towns from merging is limited. The sub-area has a semi-urban character, limiting the contribution that it makes to safeguarding the countryside from encroachment. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to purpose 4 in preserving a historic context.				
	The sub-area adjoins SA-33 to the west, SA-34 to the north-west, SA-36 to the south-west and wider Green Belt to the north, east and south-east. The removal of the sub-area in isolation is likely to alter the performance of the neighbouring sub-areas by enclosing them in built form and strengthening their role against preventing the outward, irregular sprawl of Harpenden. It would entirely enclose SA-36 in built form, leaving an 'island' of Green Belt. Its removal in isolation is unlikely to alter the performance of wider Green Belt to the north due to the semi-urban land use of the sub-area that has already been established. However, it would strengthen the role of Green Belt to the east in preventing the coalescence of Harpenden and Wheathampstead.				
	In combination with either SA-33, SA-34 or SA-36 the removal of the sub-area is likely to impact upon the performance of the wider Green Belt by leading to the outward, irregular sprawl of Harpenden, and by significantly reducing the physical gap between Harpenden and Wheathampstead.				
	In combination with other sub-areas in the wider cluster in which the sub-area is located (i.e. SA-33, SA-34, SA-36 and SA-37), the removal of the sub-area would constitute significant sprawl of the large built-up area and an erosion of the gap between Harpenden and Wheathampstead.				
Summary	Overall, the sub-area plays an important role with respect to the strategic land parcel, and if released in isolation or combination, is likely to significantly harm the performance of the wider Green Belt.				

Consideration of Boundaries	
Commentary on boundary features and impact on Green Belt boundary strength.	Both the inner and outer boundaries are readily recognisable and likely to be permanent. If the sub-area was released, the new inner Green Belt boundaries would meet the NPPF definition.
Categorisation & Recommendation	
Sub-area category & recommendation	The sub-area performs strongly against NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.

Sub-area (SA): SA-36

Strategic Land Parcel: 37 Area (ha): 3.80 Location East of Harpenden



Sub-area map

Legend

- Sub-area for assessment
- St Albans Green Belt
- Neighbouring Green Belt



Looking north from the southern boundary of the sub-area onto a residential property



Looking south-east from the northern boundary of the sub-area onto a paddock field



Looking south-west from the northern boundary of the sub-area onto a paddock field

Boundaries

The sub-area is bounded by an unclassified road to the north, by an unclassified road to the south-east, by Wheathampstead Road to the south, and by Piggottshill Lane to the west. Inner boundaries: south and west. Outer boundaries: north and south-east.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	0	3	0
	Yes	5			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area adjoins the large built-up area of Harpenden with physical connections on its southern boundary and part of its western boundary.
(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The sub-area is connected to the large built-up area of Harpenden. There are no prominent outer boundary features for Harpenden within a reasonable distance of the sub-area which are likely to prevent outward sprawl. Development within this sub-area would lead to irregular sprawl of the large built-up area. The sub-area has predominantly recognisable and likely to be permanent inner boundaries, which provide an additional barrier to sprawl.

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	Due to its small scale and location, the sub-area makes no discernible contribution to the separation of neighbouring built-up areas, in physical or perceptual terms.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	Approximately 7% of the sub-area is covered by built form (excluding hardstanding). The sub-area comprises paddocks, open fields, and residential properties and associated gardens along Piggottshill Lane to the west. The flat topography prevents views to the wider countryside. Overall, the sub-area has a largely rural character.
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Purpose (4) To preserve the setting and special character of historic towns					
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.				
Summary					
	The sub-area meets the purposes strongly overall. The sub-area meets purpose 1 and performs strongly against purposes 1 criteria (b). The sub-area does not meet purposes 2 and 4 and performs moderately against purpose 3.				
Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	37	Limited or No Contribution	Significant	Significant	Significant
Assessment of wider impact	At the more granular level, the sub-area makes a more significant contribution to purpose 1, but plays a lesser role against purposes 2, 3 and 4 compared to the strategic land parcel. The sub-area plays a more important role in preventing the outward irregular sprawl of Harpenden in the absence of other prominent features. The sub-area fails to meet purpose 2 due to its location within the context of the built-up area of Harpenden. Whilst the sub-area maintains a largely rural character, the contribution it makes to safeguarding the countryside from encroachment is limited by the presence of existing form and lack of visual connection to the wider countryside. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to purpose 4 in preserving a historic context.				
	The sub-area adjoins SA-35 to the north and east. The removal of the sub-area in isolation is unlikely to alter the performance of the wider Green Belt due to its small scale and location largely enclosed by the large built-up area of Harpenden, as well as the existing semi-urban character of the neighbouring sub-area.				
	In combination with SA-35, the removal of the sub-area is likely to impact upon the performance of the wider Green Belt by leading to the outward, irregular and disproportionate sprawl of Harpenden, and by significantly reducing the gap between Harpenden and Wheathampstead.				
	In combination with other sub-areas in the wider cluster in which the sub-area is located (i.e. SA-33, SA-34, SA-35 and SA-37), the removal of the sub-area would constitute significant sprawl of the large built-up area and an erosion of the gap between Harpenden and Wheathampstead.				
Summary	Overall, the sub-area plays an important role with respect to the strategic land parcel however if released in isolation, is unlikely to significantly harm the performance of the wider Green Belt.				

Consideration of Boundaries

Commentary on boundary features and impact on Green Belt boundary strength.	The inner boundaries are readily recognisable and likely to be permanent. The outer boundaries are partially readily recognisable and likely to be permanent. If the sub-area was released, the new inner Green Belt boundaries would not meet the NPPF definition. The new boundary would require strengthening.
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Categorisation & Recommendation

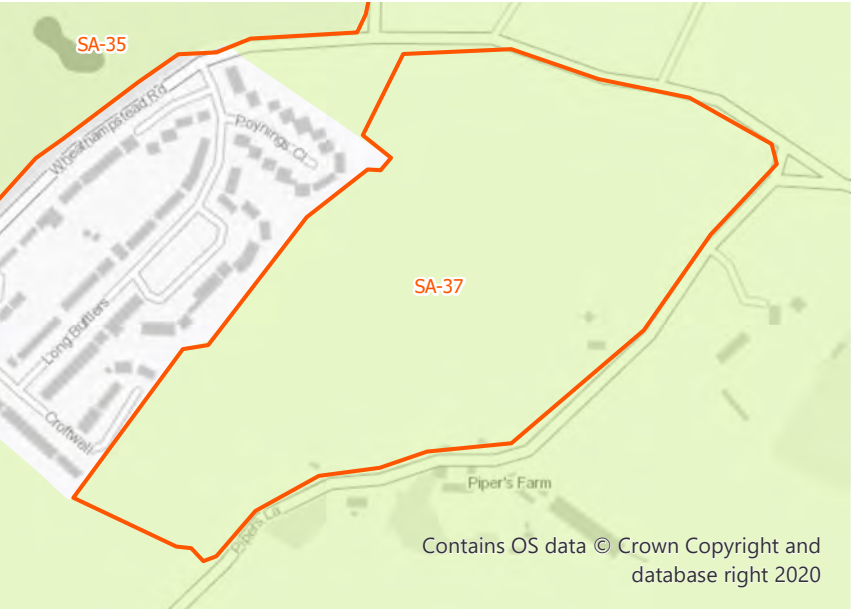
Sub-area category & recommendation	The sub-area performs strongly against NPPF purposes and makes a less important contribution to the wider Green Belt. If the sub-area is released, the new inner Green Belt boundary would not meet the NPPF definition for readily recognisable and likely to be permanent boundaries. The new boundary would require strengthening. Recommended for further consideration as RA-22 (including the thin strip of Green Belt land along Piggotshill Road to the west of the sub-area).
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Recommended Area Map



Sub-area (SA): SA-37

Strategic Land Parcel: 37 Area (ha): 15.21 Location East of Harpenden



Legend

- Sub-area for assessment
- St Albans Green Belt
- Neighbouring Green Belt

Sub-area map



Looking south from Wheathampstead Road onto an open field.



Looking south onto paddock fields from Wheathampstead Road.



Looking on to residential property facing west on Pipers Lane.



Looking across paddock fields in the south of the sub-area, facing north-west on Pipers Lane.

Boundaries

The sub-area is bounded by Wheathampstead Road to the north, by Pipers Lane to the south-east, by a mature tree line to the south-west, by the regular backs of residential houses and gardens along Croftwell, Long Butlers and Poynings Close and by a mature tree line on the north-east. Inner boundaries: north-west. Outer boundaries: north, south-east, and south-west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	3	5	0
	Yes	5			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is at the edge of the large built-up area of Harpenden, with physical connections on its north-west boundary.
(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The sub-area is connected to the large built-up area of Harpenden. There are no prominent outer boundary features for Harpenden within a reasonable distance of the sub-area which are likely to prevent outward sprawl. Development within this sub-area would lead to irregular sprawl of the large built-up area. The sub-area has predominantly recognisable and likely to be permanent inner boundaries, which provide an additional barrier to sprawl.

Purpose (2) To prevent neighbouring towns merging into one another

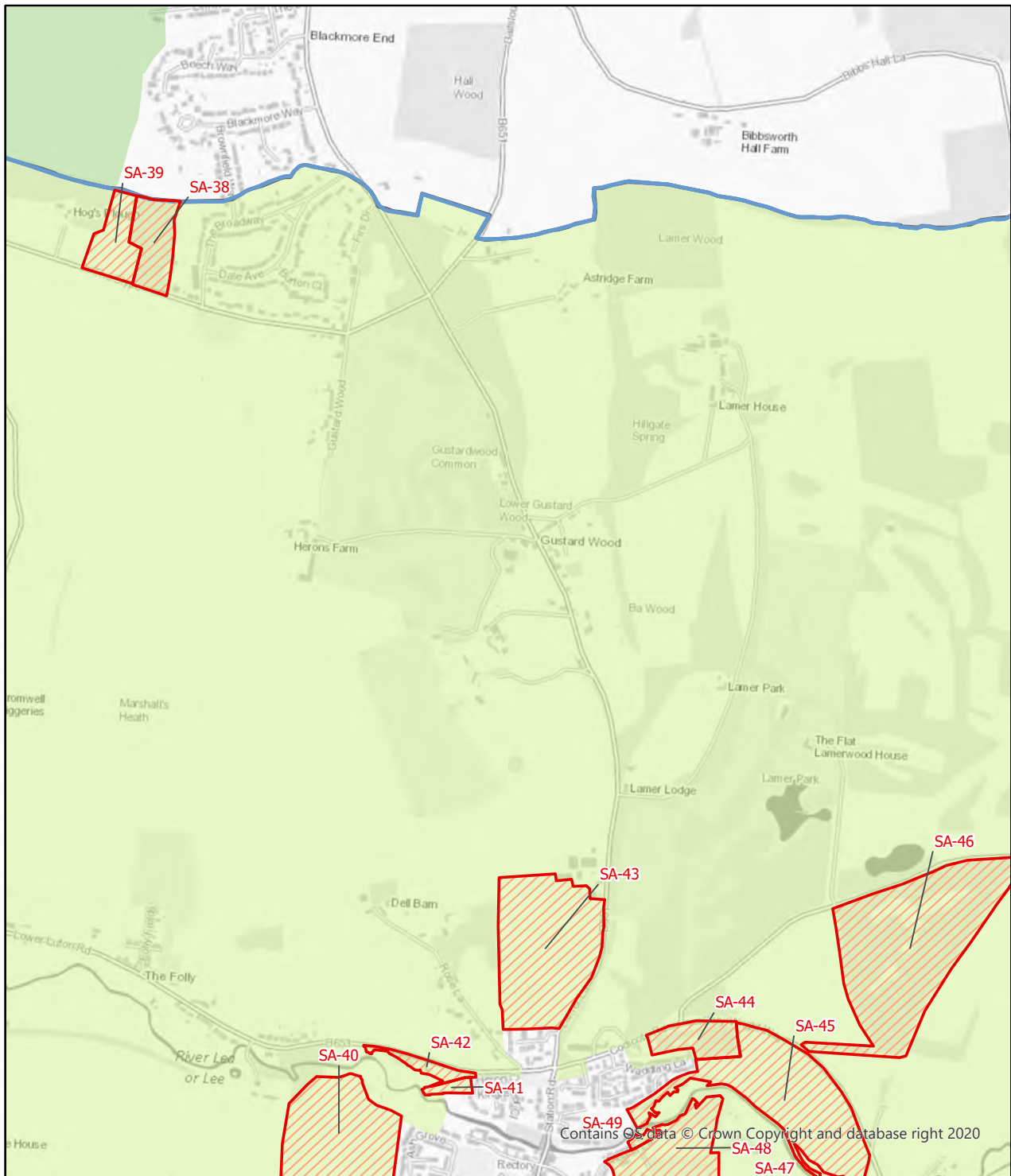
Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area forms a wider part of the gap between Harpenden and Wheathampstead. It is judged that there may be some scope for development, without significant physical or perceptual erosion of the gap between neighbouring built-up areas.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	Less than 1% of the sub-area is covered by a built form. The sub-area comprises open unmanaged fields, paddocks, and one house to the south-east on Pipers Lane. The sub-area has a flat topography and is fairly enclosed by mature trees to the east, and as such there are limited views into wider countryside. At points, the rural character is diminished by views onto the existing built form in Harpenden on the north-west boundary. Overall, the sub-area has an unspoilt rural character.
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Purpose (4) To preserve the setting and special character of historic towns					
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.				
Summary					
	The sub-area meets the purposes strongly overall. The sub-area meets purpose 1 criteria (a) and performs strongly against purpose 1 criteria (b). The sub-area does not meet purpose 4, performs moderately against purpose 2 and performs strongly against purpose 3.				
Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	37	Limited or No Contribution	Significant	Significant	Significant
Assessment of wider impact	<p>At the more granular level, the sub-area performs similarly against purpose 3, but plays a lesser role against purposes 2 and 4, and makes a more significant contribution to purpose 1 compared to the strategic land parcel. The sub-area plays a more important role in preventing the outward irregular sprawl of Harpenden in the absence of other prominent features. However, the sub-area performs a lesser role in preventing towns from merging, as it forms only a wider part of the gap between settlements (whereas the strategic land parcel is assessed to provide a strong contribution to the strategic gap separating St Albans and Harpenden). The unspoilt rural character of the sub-area means that it makes a notable contribution to safeguarding the countryside from encroachment. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to purpose 4 in preserving a historic context.</p> <p>The sub-area does not adjoin any sub-areas, and any perceptual links to SA-35 to the north-west are limited due to mature tree lines, however it is surrounded by wider Green Belt to the north, east, south, and north-east. The removal of the sub-area in isolation is likely to alter the performance of the wider countryside by strengthening its role in preventing the irregular sprawl of Harpenden, but diminishing its role in preserving the openness of the countryside by introducing urbanising influences in a rural part of the Green Belt.</p> <p>In combination with other sub-areas in the wider cluster in which the sub-area is located (i.e. SA-33, SA-34, SA-35 and SA-36), the removal of the sub-area would constitute significant sprawl of the large built-up area and an erosion of the gap between Harpenden and Wheathampstead.</p>				
Summary	Overall, the sub-area plays an important role with respect to the strategic land parcel, and its release in isolation would harm the performance of the wider Green Belt.				

Consideration of Boundaries	
Commentary on boundary features and impact on Green Belt boundary strength.	Both the inner and outer boundaries are predominantly recognisable and likely to be permanent. If the sub-area was released, the new inner Green Belt boundaries would meet the NPPF definition.
Categorisation & Recommendation	
Sub-area category & recommendation	The sub-area performs strongly against NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.



Legend

- Sub-area for assessment
- St Albans Green Belt
- Neighbouring Green Belt
- St Albans District Boundary
- Neighbouring District Boundary

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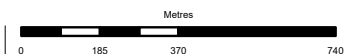
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Issue	Date	By	Chkd	Appd

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Client
St Albans City & District Council

Job Title
St Albans Green Belt Review



Blackmore End - sub-areas

Scale at A4

1:13,714

Job No **280045-00** Drawing Status **Issued**

Drawing No **001** Issue **P1**

Sub-area (SA): SA-38

Strategic Land Parcel: 40 Area (ha): 2.28 Location South of Blackmore End



Sub-area map



Looking onto residential properties on The Broadway.



Aerial photography used as a result of limited access to and / or views of sub-area at the time of the site visit. (Bing Aerial, September 2021).

Boundaries

The sub-area is bounded by a mature tree line to the north, by The Broadway to the east, by The Slype to the south, and by a tree line and mature woodland to the west. Inner boundary: north. Outer boundaries: east, south, and west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	0	5	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area

The sub-area is not at the edge of a large built-up area, in physical or perceptual terms.

(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.

The sub-area does not meet purpose 1.

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.

Due to its location and scale, the sub-area makes no discernible contribution to the separation of neighbouring built-up areas, in physical or perceptual terms.

Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.

Approximately 2% of the sub-area is covered by built form (excluding hardstanding), comprising ancillary out-house buildings in the gardens of residential properties on The Broadway on the eastern edge. The majority of the sub-area comprises dispersed woodland. The built forms associated with the residential properties has an urbanising influences on the wider sub-area. The mature trees create a sense of enclosure and limit views to the wider countryside. Overall, the sub-area has a unspoilt rural character.

Purpose (4) To preserve the setting and special character of historic towns

Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
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Summary

The sub-area meets the purposes strongly overall. The sub-area does not meet purpose 1 criteria (a) or purposes 2 or 4 and performs strongly against purpose 3.

Wider Green Belt Impacts

Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	40	Significant	Partial	Significant	Significant

Assessment of wider impact	<p>At the more granular level, the sub-area performs similarly against purpose 3, but plays a lesser role against purposes 1, 2 and 4. The sub-area is not located at the edge of a large built-up area so does not contribute to preventing sprawl. Due to the location of the sub-area, not situated between two settlements, it makes no contribution to preventing towns from merging. However, the sub-area does maintain an unspoilt rural character and hence plays an important role in safeguarding the countryside from encroachment. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to purpose 4 in preserving a historic context.</p> <p>The sub-area adjoins SA-39 to the west and wider Green Belt to the east and south. The removal of the sub-area in isolation is unlikely to alter the performance of the surrounding Green Belt, due to the existing built form in and around the sub-area which contribute to urbanising influences, and the enclosed nature of the sub-area which limits connections to wider countryside.</p> <p>In combination with SA-39, the removal of the sub-areas is unlikely to impact upon the performance of the wider Green Belt in regards to the role they play in preventing sprawl or the merging of neighbouring settlements, however their removal is likely to diminish the sense of openness in the countryside, albeit at a small scale.</p> <p>The sub-area is adjacent to the Gustard Wood washed over settlement. The Washed Over Villages Assessment concludes that the settlement is open in character and hence makes an important contribution to the openness of the Green Belt. The assessment recommends that the settlement should be retained as washed over. Whilst the sub-area is adjacent to the washed over settlement, the visual and perceptual connections are limited due to screening from woodland and dense vegetation; therefore the removal of the sub-area in isolation or in combination is unlikely to harm the immediate context of the washed over settlement</p> <p>The sub-area is located at the District boundary, however as it adjoins the built-up area to the south of Blackmore End, it is unlikely to be impacted by potential Green Belt releases in the neighbouring authority of North Hertfordshire. At the time of writing, the North Hertfordshire Green Belt Review (2016) did not recommend any land for release adjoining the sub-area however this position should be reviewed if circumstances change in the future.</p>
Summary	Overall, the sub-area does not play an important role with respect to the strategic land parcel and if released in isolation or in combination, is unlikely to significantly harm the performance of the wider Green Belt.

Consideration of Boundaries

Commentary on boundary features and impact on Green Belt boundary strength.	The inner boundary is recognisable but not necessarily permanent. The outer boundaries are readily recognisable and likely to be permanent. If the sub-area was released, the new inner Green Belt boundaries would meet the NPPF definition.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against NPPF purposes but makes a less important contribution to the wider Green Belt. If the sub-area is released, the new inner Green Belt boundary would meet the NPPF definition for readily recognisable and likely to be permanent boundaries. Recommended for further consideration in isolation as RA-23 or in combination with SA-39 as RC-6.
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Recommended Area Map



- St Albans District Boundary
- Neighbouring District Boundary
- Recommended for further consideration in combination
- Recommended for further consideration in isolation

ID	Area (ha)
RA-23	2.28
RC-6	4.30

Sub-area (SA): SA-39

Strategic Land Parcel: 40 Area (ha): 2.02 Location: South of Blackmore End



Sub-area map



Looking north from the southern boundary onto an open field.



Looking north from the southern boundary onto an open field.



Aerial photography used as a result of limited access to and / or views of sub-area at the time of the site visit. (Bing Aerial, September 2021).

Boundaries

The sub-area is bounded by a woodland to the north, a wooded area and mature tree line to the east, The Slype to the south, and a mature tree line and wooded area to the west. Inner boundary: north. Outer boundaries: east, south and west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	0	5	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is not located at the edge of a large built-up area, in physical or perceptual terms.
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(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The sub-area does not meet purpose 1.
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Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	Due to its scale and location, the sub-area makes no discernible contribution to the separation of neighbouring built-up areas in physical or perceptual terms.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	Less than 1% of the sub-area is covered by built form. The sub-area comprises an open field. The sub-area is enclosed by mature trees and high hedgerows limiting views onto wider countryside. Overall, the sub-area has a strongly unspoilt rural character.
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Purpose (4) To preserve the setting and special character of historic towns

Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
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Summary

The sub-area meets the purposes strongly overall. The sub-area does not meet purpose 1 criteria (a) or purposes 2 or 4 but performs strongly against purpose 3.

Wider Green Belt Impacts

Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	40	Significant	Partial	Significant	Significant

Assessment of wider impact	<p>At the more granular level, the sub-area performs similarly against purpose 3, but plays a lesser role against purposes 1, 2 and 4. The sub-area is not located at the edge of a large built-up area so does not contribute to preventing sprawl. Due to the location of the sub-area, not situated between two settlements, it makes no contribution to preventing towns from merging. However, the sub-area does maintain an unspoilt rural character and hence plays an important role in safeguarding the countryside from encroachment. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to purpose 4 in preserving a historic context.</p> <p>The sub-area adjoins SA-38 to the east and wider Green Belt to the south and west. The removal of the sub-area in isolation is unlikely to impact upon the performance of the neighbouring sub-area due to its existing built form. However, it is likely to introduce urbanising influences altering the performance of the wider Green Belt in preserving the openness of the countryside.</p> <p>In combination with SA-38, the removal of the sub-areas is unlikely to impact upon the performance of the wider Green Belt in regards to the role they play in preventing sprawl or the merging of neighbouring settlements, however their removal is likely to diminish the sense of openness in the countryside, albeit at a small scale.</p> <p>The sub-area is located in close proximity to the Gustard Wood washed over settlement. The Washed Over Villages Assessment concludes that the settlement is open in character and hence makes an important contribution to the openness of the Green Belt. The assessment recommends that the settlement should be retained as washed over. Whilst the sub-area is in close proximity to the washed over settlement, they are not immediately adjacent. Visual and perceptual connections between the sub-area and washed over settlement are limited due to screening from woodland and dense vegetation; therefore the removal of the sub-area in isolation or in combination is unlikely to harm the immediate context of the washed over settlement.</p> <p>The sub-area is located at the District boundary, however as it adjoins the built-up area to the south of Blackmore End, it is unlikely to be impacted by potential Green Belt releases in the neighbouring authority of North Hertfordshire. At the time of writing, the North Hertfordshire Green Belt Review (2016) did not recommend any land for release adjoining the sub-area however this position should be reviewed if circumstances change in the future.</p>
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Summary	Overall, the sub-area does not play an important role with respect to the strategic land parcel and if released in isolation or in combination, is unlikely to significantly harm the performance of the wider Green Belt.
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Consideration of Boundaries

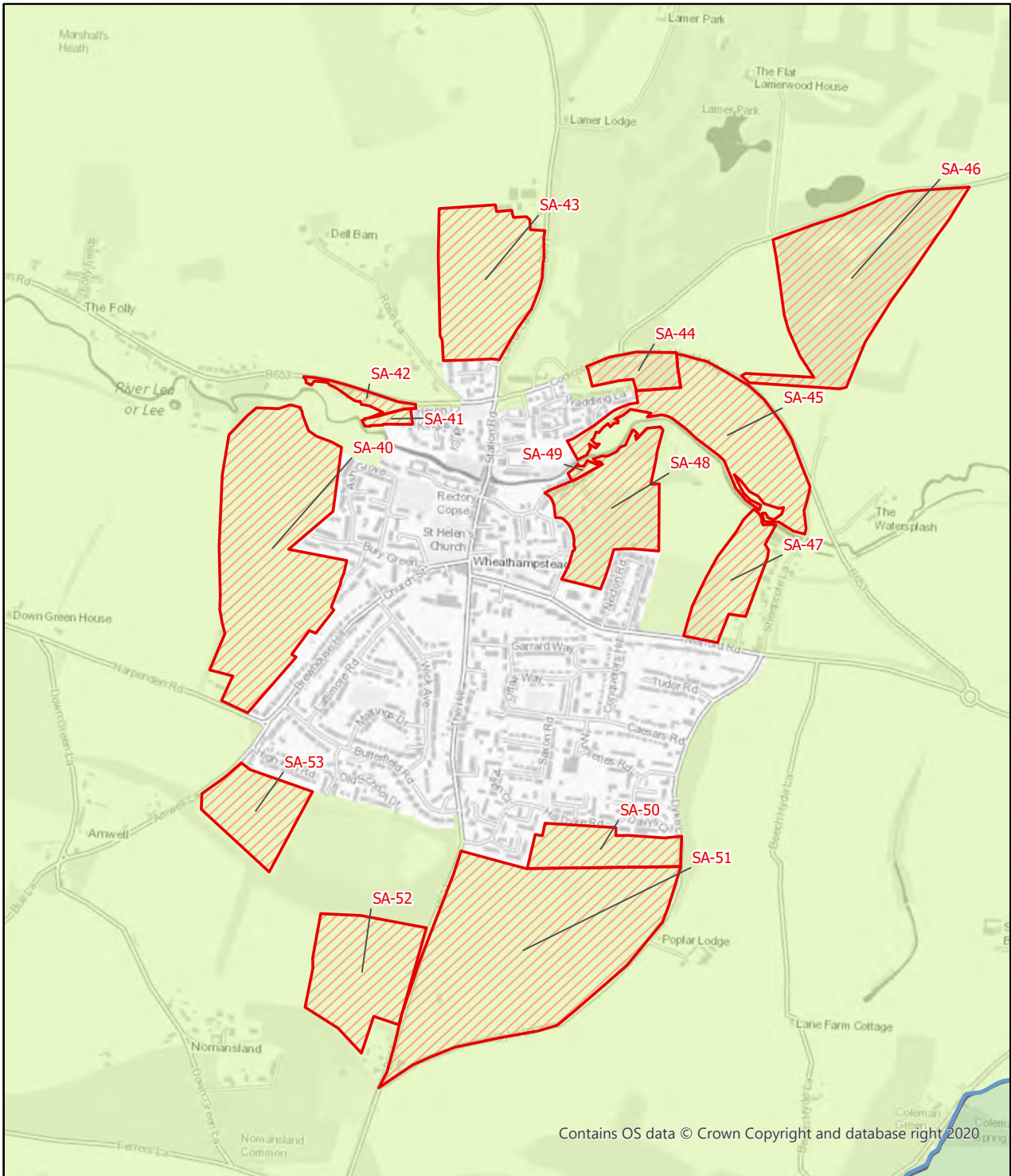
<p>Commentary on boundary features and impact on Green Belt boundary strength.</p>	<p>The inner and outer boundaries are readily recognisable but not necessarily permanent. If the sub-area was released, the new inner Green Belt boundaries would not meet the NPPF definition. The new boundary would require strengthening.</p>
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Categorisation & Recommendation






<p>Sub-area category & recommendation</p>	<p>The sub-area performs strongly against NPPF purposes but makes a less important contribution to the wider Green Belt. If the sub-area is released, the new inner Green Belt boundary would not meet the NPPF definition for readily recognisable and likely to be permanent boundaries. The new boundaries would require strengthening. Recommended for further consideration in isolation as RA-24 or in combination with SA-38 as RC-6.</p>
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Recommended Area Map





Legend

-  Sub-area for assessment
-  St Albans Green Belt
-  Neighbouring Green Belt
-  St Albans District Boundary
-  Neighbouring District Boundary

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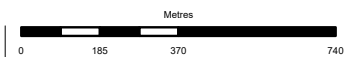
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Client
St Albans City & District Council

Job Title
St Albans Green Belt Review



Wheathampstead - sub-areas

Scale at A4

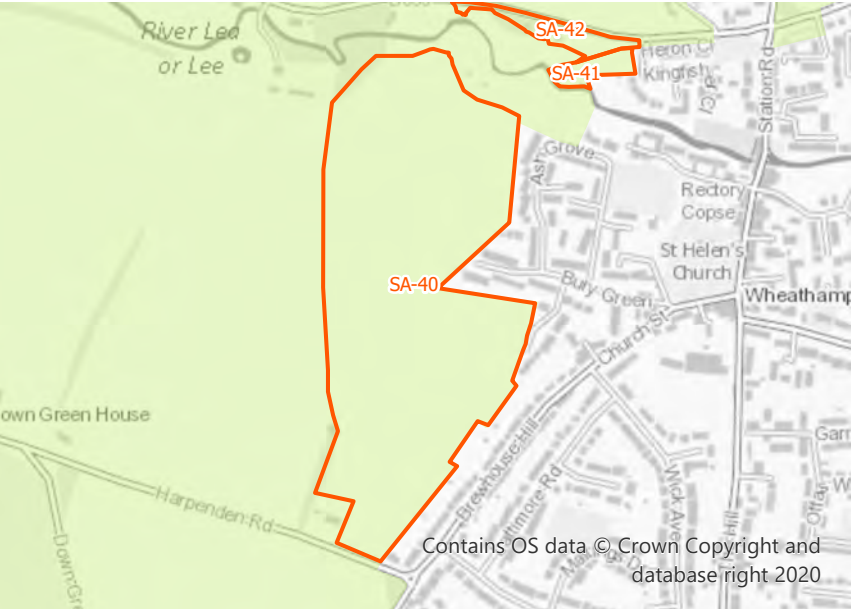
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Job No 280045-00	Drawing Status Issued
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Sub-area (SA): SA-40

Strategic Land Parcel: 37 Area (ha): 17.77 Location West of Wheathampstead



Legend

- Sub-area for assessment
- St Albans Green Belt
- Neighbouring Green Belt

Sub-area map



Looking south-eastwards from the northern boundary of the sub-area onto an arable field and some residential properties



Looking north-westwards from the eastern boundary of the sub-area onto an open arable field



Looking southwards from the centre of the sub-area onto an arable field



Looking north-westwards from the centre of the sub-area onto an arable field and open countryside

Boundaries

The sub-area is bounded by the policy constraint of the River Lea flood zone 3b and an intermittent tree line to the north, by regular backs of residential properties and gardens along Ash Grove, Bury Green, High Meads and Brewhouse Hill to the east, by Harpenden Road and a mature tree line to the south and by a mature tree line to the west. Inner boundary: east. Outer boundaries: north, south and west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	3	5	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is not located at the edge of a large built-up area, in physical or perceptual terms.
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(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The sub-area does not meet purpose 1.
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Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area forms part of the wider gap between Wheathampstead and Harpenden, contributing to the overall openness and scale of this gap. It is judged that there may be some scope for development, without significant physical or perceptual erosion of the gap between neighbouring built-up areas.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	Less than 1% of the sub-area is covered by built form. The sub-area comprises arable fields. There is rising topography to the south of the sub-area which offers views onto Wheathampstead built form but also provides longer views into open countryside to the north. Overall, the sub-area has a strongly unspoilt rural character.
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Purpose (4) To preserve the setting and special character of historic towns	
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
Summary	
	The sub-areas performs strongly against the purposes overall. The sub-area does not meet purpose 1 criteria (a) or purpose 4, performs moderately against purpose 2 and performs strongly against purpose 3.

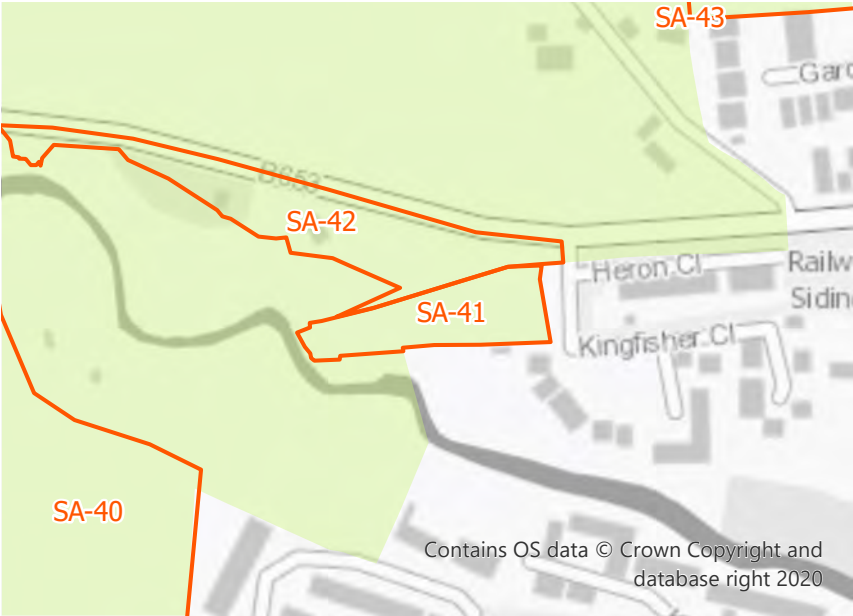
Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	37	Limited or No Contribution	Significant	Significant	Significant

Assessment of wider impact	<p>At a more granular level, the sub-area performs similarly against purposes 1 and 3, but plays a lesser role against purposes 2 and 4. The sub-area is not located at the edge of a large built-up area so does not contribute to preventing sprawl. Whilst the sub-area does form a wider part of the gap between settlements, hence playing a role in preventing settlements from merging, the strategic land parcel is assessed to provide a strong contribution to the strategic gap to separate St Albans and Harpenden. The large scale nature and openness of the sub-area contribute to a strong rural character, with long views into the wider Green Belt to the north, meaning that the sub-area plays an important role in safeguarding the countryside from encroachment. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to purpose 4 in preserving a historic context.</p> <p>The sub-area does not adjoin any other sub-areas but is surrounded by wider Green Belt to the north, west and south. The removal of the sub-area in isolation is likely to alter the performance of the wider Green Belt by strengthening its role in safeguarding the countryside from further encroachment in an area of unspoilt rural character. Its release would also result in outward development of disproportionate scale compared to the existing scale of Wheathampstead.</p>
Summary	Overall, the sub-area plays an important role with regards to the strategic land parcel, and if released in isolation is likely to harm the performance of the wider Green Belt.

Consideration of Boundaries	
Commentary on boundary features and impact on Green Belt boundary strength.	The inner boundary of the sub-area is readily recognisable and likely to be permanent. The outer boundaries of the sub-area are readily recognisable but not necessarily permanent. If the sub-area was released, the new inner Green Belt boundaries would not meet the NPPF definition. The new boundary would require strengthening.
Categorisation & Recommendation	
Sub-area category & recommendation	The sub-area performs strongly against NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.

Sub-area (SA): SA-41

Strategic Land Parcel: 37 Area (ha): 0.35 Location North-west of Wheathampstead



Sub-area map



Looking west from the eastern boundary of the sub-area onto a storage site



Aerial photography used as a result of limited access to and / or views of sub-area at the time of the site visit.

Boundaries

The sub-area is bounded by a mature tree line to the north, by a mature tree line to the east, by the back of a residential property along Kingfisher Close, a mature tree line and the policy constraint of the River Lea flood zone 3b to the south and by the policy constraint of the River Lea flood zone 3b to the west. Inner boundaries: east and part of the southern boundary. Outer boundary: north, south and west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	1	5	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is not located at the edge of a large built-up area, in physical or perceptual terms.
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(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The sub-area does not meet purpose 1.
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Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area forms a less essential part of the gap between Wheathampstead and Harpenden. It is judged that the gap is of sufficient scale that the removal of the sub-area would not result in the physical or perceptual merging of the settlements.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	<p>NOTE: Unable to access site. This assessment has been completed largely from aerial photography.</p> <p>The sub-area is not covered by any built form (excluding hardstanding). The sub-area is largely countryside, comprising a mature wooded area. The rural character is diminished by a hard standing area in the east of the sub-area. Due to its enclosed nature, the sub-area is unlikely to have views into the wider countryside. Overall, the sub-area has a strongly unspoilt rural character.</p>
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Purpose (4) To preserve the setting and special character of historic towns

Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
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Summary

	The sub-area performs strongly against the purposes overall. The sub-area does not meet purpose 1 criteria (a) nor purpose 4, performs weakly against purpose 2 and performs strongly against purpose 3.
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Wider Green Belt Impacts

Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	37	Limited or No Contribution	Significant	Significant	Significant

Assessment of wider impact	<p>At a more granular level, the sub-area performs a similarly important role compared with the strategic land parcel against purpose 3 and its role in safeguarding the countryside. However, neither the sub-area nor the strategic land parcel are located at the edge of a large built-up area, and do not meet purpose 1. The small scale of the sub-area also means it performs a lesser role compared to the strategic land parcel in preventing neighbouring settlements from merging, whereas the strategic land parcel is assessed to provide a strong contribution to the strategic gap separating St Albans and Harpenden. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes a lesser contribution to purpose 4, compared to the strategic land parcel.</p> <p>The sub-area adjoins SA-42 to the north-west and wider Green Belt to the north-east, west and south-west. The removal of the sub-area in isolation is unlikely to alter the performance of the surrounding Green Belt against the NPPF purposes due to its small and enclosed nature located at the settlement edge.</p> <p>In combination with SA-42, the removal of the sub-area is likely to alter the performance of the wider Green Belt as it would enclose part of the Green Belt to the south and lead to the creation of an irregular settlement edge of Wheathampstead.</p>
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Summary	Overall, the sub-area plays an important role with respect to the strategic land parcel, however if released in isolation, is unlikely to significantly harm the performance of the wider Green Belt.
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Consideration of Boundaries

Commentary on boundary features and impact on Green Belt boundary strength.	The inner boundaries of the sub-area are readily recognisable and likely to be permanent. The outer boundaries of the sub-area are readily recognisable but not necessarily likely to be permanent. If the sub-area was released, the new inner Green Belt boundary would not meet NPPF definition. The new boundary would require strengthening.
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Categorisation & Recommendation

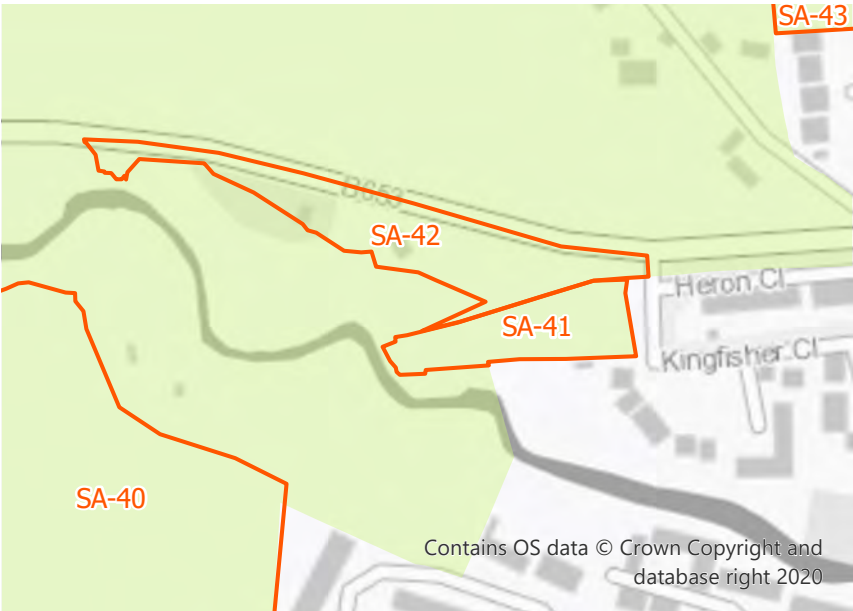
Sub-area category & recommendation	The sub-area performs strongly against NPPF purposes but makes a less important contribution to the wider Green Belt. If the sub-area is released, the new inner Green Belt boundary would not meet the NPPF definition for readily recognisable and likely to be permanent boundaries. The new boundary would require strengthening. Recommended for further consideration as RA-25.
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Recommended Area Map



Sub-area (SA): SA-42

Strategic Land Parcel: 37 Area (ha): 0.67 Location North-west of Wheathampstead



Sub-area map



Looking south from the north-eastern corner of the sub-area onto some allotments.



Looking south-west from the north-eastern corner of the sub-area onto some agricultural uses and fields.



Looking south from the northern boundary of the sub-area onto agricultural uses



Looking south-east from the north-western corner of the sub-area onto agricultural fields.

Boundaries

The sub-area is bounded by Lower Luton Road (B653) to the north, by Kingfisher Close to the east, by a mature tree line and the policy constraint of the River Lea flood zone 3b to the south and west. Inner boundaries: east. Outer boundary: north, east, south and west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	1	3	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is not located at the edge of a large built-up area, in physical or perceptual terms.
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(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The sub-area does not meet purpose 1.
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Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area forms a less essential part of the gap between Harpenden and Wheathampstead. It is judged that the gap is of sufficient scale that the removal of the sub-area would not result in the physical or perceptual merging of the settlements.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	Approximately 15% of the sub-area is covered by built form. The built form consists of small agricultural buildings. There are allotments in the east of the site and small grazing fields in the centre and west of the sub-area. The rising topography to the north allows long views into the wider countryside to the south. There are no direct views onto the built form of Wheathampstead due to the presence of a mature tree line to the south of the sub-area. There are some urbanising influences from Lower Luton Road (B653) to the north of the sub-area. Overall the sub-area has a largely rural character.
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Purpose (4) To preserve the setting and special character of historic towns	
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
Summary	
	The sub-area performs moderately against the purposes overall. The sub-area does not meet purpose 1 criteria (a) or purpose 4, performs weakly against purpose 2 and performs moderately against purpose 3.

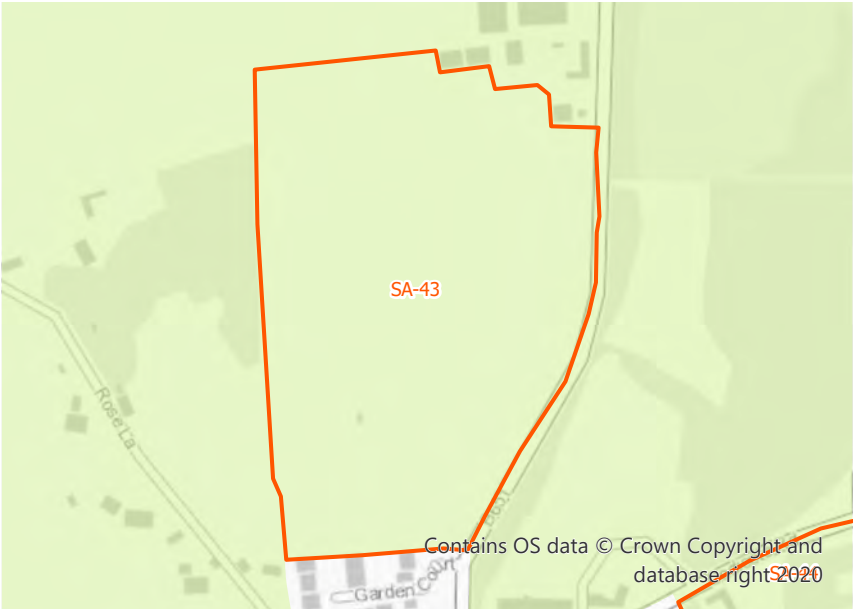
Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	37	Limited or No Contribution	Significant	Significant	Significant

Assessment of wider impact	<p>At a more granular level, the sub-area performs similarly against purpose 1 and plays a lesser role against purposes 2, 3 and 4 compared to the strategic land parcel. Neither the sub-area nor the strategic land parcel are located at the edge of a large built-up area, and do not meet purpose 1. Due to the small scale of the sub-area, it performs a lesser role compared to the strategic land parcel in preventing neighbouring settlements from merging; whereas the strategic land parcel is assessed to provide a strong contribution to the strategic gap separating St Albans and Harpenden. Due to urbanising influences at the sub-area, the contribution that the sub-area makes to protecting the openness of the countryside is diminished, compared to the strategic land parcel which plays an important role against purpose 3. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes a lesser contribution to purpose 4 in preserving a historic context, compared to the strategic land parcel.</p> <p>The sub-area adjoins SA-41 to the south-east and wider Green Belt to the north and south-west. The removal of the sub-area in isolation is unlikely to alter the performance of the surrounding Green Belt against purposes 2 and 3 due to its location at the settlement edge, existing built form and urbanising influences. However, its release would result in an irregular settlement edge with ribbon development along Lower Luton Road</p> <p>In combination with SA-41, the removal of the sub-area is likely to alter the performance of the wider Green Belt as it would enclose part of the Green Belt to the south and lead to the irregular sprawl of Wheathampstead.</p>
Summary	Overall, the sub-area does not play an important role with respect to the strategic land parcel, however if released in isolation or in combination, is likely to significantly harm the performance of the wider countryside.

Consideration of Boundaries	
Commentary on boundary features and impact on Green Belt boundary strength.	The inner boundary of the sub-area is readily recognisable and likely to be permanent. The outer boundaries are less readily recognisable and likely to be permanent. If the sub-area was released, the new inner Green Belt boundaries would not meet NPPF definition. The new boundaries would require strengthening.
Categorisation & Recommendation	
Sub-area category & recommendation	The sub-area performs moderately against NPPF purposes but makes an important contribution to the wider Green Belt. Not recommended for further consideration.

Sub-area (SA): SA-43

Strategic Land Parcel: 40 Area (ha): 8.81 Location North of Wheathampstead



Legend

- Sub-area for assessment
- St Albans Green Belt
- Neighbouring Green Belt

Sub-area map



Looking north from the middle of the eastern boundary of the sub-area onto a field and dispersed trees



Looking west from the centre of the sub-area onto a field and dispersed trees



Looking north-east from the middle of the sub-area onto a paddock, residential property and agricultural buildings



Looking south from the middle of the sub-area onto a field and the spire of Wheathampstead church

Boundaries

The sub-area is bounded by a mature tree line and the edge of residential development to the north, by Lamer Lane (B651) to the east, by the regular backs of residential properties and gardens along Garden Court to the south and by a mature tree line to the west. Inner boundary: south. Outer boundaries: north, east and west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	0	5	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is not located at the edge of a large built-up area, in physical or perceptual terms.
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(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The sub-area does not meet purpose 1.
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Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	Despite being part of the gap between Wheathampstead and Gustard Wood/Blackmore End, the sub-area makes no discernible contribution to the separation of neighbouring built-up areas in physical or perceptual terms due to the large scale of this gap.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	Less than 1% of the sub-area is covered by built form. The sub-area comprises open fields and paddocks, with some mature trees dispersed throughout. There are view onto stables and residential property to the north and short views onto Wheathampstead to the south, which introduce some urbanising influences. Overall, the sub-area has a strongly unspoilt rural character.
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Purpose (4) To preserve the setting and special character of historic towns	
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
Summary	
	The sub-area meets the purposes strongly overall. The sub-area does not meet purpose 1 criteria (a) nor purposes 2 and 4, but performs strongly against purpose 3.

Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	40	Significant	Partial	Significant	Significant

Assessment of wider impact	<p>At the more granular level, the sub-area performs similarly against purpose 3, but plays a lesser role against purposes 1, 2 and 4 compared to the strategic land parcel. The sub-area is not located next to a large built-up area and hence does not contribute to preventing outward sprawl. Due to the large scale of the gap between settlements in which the sub-area is situated, it does not have a role in preventing settlements from merging. The sub-area makes an important contribution to safeguarding the countryside from encroachment due to its unspoilt rural character. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes a lesser contribution to purpose 4 in preserving a historic context, compared to the strategic land parcel.</p> <p>The sub-area does not adjoin any other sub-areas, however is surrounded by wider Green Belt to the north, east, and west. The release of the sub-area in isolation is unlikely to alter the performance of the surrounding Green Belt against purpose 3 due to the mature tree lines to the west, and built form to the north, east and south which prevent longer views and connections to the wider countryside. However, the release of the sub-area would lead to the disproportionate outward sprawl of Wheathampstead in terms of both scale and resultant settlement edge, with few opportunities for sub-division due to a lack of alternative prominent boundary features.</p>
Summary	Overall, the sub-area plays an important role with respect to the strategic land parcel, and its release in isolation is likely to significantly harm the performance of the wider Green Belt.

Consideration of Boundaries

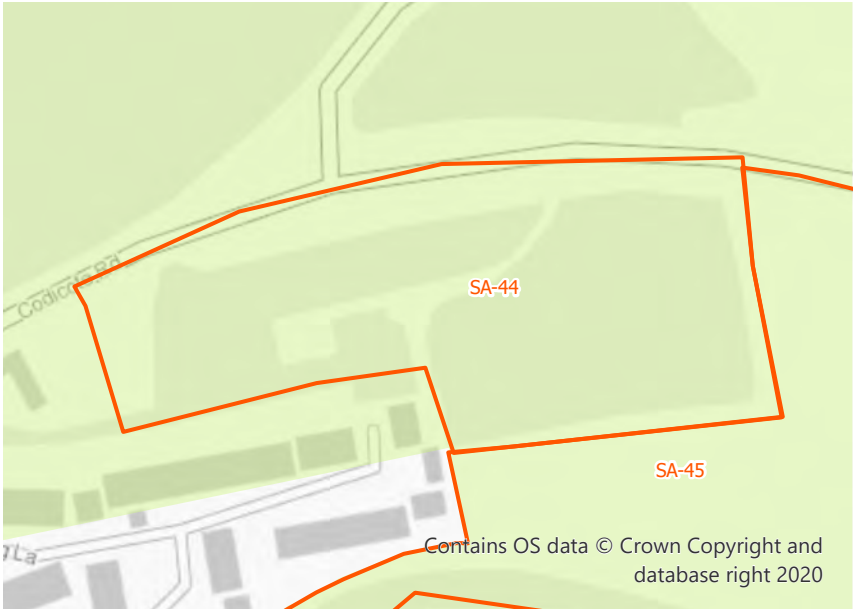
Commentary on boundary features and impact on Green Belt boundary strength.	The inner boundary is predominantly readily recognisable and likely to be permanent. The outer boundaries are predominantly readily recognisable but not necessarily permanent. If the sub-area was released, the new inner Green Belt boundaries would not meet the NPPF definition. The new boundaries would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.
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Sub-area (SA): SA-44

Strategic Land Parcel: 41 Area (ha): 1.76 Location North-east of Wheathampstead



Legend

- Sub-area for assessment
- St Albans Green Belt
- Neighbouring Green Belt

Sub-area map



Looking south from the northern boundary of the sub-area onto a wooded area



Looking south-west from the northern boundary of the sub-area onto a private road



Aerial photography used as a result of limited access to and / or views of sub-area at the time of the site visit.

Boundaries

The sub-area is bounded by Codicote Road (B653) to the north, and by mature tree lines to the east, south, and west. Inner boundaries: south and west. Outer boundaries: north, east and south.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	0	4	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is not located at the edge of a large built-up area, in physical or perceptual terms.
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(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The sub-area does not meet purpose 1.
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Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area makes no discernible contribution to the separation of neighbouring built-up areas in physical or perceptual terms. Due to its enclosed nature, the sub-area is unlikely to have any perceptual links to Hatfield or Welwyn Garden City.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	<p>NOTE: Unable to access the interior of the site. This assessment has been completed largely from aerial photography.</p> <p>Approximately 9% of the sub-area is covered by built form (excluding hardstanding). The sub-area predominantly comprises thick mature woodland. This contributes to an enclosed nature which is likely to limit views onto open countryside, but there may be possible views onto Wheathampstead. Overall, the sub-area has a strongly unspoilt rural character.</p>
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Purpose (4) To preserve the setting and special character of historic towns					
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.				
Summary					
	The sub-area performs strongly against the purposes overall. The sub-area does not meet purpose 1 criteria (a) or purposes 2 or 4 but performs strongly against purpose 3.				
Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	41	Partial	Limited or No Contribution	Significant	Significant
Assessment of wider impact	<p>At the more granular level, the sub-area performs a similarly important role against purpose 3 compared to the strategic land parcel, by protecting the openness of the countryside. The sub-area plays a lesser role against purposes 1 and 4 compared to the strategic parcel, as it does not abut a large built-up area or an historic place, compared with the strategic land parcel which performs moderately and strongly against both these purposes respectively. The sub-area's small scale means it makes no discernible contribution to the separation of neighbouring built-up areas (purpose 2), compared to the strategic land parcel which forms part of strategic gap between Welwyn Garden City and Harpenden.</p> <p>The sub-area adjoins SA-45 to the south-east and wider Green Belt to the north. The removal of the sub-area in isolation is unlikely to alter the performance of the surrounding sub-area due to its small scale and enclosed nature, and location at the settlement edge. The already developed urban land to the west of the sub-area should be considered for release in combination with the sub-area as releasing the sub-area in isolation would otherwise enclose this part of the Green Belt.</p> <p>In combination with SA-45, the removal of the sub-area is likely to impact on the performance of the wider Green Belt by leading to the irregular development of Wheathampstead, reducing the gap between Wheathampstead and Welwyn Garden City, and significantly encroaching into open countryside.</p> <p>In combination with other sub-areas in the wider cluster in which the sub-area is located (i.e. SA-45, SA-46, SA-47, SA-48 and SA-49), the removal of the sub-area would constitute disproportionate and irregular spread of Wheathampstead and an erosion of the gap between Wheathampstead and Welwyn Garden City.</p>				
Summary	Overall, the sub-area does play an important role with respect to the strategic land parcel, however if released in isolation is unlikely to significantly harm the performance of the wider Green Belt.				

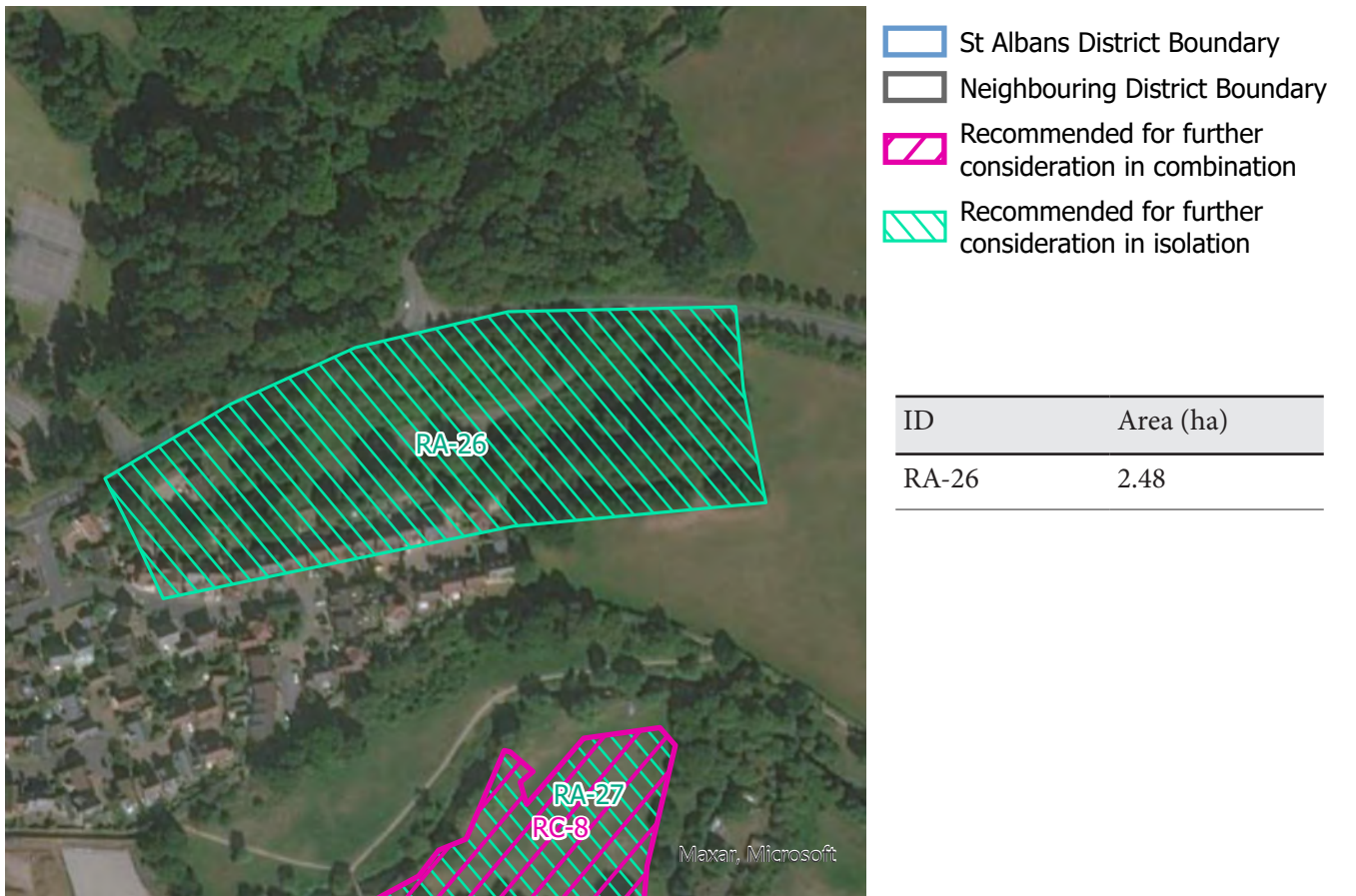
Consideration of Boundaries

Commentary on boundary features and impact on Green Belt boundary strength.	The inner boundaries are predominantly readily recognisable but not likely to be permanent. The outer boundaries are predominantly readily recognisable and likely to be permanent. If the sub-area was released, the new inner Green Belt boundaries would meet the NPPF definition.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against NPPF purposes but makes a less important contribution to the wider Green Belt. If the sub-area is released, the new inner Green Belt boundary would meet the NPPF definition for readily recognisable and likely to be permanent boundaries. Recommended for further consideration as RA-26 (including the section of Green Belt land comprised of urban development to the west of the sub-area).
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Recommended Area Map



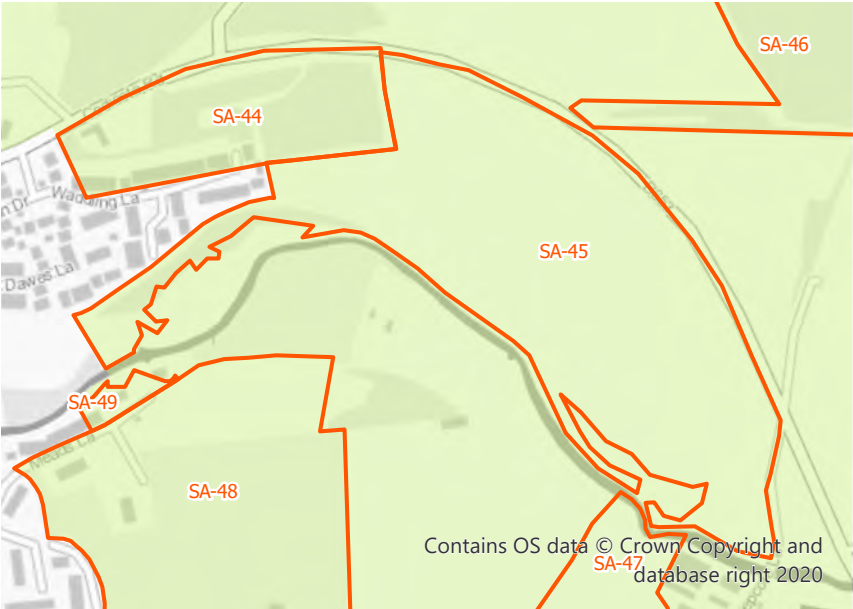
Sub-area (SA):

SA-45

Strategic Land Parcel: 41

Area (ha): 8.80

Location North-east of Wheathampstead



Sub-area map



Looking north-east from the north-west corner of the sub-area onto open fields



Looking east from the north-west corner of the sub-area onto agricultural fields



Looking south from the middle of the sub-area onto open fields



Looking north from the middle of the sub-area onto open fields

Boundaries

The sub-area is bounded by a mature tree line and Cory-Wright Way (B653) to the north, by Cory-Wright Way (B653) and Sheepcote Lane to the east, by the policy constraint of the River Lea flood zone 3b and the River Lea to the south and by the regular backs of residential properties and gardens along Dawes Lane and Waddling Lane to the west. Inner boundaries: west. Outer boundaries: north, east and south.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	1	4	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is not located at the edge of a large built-up area, in physical or perceptual terms.
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(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The sub-area does not meet purpose 1.
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Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area forms a less essential part of the gap between Wheathampstead and Welwyn Garden City. It is judged that the gap is of sufficient scale that the removal of the sub-area would not result in the physical or perceptual merging of the settlements.
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Purpose (3) To assist in safeguarding the countryside from encroachment

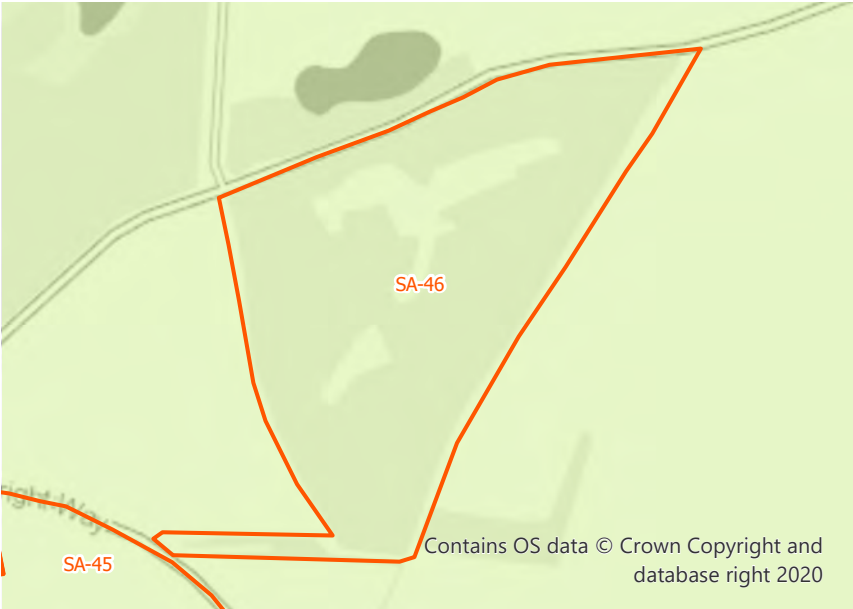
Protects the openness of the countryside and is least covered by development.	Approximately 3% of the sub-area is covered by built form. The sub-area comprises a mix of uses including a country park, paddocks, shrub land and open fields. There are medium views across the sub-area and onto built form in Wheathampstead to the south-west. Overall, the sub-area has a strongly unspoilt rural character.
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Purpose (4) To preserve the setting and special character of historic towns					
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.				
Summary					
The sub-area performs strongly against the purposes overall. The sub-area does not meet purpose 1 criteria (a) nor purpose 4, performs weakly against purpose 2 but performs strongly against purpose 3.					
Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	41	Partial	Limited or No Contribution	Significant	Significant
Assessment of wider impact	<p>At the more granular level, the sub-area plays a similarly important role against purpose 3 compared to the strategic land parcel, by protecting the openness of the countryside. As the sub-area does not adjoin a large built-up area, it make no contribution to preventing outward sprawl, compared to the strategic land parcel which makes a partial contribution to this purpose. Similarly to the strategic land parcel, the sub-area forms a less essential part of the gap between Wheathampstead and Welwyn Garden City. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes a lesser contribution to purpose 4 in preserving a historic context, compared to the strategic land parcel.</p> <p>The sub-area adjoins SA-44 to the north-east, SA-46 to the east, SA-47 to the south-east and SA-48 to the south-west, as well as wider Green Belt to the south, east and north. The removal of the sub-area is unlikely to alter the contribution of surrounding Green Belt to the west and south-west towards purpose 3 since semi-urban uses in the Green Belt have already been established. However, the removal of the sub-area in isolation is likely to alter the performance of surrounding Green Belt to the north and east against purpose 3 by introducing urbanising influences and diminishing the sense of openness in the countryside. The removal of the sub-area in isolation would also lead to the irregular sprawl of Wheathampstead. There are no prominent alternative boundary features that could be used to sub-divide the sub-area.</p> <p>In combination with SA-44, the north of SA48 or SA-49, the removal of the sub-area is unlikely to impact on the performance of the wider Green Belt given the semi-urban land uses within the Green Belt have already been established. However, in combination with SA-46, the removal of the sub-area is likely to impact on the performance of the wider Green Belt by leading to the irregular sprawl of Wheathampstead, and the reduction of the gap between Wheathampstead and Welwyn Garden City. In combination with SA-47, the release of the sub-areas would create an island of Green Belt, and in combination with SA-48 would lead to the disproportionate outward sprawl compared with the existing settlement size.</p> <p>In combination with other sub-areas in the wider cluster in which the sub-area is located (i.e. SA-44, SA-46, SA-47, SA-48 and SA-49), the removal of the sub-area would constitute disproportionate and irregular spread of Wheathampstead and an erosion of the gap between Wheathampstead and Welwyn Garden City.</p>				
Summary	Overall, the sub-area plays an important role with respect to the strategic parcel, and if released in isolation and in combination, is likely to significantly harm the performance of the wider Green Belt.				

Consideration of Boundaries	
Commentary on boundary features and impact on Green Belt boundary strength.	The inner boundaries are predominantly readily recognisable and likely to be permanent. The outer boundaries are predominantly less readily recognisable and likely to be permanent. If the sub-area was released, the new inner Green Belt boundaries would not meet the NPPF definition. The new boundaries would required strengthening.
Categorisation & Recommendation	
Sub-area category & recommendation	The sub-area performs strongly against NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.

Sub-area (SA): SA-46

Strategic Land Parcel: 41 Area (ha): 13.19 Location North-east of Wheathampstead



Sub-area map



Looking west from the eastern boundary on the sub-area onto woodlands



Looking west from the eastern boundary of the sub-area onto woodlands



Looking south onto the eastern boundary of the sub-area

Boundaries

The sub-area is bounded by Codicote Road to the north and by a mature tree line to the west, south and east. Inner boundaries: none. Outer boundaries: north, east, south and west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	0	5	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is not located at the edge of a large built-up area, in physical or perceptual terms.
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(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The sub-area does not meet purpose 1.
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Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	Due to its strongly enclosed nature, the sub-area makes no discernible contribution to the separation of neighbouring built-up areas in physical or perceptual terms.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	The sub-area is not covered by any built form. The majority of the sub-area comprises woodlands and shrub land. It has a very enclosed character due to the mature trees and wooded areas throughout the sub-area. Overall, the sub-area has a strongly unspoilt rural character.
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Purpose (4) To preserve the setting and special character of historic towns

Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
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Summary

The sub-area meets the purposes strongly overall. The sub-area does not meet purpose 1 criteria (a) or purposes 2 or 4 but performs strongly against purpose 3.

Wider Green Belt Impacts

Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	41	Partial	Limited or No Contribution	Significant	Significant

Assessment of wider impact	<p>At the more granular level, the sub-area plays a similarly important role against purpose 3 compared to the strategic land parcel, by protecting the openness of the countryside. The sub-area performs similarly against purpose 2 by making no discernible contribution to preventing settlements from merging. However, the sub-area plays a lesser role against purposes 1 and 4 compared to the strategic land parcel, as the sub-area neither abuts a large built-up area nor an identified historic place, hence making no contribution to preventing outward sprawl or preserving the context of an historic place or feature.</p> <p>The sub-area adjoins SA-45 to the west and to wider Green Belt on all other side. The removal of the sub-area in isolation would create a 'hole' in the Green Belt and is likely to impact on the performance of surrounding Green Belt. The high level of visual enclosure within the sub-area means that the perceptual impacts of a 'hole' in the Green Belt would be limited; however, this would still have overall negative impacts on the wider Green Belt as it would constitute a deterioration of the strategic role of the Green Belt.</p> <p>In combination with SA-45, the removal of the sub-areas is likely to impact on the performance of the wider Green Belt by leading to the irregular development of Wheathampstead and reducing the gap between Wheathampstead and Welwyn Garden City.</p> <p>In combination with other sub-areas in the wider cluster in which the sub-area is located (i.e. SA-44, SA-45, SA-47, SA-48 and SA-49), the removal of the sub-area would constitute disproportionate and irregular spread of Wheathampstead and an erosion of the gap between Wheathampstead and Welwyn Garden City.</p>
Summary	Overall, the sub-area plays an important role with respect to the strategic land parcel, and if released in isolation and in combination is likely to significantly harm the performance of the wider Green Belt.

Consideration of Boundaries

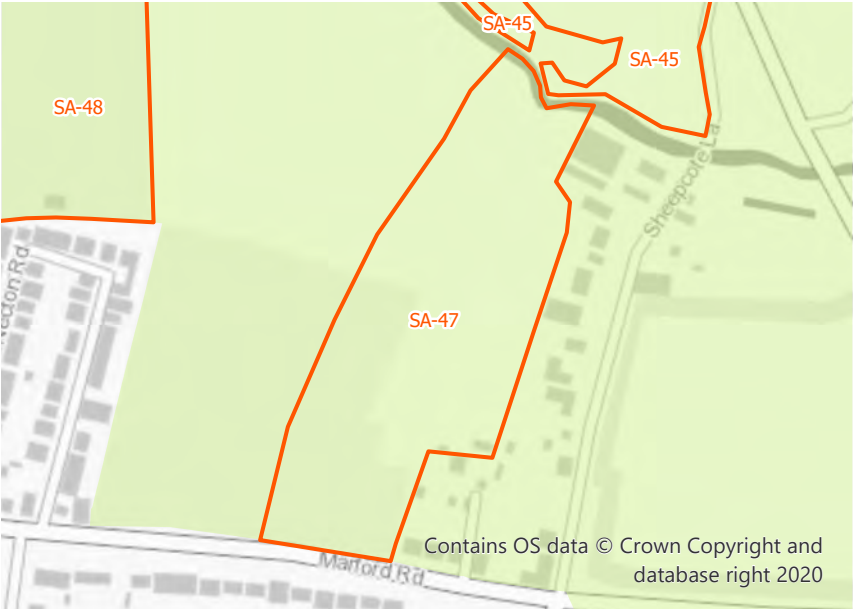
Commentary on boundary features and impact on Green Belt boundary strength.	If the sub-area was released, it would result in the creation of new Green Belt boundaries. These boundaries would be predominantly readily recognisable but not necessarily permanent and would not meet the NPPF definition. The new boundaries would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.
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Sub-area (SA): SA-47

Strategic Land Parcel: 41 Area (ha): 3.59 Location East of Wheathampstead



Legend

- Sub-area for assessment
- St Albans Green Belt
- Neighbouring Green Belt

Sub-area map



Looking north-west from the middle of the sub-area onto paddocks



Looking south-west from the middle of the eastern boundary of the sub-area onto some paddocks and residential properties



Looking west from the middle of the sub-area onto some allotments

Boundaries

The sub-area is bounded by the River Lea to the north, by the regular backs of residential properties and gardens along Sheepcote Lane to the east, by the regular backs of residential properties and gardens along Marford Road and Marford Road to the south and by a mature tree line to the west. Inner boundary: south. Outer boundary: north, east and west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	0	3	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is not located at the edge of a large built-up area, in physical or perceptual terms.
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(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The sub-area does not meet purpose 1.
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Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	Due to the scale of the gap between Wheathampstead and Welwyn Garden City; and Wheathampstead and Hatfield, the sub-area makes no discernible contribution to the separation of neighbouring built-up areas in physical or perceptual terms.
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Purpose (3) To assist in safeguarding the countryside from encroachment

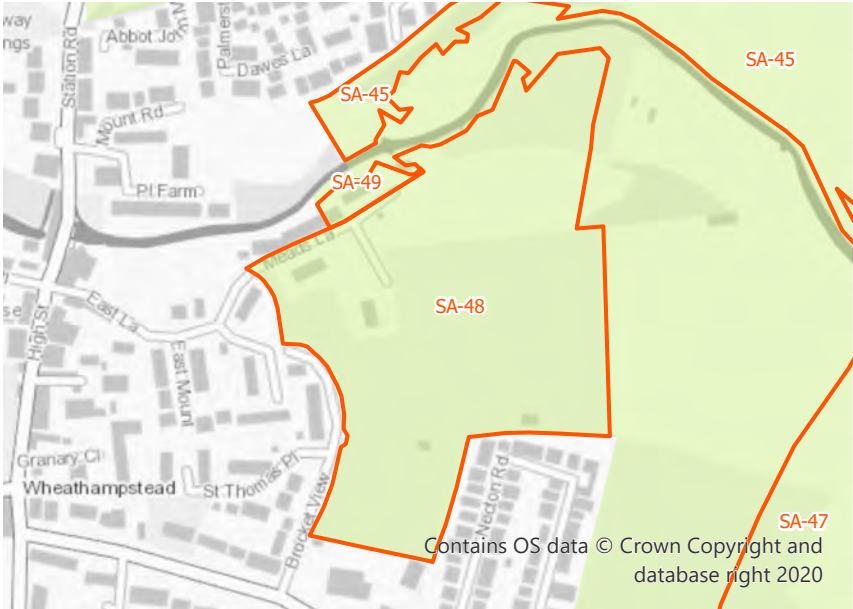
Protects the openness of the countryside and is least covered by development.	Less than 1% of the sub-area is covered by built form. Half of the sub-area consists of paddocks and open fields. The other half of the sub-area consists of allotments which constitute a man-made use on the south-western part of the site. There are some views on to Wheathampstead to the south and to the west, introducing urbanising influences. There are some views to the wider countryside to the north. Overall, the south area has a largely rural character.
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Purpose (4) To preserve the setting and special character of historic towns					
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.				
Summary					
	The sub-area performs moderately against the purposes overall. The sub-area does not meet purpose 1 criteria (a) or purposes 2 or 4 but performs moderately against purpose 3.				
Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	41	Partial	Limited or No Contribution	Significant	Significant
Assessment of wider impact	<p>At a more granular level, the sub-area performs similarly against purpose 2, and plays a lesser role against purposes 1, 3 and 4 compared to the strategic land parcel. Neither the sub-area nor the strategic land parcel are located at the edge of a large built-up area, and do not meet purpose 1. Similarly, neither the sub-area nor the strategic land parcel make a contribution to preventing settlements from coalescing. Due to urbanising influences at the sub-area, the contribution that the sub-area makes to protecting the openness of the countryside is diminished, compared to the strategic land parcel which plays an important role against purpose 3. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes a lesser contribution to purpose 4 in preserving a historic context, compared to the strategic land parcel.</p> <p>The sub-area adjoins SA-45 to the north and wider Green Belt to the east and west. The removal of the sub-area in isolation is unlikely to alter the performance of Green Belt to the east and west where semi-urban land uses (notably residential dwellings and allotments) in the Green Belt have already been established. However, its release would introduce some urbanising influences to the north and diminish the sense of openness if developed. Its release would also lead to the irregular sprawl of Wheathampstead.</p> <p>In combination with SA-45, the removal of the sub-area is likely to impact on the performance of the wider Green Belt as it would create a large 'island' of Green Belt to the west enclosed in built form, which would constitute a deterioration of the strategic role of the Green Belt.</p> <p>In combination with other sub-areas in the wider cluster in which the sub-area is located (i.e. SA-44, SA-45, SA-46, SA-48 and SA-49), the removal of the sub-area would constitute disproportionate and irregular spread of Wheathampstead and an erosion of the gap between Wheathampstead and Welwyn Garden City.</p>				
Summary	Overall, the sub-area does not play an important role with respect to the strategic land parcel, however if released in isolation or in combination is likely to significantly harm the performance of the wider Green Belt				

Consideration of Boundaries	
Commentary on boundary features and impact on Green Belt boundary strength.	The inner boundary is readily recognisable and likely to be permanent. The outer boundaries are readily recognisable but not necessarily likely to be permanent. If the sub-area was released, the new inner Green Belt boundaries would not meet the NPPF definition. The new boundaries would require strengthening.
Categorisation & Recommendation	
Sub-area category & recommendation	The sub-area performs moderately against NPPF purposes but makes an important contribution to the wider Green Belt. Not recommended for further consideration.

Sub-area (SA): SA-48

Strategic Land Parcel: 41 Area (ha): 6.77 Location East of Wheathampstead



Sub-area map

Legend

- Sub-area for assessment
- St Albans Green Belt
- Neighbouring Green Belt



Looking north from the southern boundary of the sub-area onto playing fields



Looking south-east from the north-western boundary of the sub-area onto playing fields and kids playground



Looking east from the north-western boundary onto open recreational land



Looking south from the northern boundary onto a nursery

Boundaries

The sub-area is bounded by Meads Lane and the policy constraint of the River Lea flood zone 3b to the north, by an intermittent tree line to the east, by the regular backs of residential properties and gardens along Necton Road and the regular back of a community building along Marford Road to the south and by Brocket View and the regular back of a residential property along East Lane to the west. Inner boundaries: west. Outer boundaries: north, east and south.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	0	2	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is not located at the edge of a large built-up area, in physical or perceptual terms.
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(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The sub-area does not meet purpose 1.
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Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area is not located between two or more settlements in either St Albans or neighbouring local authorities assessed for purpose 2. Therefore, the sub-area makes no discernible contribution to the separation of neighbouring built-up areas in physical or perceptual terms.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	Approximately 3% of the sub-area is covered by built form (excluding hardstanding). The sub-area comprises playing pitches, tennis courts and associated club, a recreation ground and a children's nursery. There is open space and mature trees to the north-east of the sub-area. There are medium views into wider countryside to the east, but these are limited to the south and west due to the existing built form in Wheathampstead. Overall, the sub-area has a semi-urban character.
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Purpose (4) To preserve the setting and special character of historic towns					
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.				
Summary					
	The sub-area performs weakly against the purposes overall. The sub-area does not meet purpose 1 criteria (a) nor purposes 2 nor 4 and performs weakly against purpose 3.				
Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	41	Partial	Limited or No Contribution	Significant	Significant
Assessment of wider impact	At the more granular level, the sub-area performs a lesser role against purposes 1, 3 and 4 compared to the strategic land parcel, location neither next to a large built-up area nor an historic place. The sub-area's semi-urban character diminishes the sense of openness of the countryside, whereas the strategic land parcel performs an important role in safeguarding the countryside from encroachment. The sub-area makes a similarly weak contribution towards purpose 2 as compared to the strategic land parcel, as neither are located between settlements and therefore do not play a role in preventing settlements from merging.				
	The sub-area adjoins SA-45 to the north, SA-49 to the north-west and wider Green Belt to the north and east. The removal of the sub-area in isolation is unlikely to alter the performance of the surrounding sub-areas against NPPF purposes due to its enclosed nature, its existing built form and its semi-urban character, which constitutes sprawl and diminishes the openness of the countryside.				
	In combination with SA-49, the removal of the sub-areas is unlikely to alter the performance of the wider Green Belt due to the existing urbanising influences, encroachment into open countryside and limited connections to wider countryside.				
	In combination with SA-45, the removal of the sub-area is likely to impact the performance of the wider Green Belt, as it would lead to the disproportionate outward sprawl of Wheathampstead compared with the existing settlement size.				
	In combination with other sub-areas in the wider cluster in which the sub-area is located (i.e. SA-44, SA-45, SA-46, SA-47 and SA-49), the removal of the sub-area would constitute disproportionate and irregular spread of Wheathampstead and an erosion of the gap between Wheathampstead and Welwyn Garden City.				
Summary	Overall, the sub-area does not play an important role with respect to the strategic land parcel, and if released in isolation, or in combination with SA-49, it is unlikely to significantly harm the performance of the wider Green Belt.				

Consideration of Boundaries

Commentary on boundary features and impact on Green Belt boundary strength.	The inner boundaries are predominantly readily recognisable and likely to be permanent. The outer boundaries are predominantly readily recognisable but not likely to be permanent. If the sub-area was released, the new inner Green Belt boundaries would not meet the NPPF definition. The new boundaries would require strengthening.
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Categorisation & Recommendation

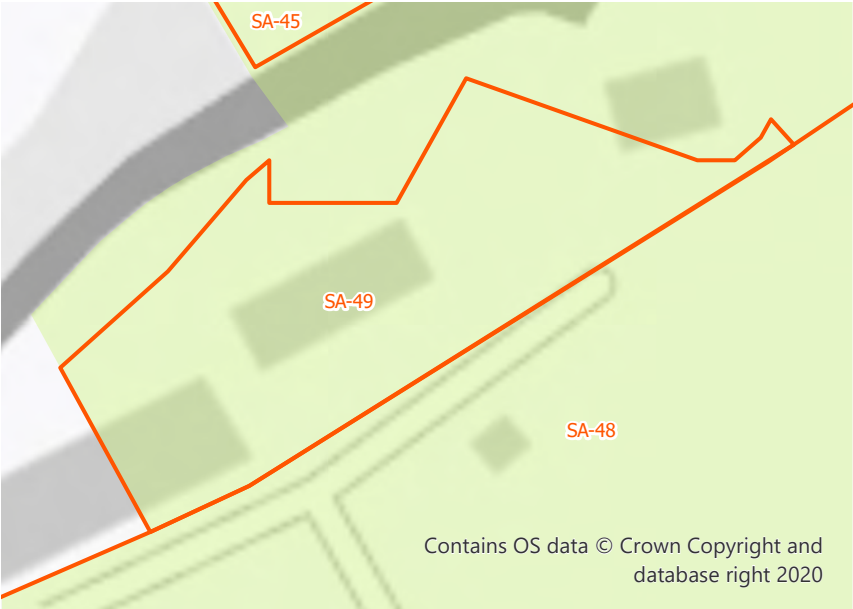
Sub-area category & recommendation	The sub-area performs weakly against NPPF purposes and makes a less important contribution to the wider Green Belt. If the sub-area is released, the new inner Green Belt boundary would not meet the NPPF definition for readily recognisable and likely to be permanent boundaries. The new boundary would require strengthening. Recommended for further consideration in isolation as RA-27 or in combination with SA-49 as RC-8.
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Recommended Area Map



Sub-area (SA): SA-49

Strategic Land Parcel: 41 Area (ha): 0.18 Location East of Wheathampstead



Sub-area map

Legend

- Sub-area for assessment
- St Albans Green Belt
- Neighbouring Green Belt



Looking north from the southern boundary of the sub-area onto residential properties



Aerial photography used as a result of limited access to and / or views of sub-area at the time of the site visit.

Boundaries

The sub-area is bounded by the policy constraint of the River Lea flood zone 3b to the north and east, by Meads Lane to the south and by a residential property on Meads Lane to the west. Inner boundaries: west. Outer boundaries: north, east and south.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	0	1	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is not located at the edge of a large built-up area, in physical or perceptual terms.
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(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The sub-area does not meet purpose 1.
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Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area is not located between two or more settlements in either St Albans or neighbouring local authorities assessed for purpose 2. Therefore, the sub-area makes no discernible contribution to the separation of neighbouring built-up areas in physical or perceptual terms.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	Approximately 18% of the sub-area is covered by built form (excluding hardstanding). The sub-area comprises residential properties and associated gardens. The sub-area is enclosed due to the built form and dispersed mature trees. Overall, the sub-area has an urban character.
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Purpose (4) To preserve the setting and special character of historic towns	
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
Summary	
	The sub-area performs weakly overall. The sub-area does not meet purpose 1 criteria (a) or purposes 2 or 4 and performs weakly against purpose 3.

Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	41	Partial	Limited or No Contribution	Significant	Significant

Assessment of wider impact	<p>At the more granular level, the sub-area performs a lesser role against all purposes compared to the strategic land parcel failing to meet purposes 1, 2 and 4. The sub-area is not located at the edge of a large built-up area so does not contribute to preventing sprawl. Due to the location of the sub-area, not situated between two settlements, it makes no contribution to preventing towns from merging. The sub-area has existing built form and hence an urban character, which limits the contribution it makes to safeguarding the countryside from encroachment. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to purpose 4 in preserving a historic context.</p> <p>The sub-area adjoins SA-45 to the north, SA-48 to the south and wider Green Belt to the north. The removal of the sub-area in isolation is unlikely to alter the performance of the surrounding sub-area against NPPF purposes due to its small scale and enclosed nature, and its existing built form and urban character, which constitutes sprawl and diminishes the openness of the countryside.</p> <p>In combination with SA-48, the removal of the sub-areas is unlikely to alter the performance of the wider Green Belt due to the existing built development and urbanising influences which already encroaches into open countryside and its limited connections to wider countryside.</p> <p>In combination with SA-45, the removal of the sub-area is likely to impact the performance of the wider Green Belt, as it would lead to the disproportionate outward sprawl of Wheathampstead compared with the existing settlement size.</p> <p>In combination with other sub-areas in the wider cluster in which the sub-area is located (i.e. SA-44, SA-45, SA-46, SA-47 and SA-48), the removal of the sub-area would constitute disproportionate and irregular spread of Wheathampstead and an erosion of the gap between Wheathampstead and Welwyn Garden City.</p>
Summary	Overall, the sub-area does not play an important role with respect to the strategic parcel and if released in isolation or combination with SA-48, is unlikely to significantly harm the performance of the wider Green Belt.

Consideration of Boundaries

Commentary on boundary features and impact on Green Belt boundary strength.	The inner boundaries are predominantly readily recognisable and likely to be permanent. The outer boundaries are predominantly readily recognisable but not likely to be permanent. If the sub-area was released, the new inner Green Belt boundaries would not meet the NPPF definition. The new boundaries would require strengthening.
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Categorisation & Recommendation

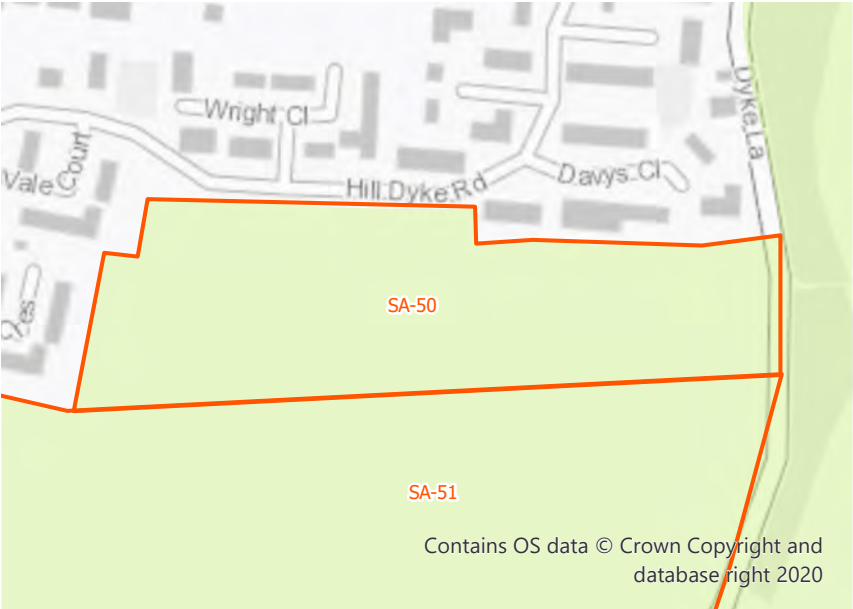
Sub-area category & recommendation	The sub-area performs weakly against NPPF purposes and makes a less important contribution to the wider Green Belt. If the sub-area is released, the new inner Green Belt boundary would not meet the NPPF definition for readily recognisable and likely to be permanent boundaries. The new boundary would require strengthening. Recommended for further consideration in isolation as RA-28 or in combination with SA-48 as RC-7.
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Recommended Area Map



Sub-area (SA): SA-50

Strategic Land Parcel: 43A Area (ha): 3.52 Location South-east of Wheathampstead



Legend

- Sub-area for assessment
- St Albans Green Belt
- Neighbouring Green Belt

Sub-area map



Looking south from the western boundary of the sub-area onto an arable field and mature tree line



Looking east from the western boundary of the sub-area onto an arable field



Looking north from the southern boundary of the sub-area onto an arable field



Looking north-west from the southern boundary of the sub-area onto an arable field and some residential properties

Boundaries

The sub-area is bounded by a mature tree line along the regular backs of residential properties and gardens along Hill Dyke Road and Davys Close to the north, by a mature tree line to the east and south and by a mature tree line along residential properties and gardens along Beech Crescent to the west. Inner boundaries: north and west. Outer boundaries: east and south.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	1	5	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is not located at the edge of a large built-up area, in physical or perceptual terms.
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(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The sub-area does not meet purpose 1.
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Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area forms part of the less essential gap between Wheathampstead and St Albans. It is judged that the gap is of sufficient scale that the removal of the sub-area would not result in the physical or perceptual merging of neighbouring built-up areas.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	Less than 1% of the sub-area is covered by built form. The sub-area comprises an open arable field. There are dense mature tree lines around the sub-area to the east, south and west, with some views onto built form to the north and west. Overall, the sub-area has a strongly unspoilt rural character.
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Purpose (4) To preserve the setting and special character of historic towns	
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
Summary	
	The sub-area performs strongly against the purposes overall. The sub-area does not meet purpose 1 and 4, performs weakly against purpose 2 and performs strongly against purpose 3.

Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	43a	Limited or No Contribution	Partial	Significant	Limited or No Contribution
Assessment of wider impact	<p>At a more granular level, the sub-area performs a similarly weak role against purposes 1 and 4 compared to the strategic land parcel, as the sub-area neither abuts a large built-up area nor an identified historic place, hence making no contribution to preventing outward sprawl or preserving the context of an historic place or feature. It plays a weaker role against purpose 2, forming only a less essential gap between Wheathampstead and St Albans. However, the sub-area performs a similarly important role against purpose 3 in protecting the openness of the countryside.</p> <p>The sub-area adjoins SA-51 to the south and wider Green Belt to the east. The removal of the sub-area in isolation is unlikely to alter the performance of surrounding Green Belt due to its small scale and enclosed nature at the settlement edge, with weak connections to the wider Green Belt. The scale of release is proportionate to the existing size of Wheathampstead, and would round off the settlement edge.</p> <p>In combination with SA-51, the removal of the sub-area is likely to impact on the performance of the wider Green Belt as it will introduce widely visible urbanising influences and lead to significant and irregular outward sprawl of Wheathampstead, disproportionate to the settlement scale.</p> <p>In combination with other sub-areas in the wider cluster in which the sub-area is located (i.e. SA-51 and SA-52), the removal of the sub-area would constitute significant sprawl of Wheathampstead and an erosion of the gap between Wheathampstead and St Albans.</p>				
Summary	Overall, the sub-area plays a significant role with respect to the strategic land parcel, however if released in isolation, is unlikely to significantly harm the performance of the wider Green Belt.				

Consideration of Boundaries

Commentary on boundary features and impact on Green Belt boundary strength.	The inner boundaries of the sub-area are readily recognisable and likely to be permanent. The outer boundaries of the sub-area are readily recognisable but not necessarily likely to be permanent. If the sub-area was released, the new inner Green Belt boundaries would not meet the NPPF definition. The new boundaries would require strengthening.
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Categorisation & Recommendation

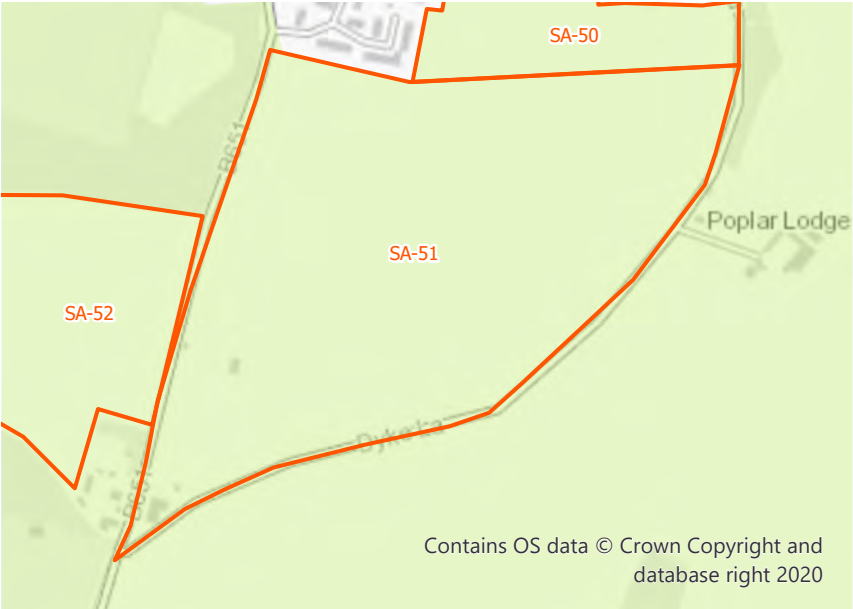
Sub-area category & recommendation	The sub-area performs strongly against NPPF purposes but makes a less important contribution to the wider Green Belt. If the sub-area is released, the new inner Green Belt boundary would not meet the NPPF definition for readily recognisable and likely to be permanent boundaries. The new boundary would require strengthening. Recommended for further consideration as RA-29.
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Recommended Area Map



Sub-area (SA): SA-51

Strategic Land Parcel: 43a Area (ha): 23.67 Location: South-east of Wheathampstead



Legend

- Sub-area for assessment
- St Albans Green Belt
- Neighbouring Green Belt

Sub-area map



Looking south-east from the centre of the sub-area onto an arable field and the wider countryside



Looking east from the centre of the sub-area onto an arable field and mature tree line.



Looking north-east from the centre of the sub-area onto an arable field and mature tree line



Looking south-west from the centre of the sub-area onto an arable field and wider countryside

Boundaries

The sub-area is bounded by the regular backs of residential properties and gardens along Hill Dyke Road and Beech Crescent and a mature tree line to the north, by a mature tree line and Dyke Lane to the east and south and by High Street (B651) to the west. Inner boundaries: north. Outer boundaries: north, east, south and west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	1	5	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area

The sub-area is not located at the edge of a large built-up area, in physical or perceptual terms.

(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.

The sub-area does not meet purpose 1.

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.

The sub-area forms a less essential part of the gap between Wheathampstead and St Albans. It is judged that the gap is of sufficient scale that the removal of the sub-area would not result in physical or perceptual merging between neighbouring built-up areas.

Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.

Approximately 2% of the sub-area is covered by built form. The sub-area is characterised by rural uses, including open arable fields. Despite the presence of a pub in the south-west corner of the sub-area, the sub-area offers long views across the sub-area and into open countryside to the south and east due to a rising topography towards the north. Overall, the sub-area has a largely unspoilt rural character.

Purpose (4) To preserve the setting and special character of historic towns

Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
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Summary

	The sub-area performs strongly against the purposes overall. The sub-area does not meet purpose 1 criteria (a) or purpose 4, performs weakly against purpose 2 and performs strongly against purpose 3.
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Wider Green Belt Impacts

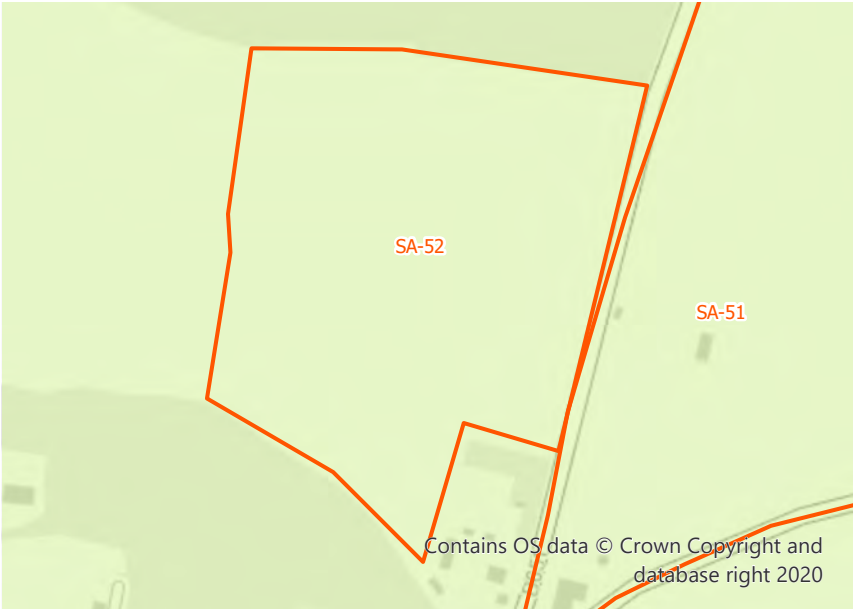
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	43a	Limited or No Contribution	Partial	Significant	Limited or No Contribution

Assessment of wider impact	<p>At a more granular level, neither the strategic land parcel nor the sub-area meet purpose 1 as neither are located at the edge of a large built-up area. The sub-area performs a weaker role against purpose 2, forming only a less essential part of the gap between Wheathampstead and St Albans, compared to the strategic land parcel which makes a partial contribution to the strategic gap of these settlements. However, it performs a similarly important role against purpose 3 compared with the strategic land parcel, with an unspoilt rural character and benefiting from long views to and from the surrounding countryside. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes a similarly weak contribution to purpose 4.</p> <p>The sub-area adjoins SA-50 to the north, SA-52 to the west and wider Green Belt to the east, south and west. The removal of the sub-area in isolation is likely to alter the performance of SA-50 by almost entirely enclosing it in built form and strengthening its role in preventing the further sprawl of Wheathampstead. Its release is also likely to impact the performance of the Green Belt to the south and west by strengthening its role in safeguarding the countryside from further encroachment. Its release would also lead to the disproportionate and irregular sprawl of Wheathampstead compared to the existing settlement size.</p> <p>In combination with SA-50 and SA-52, the removal of the sub-area is likely to impact on the performance of the wider Green Belt by significantly encroaching into the Green Belt, and leading to the irregular and large-scale sprawl of Wheathampstead, which would be disproportionate to the existing settlement size.</p>
Summary	Overall the sub-area plays an important role with respect to the strategic land parcel and its release in isolation or combination would harm the performance of the wider Green Belt.

Consideration of Boundaries	
Commentary on boundary features and impact on Green Belt boundary strength.	The inner and outer boundaries of the sub-area are readily recognisable but not likely to be permanent. If the sub-area was released, the new inner Green Belt boundaries would not meet the NPPF definition. The new boundaries would require strengthening.
Categorisation & Recommendation	
Sub-area category & recommendation	The sub-area performs strongly against NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.

Sub-area (SA): SA-52

Strategic Land Parcel: 37 Area (ha): 7.06 Location South of Wheathampstead



Sub-area map



Looking north from the western boundary of the sub-area onto an arable field



Looking east from the north-western corner of the sub-area onto an arable field



Looking south-east from the north-western corner of the sub-area onto an arable field



Looking west from the northern boundary of the sub-area onto an arable field

Boundaries

The sub-area is bounded by a woodland to the north, a mature tree line along High Street (B651) to the east, a woodland to the south and a mature tree line to the west. Inner boundary: none. Outer boundary: north, east, south and west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	1	5	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is not located at the edge of a large built-up area, in physical or perceptual terms.
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(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The sub-area does not meet purpose 1.
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Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area forms a less essential part of the gap between Wheathampstead and St Albans. It is judged that the gap is of sufficient scale that the removal of the sub-area would not result in physical or perceptual merging between neighbouring built-up areas.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	Less than 1% of the sub-area is covered by built form. The sub-area comprises an open arable field. It is enclosed on all boundaries by mature trees, which limits any views into wider countryside. Overall, the sub-area has an unspoilt rural character.
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Purpose (4) To preserve the setting and special character of historic towns	
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
Summary	
	The sub-area performs strongly against the purposes overall. The sub-area does not meet purpose 1 criteria (a) or purpose 4, performs weakly against purpose 2 and performs strongly against purpose 3.

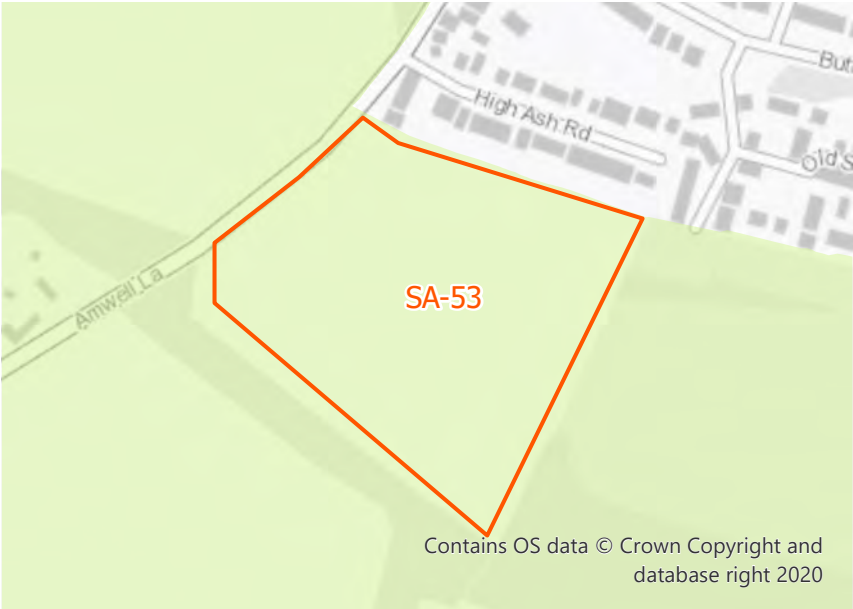
Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	37	Limited or No Contribution	Significant	Significant	Significant

Assessment of wider impact	<p>At the more granular level, neither the strategic land parcel nor the sub-area meet purpose 1 as neither are located at the edge of a large built-up area. The sub-area performs a similarly important role against purpose 3 compared to the strategic land parcel, in protecting the openness of the countryside. However, the sub-area performs a weaker role against purpose 2, forming only a less essential part of the gap between Wheathampstead and St Albans, compared to the strategic land parcel which plays a strong role in contributing to the strategic gap of these settlements. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes a lesser contribution to purpose 4 in preserving a historic context, compared to the strategic land parcel.</p> <p>The sub-area adjoins SA-51 to the east and wider Green Belt to the north, west and south. The removal of the sub-area in isolation would create a 'hole' in the Green Belt and is likely to impact on the performance of surrounding Green Belt. The high level of visual enclosure within the sub-area means that the perceptual impacts of a 'hole' in the Green Belt would be limited; however, this would still have overall negative impacts on the wider Green Belt as it would constitute a deterioration of the strategic role of the Green Belt. It could only be considered for release in combination with SA-51, not in itself recommended for further consideration, or Green Belt to the north.</p> <p>In combination with SA-51, the removal of the sub-areas is likely to impact on the performance of the wider Green Belt by leading to the irregular development of Wheathampstead, and introducing urbanising influences in an area of otherwise unspoilt rural character.</p> <p>In combination with other sub-areas in the wider cluster in which the sub-area is located (i.e. SA-50 and SA-51), the removal of the sub-area would lead to large-scale unchecked sprawl of Wheathampstead, disproportionate to the existing settlement size.</p>
Summary	Overall, the sub-area plays an important role with respect to the strategic land parcel and its release in isolation or in combination is likely to harm the performance of the wider Green Belt.

Consideration of Boundaries	
Commentary on boundary features and impact on Green Belt boundary strength.	If the sub-area was released, it would result in the creation of new Green Belt boundaries. These boundaries would be predominantly readily recognisable but not necessarily permanent and would not meet the NPPF definition. The new boundaries would require strengthening.
Categorisation & Recommendation	
Sub-area category & recommendation	The sub-area performs strongly against NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.

Sub-area (SA): SA-53

Strategic Land Parcel: 37 Area (ha): 4.18 Location South-west of Wheathampstead



Sub-area map



Looking west from the north-eastern corner of the sub-area onto an arable field and some residential properties



Looking south from the north-eastern corner of the sub-area onto an arable field



Aerial photography used as a result of limited access to and / or views of sub-area at the time of the site visit.

Boundaries

The sub-area is bounded by the regular backs of residential properties and gardens on High Ash Road to the north, by a mature tree line to the east, by a woodland to the south and by Anwell Lane to the west. Inner boundary: north. Outer boundaries: east, south and west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	1	5	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is not located at the edge of a large built-up area, in physical or perceptual terms.
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(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The sub-area does not meet purpose 1.
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Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area forms a less essential part of the gap between Wheathampstead and St Albans. It is judged that the gap is of sufficient scale that the removal of the sub-area would not result in physical or perceptual merging between neighbouring built-up areas.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	The sub-area is not covered by any built form. The sub-area comprises an open arable field. The sub-area has a flat topography and is bounded by dense tree lines to the south-west which limit views into wider countryside. There are short views onto residential properties to the north-east. Overall, the sub-area has a largely unspoilt rural character.
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Purpose (4) To preserve the setting and special character of historic towns

Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
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Summary

	The sub-area performs strongly against the purposes overall. The sub-area does not meet purpose 1 criteria (a) or purpose 4, performs weakly against purpose 2 and performs strongly against purpose 3.
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Wider Green Belt Impacts

Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	37	Limited or No Contribution	Significant	Significant	Significant

Assessment of wider impact	<p>At the more granular level, neither the strategic land parcel nor the sub-area meet purpose 1 as neither are located at the edge of a large built-up area. The sub-area performs similarly strongly against purpose 3 compared to the strategic land parcel, by protecting the openness of the countryside. However, the sub-area performs a weaker role against purpose 2, forming only a less essential part of the gap between Wheathampstead and St Albans, compared to the strategic land parcel which plays a strong role in contributing to the strategic gap of these settlements. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes a lesser contribution to purpose 4 in preserving a historic context, compared to the strategic land parcel.</p> <p>The sub-area does not adjoin any other sub-areas however is surrounded by wider Green Belt to the north-east, south-west and south-east. Its removal in isolation is unlikely to alter the performance of the wider Green Belt due to the mature tree lines to the south-east and south-west boundaries which prevent longer views and connections to the wider Green Belt. However, its release would lead to a slightly irregular settlement edge to Wheathampstead.</p>
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Summary	Overall, the sub-area plays an important role with respect to the strategic land parcel, however if released is unlikely to significantly harm the performance of the wider Green Belt.
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Consideration of Boundaries

Commentary on boundary features and impact on Green Belt boundary strength.	The inner boundaries are predominantly readily recognisable and likely to be permanent. The outer boundaries are predominantly readily recognisable but not likely to be permanent. If the sub-area was released, the new inner Green Belt boundaries would not meet the NPPF definition. The new boundaries would require strengthening.
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Categorisation & Recommendation

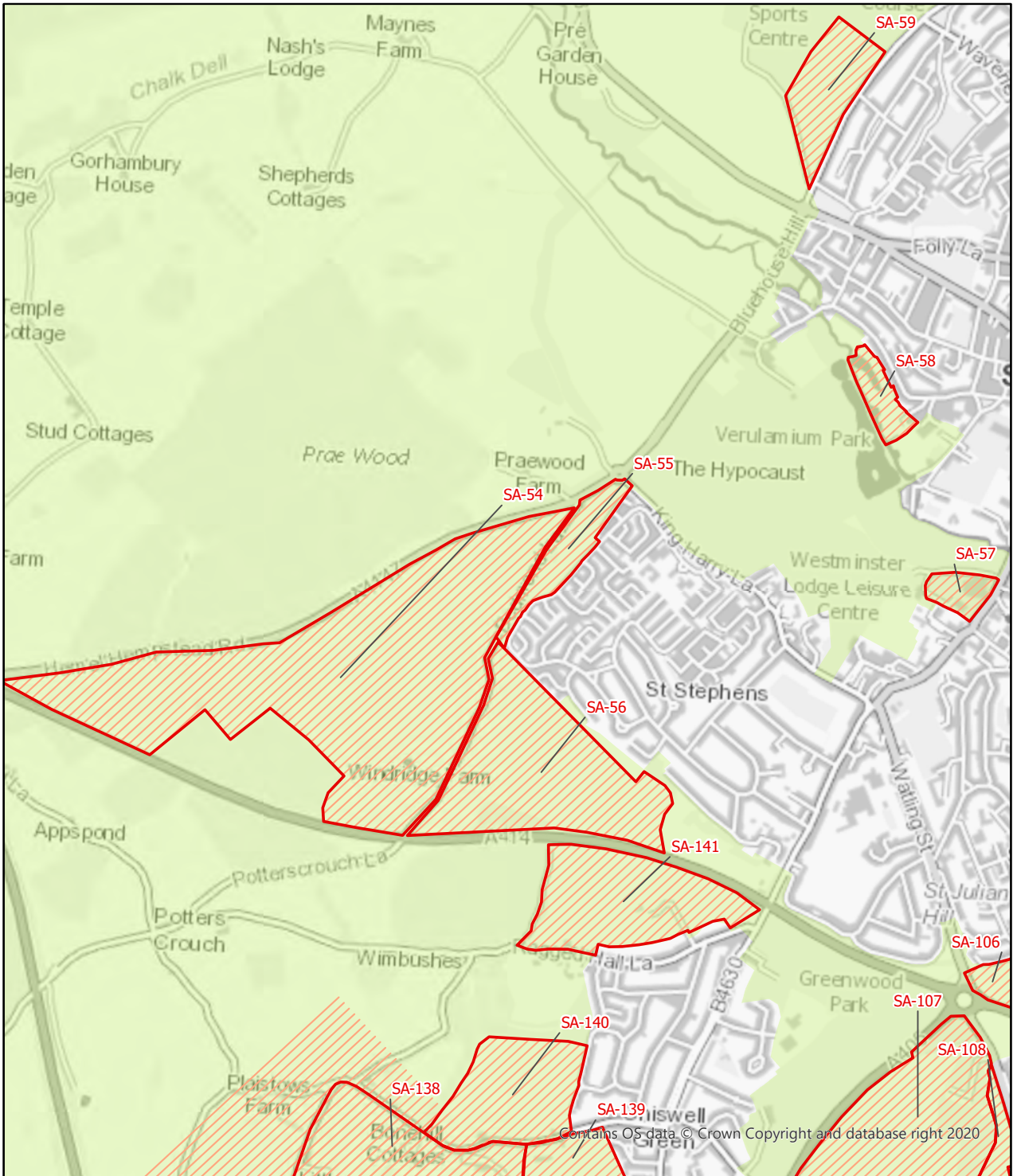
Sub-area category & recommendation	The sub-area performs strongly against NPPF purposes but makes a less important contribution to the wider Green Belt. If the sub-area was released, the new Green Belt boundaries would not meet the NPPF definition. The new boundaries would require strengthening. Recommended for further consideration in isolation as RA-30 (including the strip of Green Belt land to the north of the sub-area).
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Recommended Area Map








- St Albans District Boundary
- Neighbouring District Boundary
- Recommended for further consideration in combination
- Recommended for further consideration in isolation

ID	Area (ha)
RA-30	4.26



Legend

-  Sub-area for assessment
-  St Albans Green Belt
-  Neighbouring Green Belt
-  St Albans District Boundary
-  Neighbouring District Boundary

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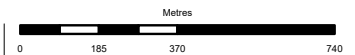
Issue	Date	By	Chkd	Appd
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Client
St Albans City & District Council

Job Title
St Albans Green Belt Review



St Albans west - sub-areas

Scale at A4

1:19,000

Job No
280045-00

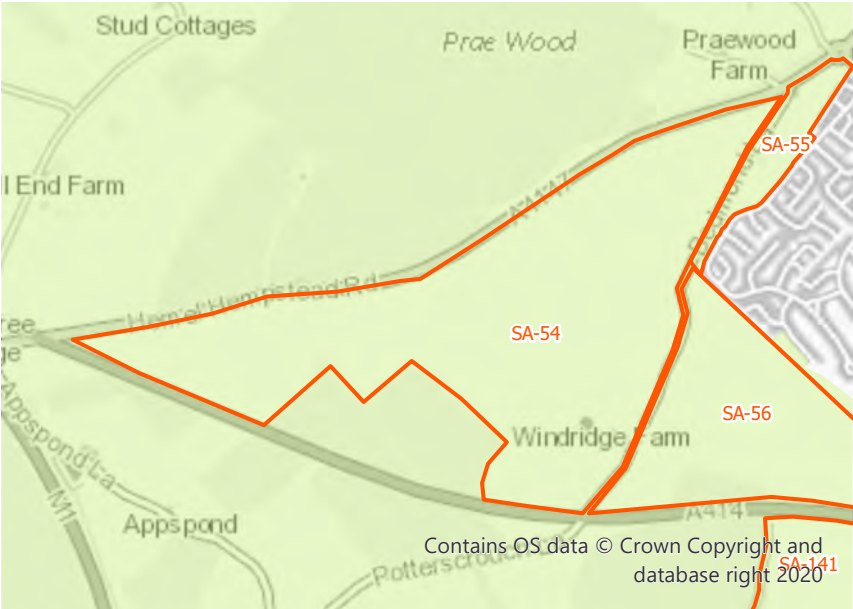
Drawing Status
Issued

Drawing No
001

Issue
P1

Sub-area (SA): SA-54

Strategic Land Parcel: 24B Area (ha): 79.48 Location: South-west of St Albans



Sub-area map



Looking west onto agricultural fields and woodland from footpath at north part of the sub-area



Looking south-west onto agricultural fields and woodland from footpath at centre of the sub-area



Looking north-west onto agricultural fields and woodland from footpath at south part of the sub-area



Looking north onto agricultural fields and woodland from footpath at north part of the sub-area

Boundaries

The sub-area is bounded by Hemel Hempstead Road (A4147) to the north, Potterscrouch Lane and Bedmond Lane to the east, and the A414 and a mature and unbroken tree line to the south. Inner boundaries: none. Outer boundaries: north, east and south.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	3	5	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area

The sub-area is not at the edge of a large built-up area in physical terms, although it is very closely located to the built-up area. The sub-area is also not at the edge of a built-up area in perceptual terms, as the dense woodland and shrub land vegetation in sub-area SA-55 provides a visual buffer and interrupts direct views between the sub-area and the built-up area. As such, the sub-area is not at the edge of a large built-up area in physical or perceptual terms.

(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.

The sub-area does not meet purpose 1.

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.

The sub-area forms a wider part of the gap between St Albans and Hemel Hempstead, contributing to the overall openness and scale of the gap. The presence of the M1 motorway between these two settlements would contribute to preventing their perceptual coalescence. It is judged that there may be some scope for development without significant physical or perceptual erosion of the gap between neighbouring built-up areas.

Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.

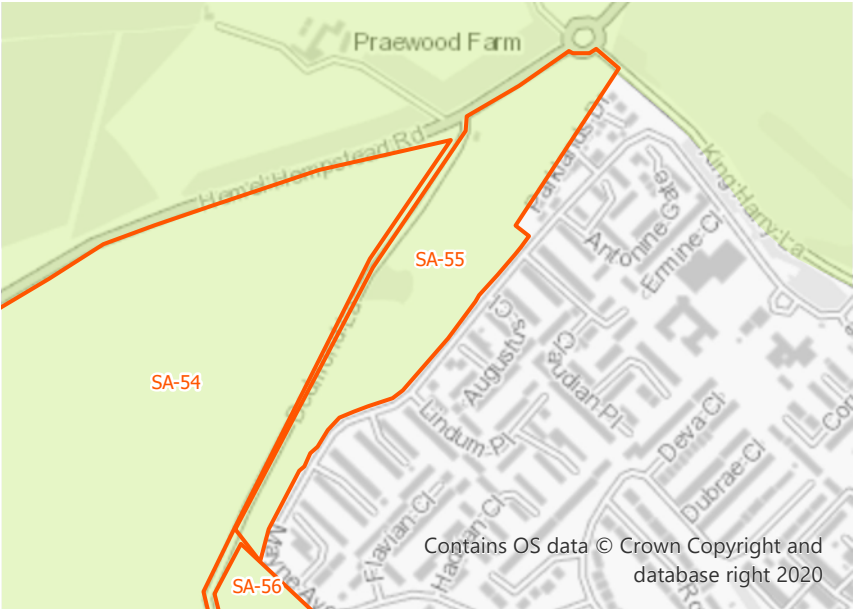
Less than 1% of the sub-area is covered by built form. Built form is concentrated in the south section of the sub-area. This includes a group of agricultural buildings. The rest of the sub-area comprises open agricultural fields. Due to dense woodland surrounding most of the sub-area, there is a high level of visual enclosure, with limited views to the surrounding countryside. Additionally, although the south part of the sub-area has perceptual links with the A414/ North Orbital Road (including audible highway traffic), the majority of the sub-area does not share this perceptual link. Overall, the sub-area has a strongly unspoilt rural character.

Purpose (4) To preserve the setting and special character of historic towns					
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.				
Summary					
	The sub-area performs strongly against the purposes overall. The sub-area does not meet purposes 1 criteria (a) or 4, and performs moderately against purpose 2 and strongly against purpose 3.				
Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	24B	Limited or No Contribution	Significant	Significant	Significant
Assessment of wider impact	<p>At a more granular level, the sub-area performs similarly against purposes 1 and 3, and plays a lesser role against purposes 2 and 4 compared to the strategic land parcel. As the sub-area is not located at the edge of a large built-up area, it does not contribute to checking unrestricted sprawl. Although the sub-area is large in scale and plays a role in preventing neighbouring settlements from coalescing, it plays a lesser role than the strategic land parcel which forms almost the entire gap between St Albans and Hemel Hempstead. Despite the limited views of the surrounding countryside from within the sub-area, it maintains a strongly unspoilt rural character which contributes to safeguarding the countryside from encroachment. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to purpose 4 in preserving a historic context.</p> <p>The sub-area adjoins sub-area SA-55 and SA-56 to the east; as well as wider Green Belt to the south and west. The removal of the sub-area in isolation would create a 'hole' in the Green Belt and could only be considered for release in combination with SA-55 or SA-56. Its release in isolation would be likely to alter the performance of the wider Green Belt in preventing the coalescence of St Albans and Hemel Hempstead, which is considered of strategic importance. The high level of visual enclosure within the sub-area means that the perceptual impacts of a 'hole' in the Green Belt would be limited; however, this would still have overall negative impacts on the wider Green Belt as it would constitute a deterioration of the strategic role of the Green Belt.</p> <p>In combination with sub-areas SA-55 and SA-56, the removal of the sub-area is likely to impact on the performance of the wider Green Belt, as it would represent the irregular and disproportionate spread of the large built-up area of St Albans. In addition, it would constitute a notable erosion of the strategic gap between St Albans and Hemel Hempstead; as well as a significant reduction in the gap between St Albans and Chiswell Green.</p>				
Summary	Overall, the sub-area plays an important role with respect to the strategic land parcel, and its release in isolation or in combination would harm the performance of the wider Green Belt.				

Consideration of Boundaries	
Commentary on boundary features and impact on Green Belt boundary strength.	If the sub-area was released, it would result in the creation of new Green Belt boundaries. These boundaries would be predominantly readily recognisable but not necessarily permanent and would not meet the NPPF definition. The new boundaries would require strengthening.
Categorisation & Recommendation	
Sub-area category & recommendation	The sub-area performs strongly against NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.

Sub-area (SA): SA-55

Strategic Land Parcel: 24B Area (ha): 6.22 Location: South-west of St Albans



Legend

- Sub-area for assessment
- St Albans Green Belt
- Neighbouring Green Belt

Sub-area map



Looking north onto scrubland and trees from southern edge of the sub-area



Looking north towards trees and overgrown vegetation from footpath at the centre of the sub-area



Looking south towards scrubland from north part of the sub-area

Boundaries

The sub-area is bounded by Hemel Hempstead Road (A4147), the Bluehouse Hill Roundabout, and King Harry Lane to the north, by Parklands Drive and Mayne Avenue together with some regular backs of residential properties and gardens at either end of Parklands Drive to the east, by Bedmond Lane to the west, and by a mature and intermittent tree line to the south. Inner boundaries: east. Outer boundaries: north, east and west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	0	4	1
	Yes	5			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is located at the edge of St Albans with physical connections on its east boundary.
(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	<p>The sub-area is connected to a large built-up area of St Albans. There are predominantly no prominent outer boundary features for St Albans within a reasonable distance of the sub-area which are likely to prevent outward sprawl. Development within this sub-area would lead to irregular sprawl of the large built-up area.</p> <p>The sub-area has predominantly recognisable and likely to be permanent inner boundaries, which provide an additional barrier to sprawl.</p>

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	As a result of its very small scale and strong perceptual enclosure from the wider Green Belt, the sub-area makes no discernible contribution to the separation of neighbouring built-up areas in physical or perceptual terms.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	Approximately 4% of the sub-area is covered by built form. Built form is concentrated to a small part of the north of the sub-area. The rest of the sub-area comprises woodland and shrub land vegetation. Due to the dense woodland within and surrounding the sub-area, there is a high level of visual enclosure with limited views to the surrounding countryside or adjacent area. Overall, the sub-area has a strongly unspoilt rural character.
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Purpose (4) To preserve the setting and special character of historic towns	
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	Although a small portion of the sub-area abuts the St Albans Conservation Area to the north, due to the high level of visual enclosure within the sub-area, there are negligible views to the Conservation Area. From the Conservation Area, there are very limited views of the sub-area since only the very short north-east boundary is visible from the south-west boundary of the Conservation Area. This means the sub-area has little relationship with the Conservation Area and so does not contribute to its immediate context. Overall, the sub-area has a weak relationship with the historic place.
Summary	
	The sub-area performs strongly against the purposes overall. The sub-area meets purpose 1 criteria (a) and performs strongly against purpose 1 criteria (b). It does not meet purpose 2, and performs weakly against purpose 4 and strongly against purpose 3.

Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	24B	Limited or No Contribution	Significant	Significant	Significant

Assessment of wider impact	<p>At a more granular level, the sub-area performs similarly against purpose 3, and plays a lesser role against purposes 2 and 4, and makes a more significant contribution to purpose 1 compared to the strategic land parcel. As the sub-area is located at the edge of a large built-up area, and does not have prominent outer boundary features, it plays a significant role in checking unrestricted sprawl. The sub-area is very small in scale and has strong perceptual enclosure from the wider Green Belt, hence it plays a minor role in preventing neighbouring settlements from coalescing. Despite the high level of visual enclosure within the sub-area, it maintains a strongly unspoilt rural character which contributes to safeguarding the countryside from encroachment. Whilst the sub-area abuts the Conservation Area, the majority of the sub-area has little relationship with it due to a strong sense of visual enclosure.</p> <p>The sub-area adjoins sub-area SA-54 to the west and sub-area SA-56 to the south. The removal of the sub-area in isolation is unlikely to alter the contribution of the adjacent sub-areas to NPPF purposes as it has a weak perceptual relationship with these sub-areas. The removal of the sub-area in isolation may be considered as rounding-off the settlement edge.</p> <p>In combination with sub-areas SA-54 and SA-56, the removal of the sub-area is likely to impact on the performance of the wider Green Belt, as it would represent the irregular and disproportionate spread of the large built-up area of St Albans. In addition it would constitute a notable erosion of the strategic gap between St Albans and Hemel Hempstead; as well as a significant reduction in the gap between St Albans and Chiswell Green.</p>
Summary	Overall, the sub-area plays an important role with respect to the strategic land parcel, however if released in isolation, is unlikely to significantly harm the performance of the wider Green Belt.

Consideration of Boundaries

Commentary on boundary features and impact on Green Belt boundary strength.	The inner boundary and majority of outer boundaries are readily recognisable and likely to be permanent. The short outer boundary to south is recognisable but not necessarily permanent. If the sub-area was released, the new inner Green Belt boundary would not meet the NPPF definition. The new boundary would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against NPPF purposes but makes a less important contribution to the wider Green Belt. If the sub-area is released in isolation, it would result in the designation of a similar strength boundary compared to the existing inner Green Belt boundary. The new boundary to the south would require strengthening to ensure it is readily recognisable and likely to be permanent. Recommended for further consideration as RA-31.
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Recommended Area Map

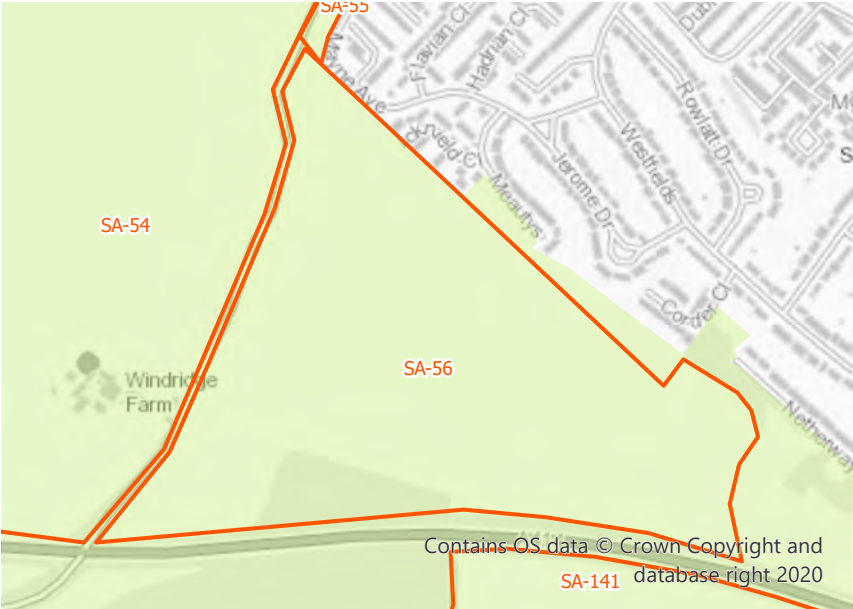


- St Albans District Boundary
- Neighbouring District Boundary
- Recommended for further consideration in combination
- Recommended for further consideration in isolation

ID	Area (ha)
RA-31	6.22

Sub-area (SA): SA-56

Strategic Land Parcel: 24B Area (ha): 30.96 Location: South-west of St Albans



Legend

- Sub-area for assessment
- St Albans Green Belt
- Neighbouring Green Belt

Sub-area map



Looking east towards agricultural fields from footpath at the centre of the sub-area with views of an open agricultural field



Looking north towards built-up area of St Albans from footpath at the centre of the sub-area with views of an open agricultural field



Looking west towards agricultural fields from footpath at the centre of the sub-area with views of an open agricultural field



Looking east towards wider countryside of the sub-area from nearby highway with views of open green space

Boundaries

The sub-area is bounded by regular backs of residential properties along Mayne Avenue, Icknield Close, Meautys, Jerome Drive and Corder Close together with a mature and unbroken tree line to the north, by a mature hedgerow to the east, by Potterscrouch Lane and Bedmond Lane to the west, and by a mature and unbroken tree line to the south along the A414. Inner boundaries: north (part). Outer boundaries: north, east, south and west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	3	5	0
	Yes	5			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is located at the edge of St Albans with physical connections on its north boundary.
(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	<p>The sub-area is connected to a large built-up area. While there is a prominent outer boundary feature to the south in the form of the North Orbital Road (A414), there are no prominent outer boundary features to the west and east for St Albans within a reasonable distance of the sub-area which are likely to regularise built form and prevent outward sprawl. Development within this sub-area would lead to irregular sprawl of the large built-up area.</p> <p>The sub-area has predominantly recognisable and likely to be permanent inner boundaries, which provide an additional barrier to sprawl.</p>

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	<p>The sub-area forms a wider part of the gap between St Albans and Chiswell Green, contributing to the overall openness and scale of the gap. The presence of the A414/ North Orbital Road between these settlements contributes to preventing their physical and perceptual coalescence.</p> <p>It is judged that there may be some scope for development without significant physical or perceptual erosion of the gap between neighbouring built-up areas.</p>
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Purpose (3) To assist in safeguarding the countryside from encroachment

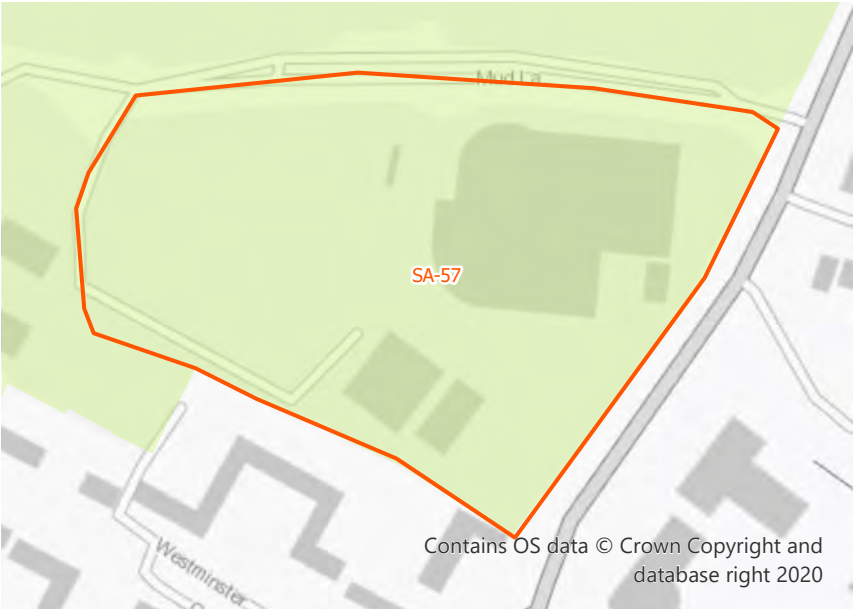
Protects the openness of the countryside and is least covered by development.	<p>Less than 1% of the sub-area is covered by built form. The entire sub-area is open, comprising agricultural fields. There is rising topography to the south which creates visual links of the countryside to the west and east, alongside the adjacent built-up area.</p> <p>Although the sub-area is adjacent to the North Orbital Road (A414) to the south, there is no visual link to the highway. Overall the sub-area has a strongly unspoilt rural character.</p>
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Purpose (4) To preserve the setting and special character of historic towns					
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.				
Summary					
	The sub-area performs strongly against the purposes overall. The sub-area meets purpose 1 criteria (a) and performs strongly against purpose 1 criteria (b) and purpose 3. It does not meet purpose 4, and performs moderately against purpose 2.				
Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	24B	Limited or No Contribution	Significant	Significant	Significant
Assessment of wider impact	<p>At a more granular level, the sub-area performs similarly against purpose 3, and plays a lesser role against purposes 2 and 4, and makes a more significant contribution to purpose 1 compared to the strategic land parcel. The sub-area performs a more important role against purpose 1 compared to the Stage 1 parcel; however, this is due to the use of the updated St Albans City and District Council settlement hierarchy in this study, St Albans was not identified as a large built-up area at the time of the Stage 1 assessment. The sub-area’s more important role when compared to the Stage 1 parcel is therefore due to the categorisation of settlements as opposed to the role it plays against Purpose 1. Due to the smaller scale nature of the sub-area compared to the strategic land parcel, it makes a lesser contribution to preventing settlements from coalescing. The sub-area maintains a strongly unspoilt rural character and therefore has a similarly important role in protecting the openness of the countryside. As the sub-area does not adjoin a historic settlement or feature, it makes no contribution to preserving the character of a historic place.</p> <p>The sub-area adjoins SA-141 to the south-east, SA-54 to the west and a negligible portion of SA-55 to the north; as well as wider Green Belt to the south-east. The removal of the sub-area in isolation is unlikely to alter the contribution of SA-141 to the purposes, as the presence of the A414/ North Orbital Road, topography and predominantly unbroken tree lines to the south boundary of the sub-area and the north boundary of SA-141 means that there is a weak physical and perceptual relationship between these sub-areas. The removal of the sub-area in isolation is unlikely to alter the contribution of SA-55 to the purposes, as there is negligible adjacency with the sub-area. However, the removal of the sub-area in isolation is likely to alter the performance of SA-54 and the wider Green Belt against purpose 3 as it would create an additional urbanising influence.</p> <p>In combination with SA-54, SA-55 and SA-141, the removal of the sub-area is likely to impact on the performance of the wider Green Belt, as it would completely remove the gap between St Albans and Chiswell Green, resulting in the physical merging of neighbouring built-up areas. In addition it would constitute a notable erosion of the strategic gap between St Albans and Hemel Hempstead.</p> <p>Additionally, the removal of the sub-area would result in two narrow fingers of Green Belt forming to the south of St Albans and north of the A414/ North Orbital Road, which would need to be considered.</p>				
Summary	Overall, the sub-area plays an important role with respect to the strategic land parcel, and its release in isolation or in combination would harm the performance of the wider Green Belt.				

Consideration of Boundaries	
Commentary on boundary features and impact on Green Belt boundary strength.	The inner boundary and outer boundaries to the north, east and south of the sub-area are readily recognisable but not necessarily permanent. The outer boundary to the west of the sub-area is readily recognisable and likely to be permanent. If the sub-area was released, the new inner Green Belt boundary would partially not meet the NPPF definition. The new boundary would require strengthening.
Categorisation & Recommendation	
Sub-area category & recommendation	The sub-area performs strongly against NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.

Sub-area (SA): SA-57

Strategic Land Parcel: 24B Area (ha): 2.82 Location West of St Albans



Sub-area map

Legend

- Sub-area for assessment
- St Albans Green Belt
- Neighbouring Green Belt



Looking east from the centre of the sub-area with views of car parking and leisure centre building



Looking west from the centre of the sub-area with views of car parking and tree line



Looking south-east from the centre of the sub-area with views of theatre building



Looking north from the centre of the sub-area with views of car parking

Boundaries

The sub-area is bounded by Mud Lane to the north, Holywell Hill to the east, the regular backs of residential properties along Westminster Court and the Harpenden Badminton Club car park to the south and Mud Lane to the west. Inner boundaries: East and the majority of South. Outer boundaries: North, the remainder of South and West.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	0	0	1
	Yes	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is located at the edge of St Albans with physical connections on its east and south boundaries.
(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	<p>The sub-area is perceptually enclosed by a large built-up area. Although there is adjacent Green Belt land to the north and west of the sub-area, there are strong physical and visual connections to the developed land to the west since the sub-area is notably set within the built extent of St Albans. In addition, the sub-area is an anomaly within the Green Belt as it has already been developed, diminishing its contribution to preventing sprawl.</p> <p>The sub-area has a predominantly readily recognisable and likely to be permanent inner boundary. Development within the sub-area would round-off the settlement edge and would constitute regular development form.</p>

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	As a result of its relatively small scale and enclosure by the large built-up area, the sub-area makes no discernible contribution to the separation of neighbouring built-up areas in physical or perceptual terms. It is also an anomaly in the Green Belt as it has already been developed, diminishing its contribution to the scale of the gap.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	Approximately 40% of the sub-area is covered by built form (excluding hard standing). The east of the sub-area comprises a theatre and a leisure centre. The rest of the sub-area comprises a car park. The sense of openness is diminished by existing built form. Due to the dispersed tree line along the north boundary, there are disrupted views into the neighbouring park and of St Albans Cathedral to the north. Overall the sub-area has an urban character.
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Purpose (4) To preserve the setting and special character of historic towns	
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area is within the St Albans Conservation Area and has disrupted views of the Grade I listed St Albans Cathedral. This places the sub-area within an important historic context, however the sub-area is an anomaly in the Green Belt and its importance is diminished given the urban character of the sub-area. Overall the sub-area has a weak relationship with the wider Conservation Area.
Summary	
	The sub-area performs weakly against the purposes overall. The sub-area meets purpose 1 criteria (a) and does not meet purpose criteria 1(b). It does not meet purposes 2 or 4, and performs weakly against purpose 4.

Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	24B	Limited or No Contribution	Significant	Significant	Significant

Assessment of wider impact	<p>At the more granular level, the sub-area performs similarly against purpose 1, and plays a lesser role against purposes 2, 3 and 4 compared to the strategic land parcel. Neither the sub-area or the strategic land parcel make a contribution to preventing outward sprawl. The sub-area is enclosed within the urban context of the large built-up area of St Albans and hence does not play a role with regards to preventing neighbouring settlements from coalescing, unlike the strategic land parcel which forms the entire gap between St Albans and Hemel Hempstead. As the sub-area has an urban character, with existing built form and visual connections to the large built-up area, it makes only a limited contribution to protecting the openness of the countryside. Whilst the sub-area abuts the Conservation Area, the relationship with it is diminished by the already urban character of the sub-area and the significant massing of the existing buildings.</p> <p>The sub-area does not adjoin any other sub-areas; but adjoins wider Green Belt to the north and west. Due to its location directly adjoining St Albans to the east and south, its removal is unlikely to alter the performance of the wider Green Belt.</p>
Summary	Overall, the sub-area does not play an important role with respect to the strategic land parcel and if released, is unlikely to significantly harm the performance of the wider Green Belt.

Consideration of Boundaries

Commentary on boundary features and impact on Green Belt boundary strength.	The inner and outer boundaries are readily recognisable and likely to be permanent. If the sub-area was released, the new inner Green Belt boundaries would meet the NPPF definition.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs weakly against NPPF purposes and makes a less important contribution to the wider Green Belt. If the sub-area is released in isolation, the new Green Belt boundaries would meet the NPPF definition. Recommended for further consideration as RA-32.
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Recommended Area Map



Sub-area (SA): SA-58

Strategic Land Parcel: 24B Area (ha): 3.6 Location West of St Albans



Sub-area map



Looking south from west boundary of sub-area with views of dense vegetation across River Ver



Looking east from west boundary of sub-area with views of dense vegetation across River Ver



Aerial photography used as a result of limited access to and / or views of sub-area at the time of the site visit (Bing Aerial, September 2021).

Boundaries

The sub-area is bounded by regular backs of residential properties along Fishpool Street to the north, an unclassified road to the east, the River Ver to west, and an unclassified road to the north. Inner boundaries: East. Outer boundaries: South, West and North.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	0	1	5
	Yes	5			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is located at the edge of St Albans with physical connections on its north-eastern boundary.
(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	<p>The sub-area is connected to a large built-up area. There are no prominent outer boundary features for St Albans within a reasonable distance of the sub-area which are likely to prevent outward sprawl. Development within this sub-area would lead to irregular sprawl of the large built-up area.</p> <p>The sub-area has predominantly recognisable and likely to be permanent inner boundaries, which provide an additional barrier to sprawl.</p>

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	As the sub-area is set within the built extent of St Albans, the sub-area makes no discernible contribution to the separation of neighbouring built-up areas in physical or perceptual terms.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	Approximately 4% of the sub-area is covered by built form. The sub-area comprises private gardens associated with a hotel and residential development, which contributes to a managed urban character. There is a high level of visual screening through dense tree planting. Overall, the sub-area has an urban character.
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Purpose (4) To preserve the setting and special character of historic towns	
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area is located within the St Albans Conservation Area. Overall, the sub-area plays an important role in maintaining the immediate context of the historic place.
Summary	
	The sub-area performs strongly against the purposes overall. The sub-area meets purpose 1 criteria (a) and performs strongly against purpose 1 criteria (b). The sub-area does not meet purpose 2, and performs weakly against purpose 3, and strongly against purpose 4.

Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	24B	Limited or No Contribution	Significant	Significant	Significant

Assessment of wider impact	<p>At the more granular level, the sub-area performs similarly against purpose 4, and plays a lesser role against purposes 2 and 3, and makes a more significant contribution to purpose 1 compared to the strategic land parcel. The sub-area makes an important contribution to preventing unrestricted sprawl in the absence of prominent outer boundary features for St Albans. Whilst not physically enclosed, the sub-area is situated within the urban context of the large built-up area of St Albans; this results in the sub-area performing a lesser role with regards to preventing neighbouring settlements from coalescence. Due to the substantial visual screening within the sub-area from dense mature tree lines and vegetation, the sense of openness and connection to the wider countryside is limited, hence the sub-area plays a lesser role in safeguarding the countryside from encroachment. The sub-area provides the immediate context for historic places and forms part of the St Albans Conservation Area.</p> <p>The sub-area does not adjoin any other sub-areas; but adjoins wider Green Belt to the east, south and west. Due to its location directly adjoining St Albans to the north-east, its removal is unlikely to alter the performance of the wider Green Belt.</p>
Summary	Overall, the sub-area plays an important role with respect to the strategic land parcel, however if released is unlikely to significantly harm the performance of the wider Green Belt.

Consideration of Boundaries

Commentary on boundary features and impact on Green Belt boundary strength.	The inner boundary is predominantly readily recognisable and likely to be permanent. The outer boundaries to the north and east are readily recognisable and likely to be permanent. The outer boundary to the south is readily recognisable but not necessarily permanent. If the sub-area was released, the new inner Green Belt boundaries would not meet the NPPF definition. The new boundaries would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against NPPF purposes but makes a less important contribution to the wider Green Belt. If the sub-area was released, the new Green Belt boundary would not meet the NPPF definition. The new boundary would require strengthening. Recommended for further consideration as RA-33.
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Recommended Area Map



- St Albans District Boundary
- Neighbouring District Boundary
- Recommended for further consideration in combination
- Recommended for further consideration in isolation

ID	Area (ha)
RA-33	3.6

Sub-area (SA): SA-59

Strategic Land Parcel: 23 Area (ha): 9.36 Location West of St Albans



Legend

- Sub-area for assessment
- St Albans Green Belt
- Neighbouring Green Belt

Sub-area map



Looking south from west boundary of sub-area with views of open agricultural field



Looking east from south boundary of sub-area with views across open agricultural field towards the large built-up area



Looking north from south boundary of sub-area views of open agricultural field



Looking south out of sub-area towards the wider countryside

Boundaries

The sub-area is bounded by a mature hedgerow and tree line to the north, Batchwood Drive to the east and by a mature hedgerow and tree line to the south and west. Inner boundaries: east. Outer boundaries: north, south and west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	0	5	3
	Yes	5			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is located at the edge of St Albans with physical connections on its north and east boundaries.
(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	<p>The sub-area is connected to a large built-up area. There are no prominent outer boundary features for St Albans within a reasonable distance of the sub-area which are likely to prevent outward sprawl. Development within this sub-area would lead to irregular sprawl of the large built-up area.</p> <p>The sub-area has predominantly recognisable and likely to be permanent inner boundaries, which provide an additional barrier to sprawl.</p>

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	As a result of the very small scale nature of the sub-area and the large scale of the gap between St Albans and Hemel Hempstead, the sub-area makes no discernible contribution to the separation between neighbouring built-up areas in physical or perceptual terms.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	Approximately 1% of the sub-area is covered by built form. The sub-area is comprised of open arable fields. There is rising topography to the north-west of the sub-area, creating long views to the countryside, alongside views towards the built-up area of St Albans and St Albans Cathedral. Overall the sub-area has a strongly unspoilt rural character.
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Purpose (4) To preserve the setting and special character of historic towns	
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	There are views inwards and outwards from the sub-area to the Conservation Area of St Albans, including views of the Grade I listed St Albans Cathedral. However, views are interrupted by intervening built form, which reduces the connection of the sub-area to the historic context. Overall, the sub-area plays a weaker role in maintaining the immediate context of the historic place.
Summary	
	The sub-area performs strongly against the purposes overall. The sub-area meets purpose 1 criteria (a) and performs strongly against purpose 1 criteria (b) and purpose 3. It does not meet purpose 2, and performs moderately against purpose 4.

Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	23	Limited or No Contribution	Significant	Significant	Significant

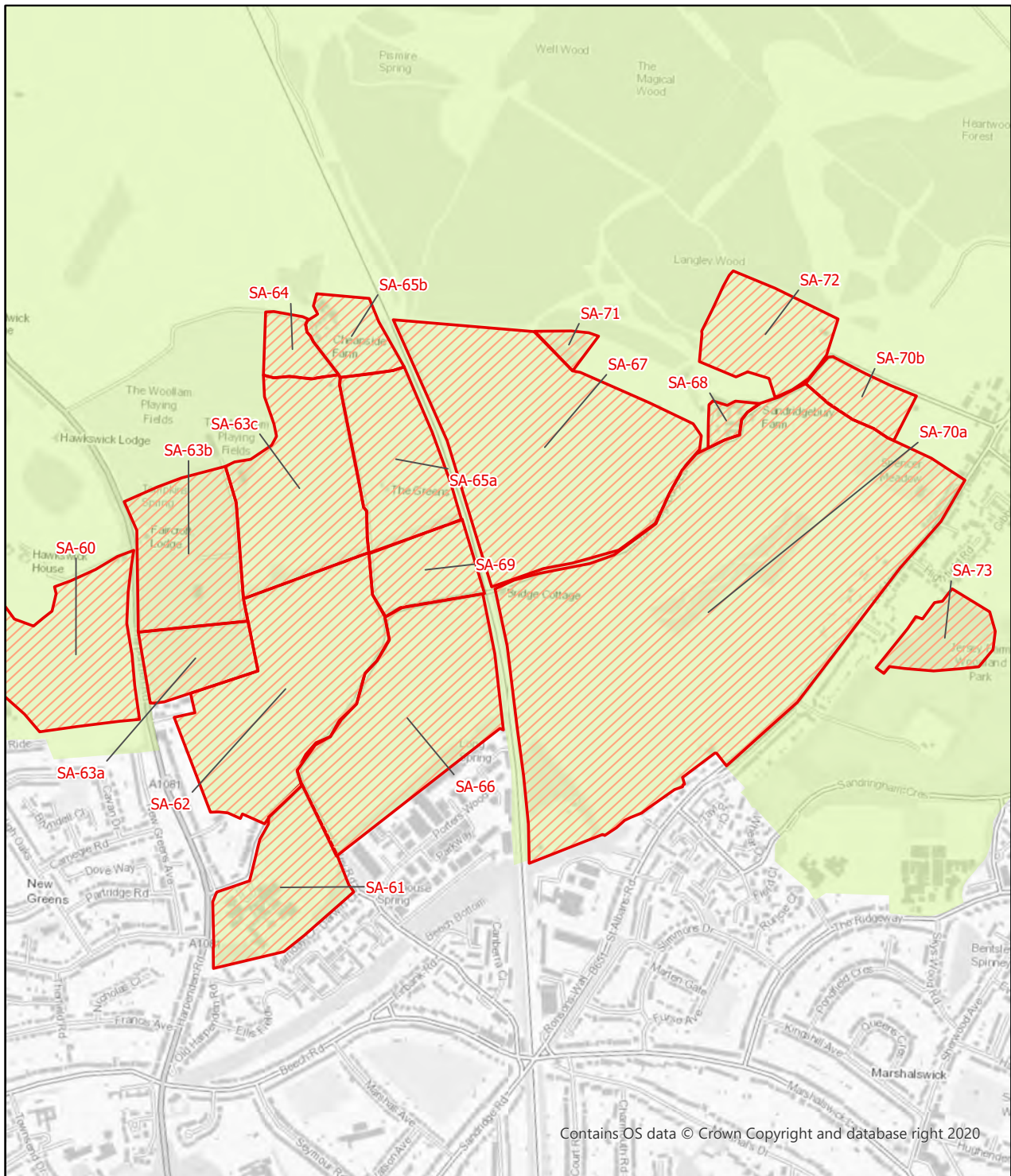
Assessment of wider impact	<p>At the more granular level, the sub-area performs similarly against purpose 3, and play a weaker role against purposes 2 and 4, and makes a more significant contribution to purpose 1 compared to the strategic land parcel. The sub-area makes an important contribution to preventing unrestricted sprawl in the absence of prominent outer boundary features for St Albans. Due to the small scale nature of the sub-area compared to the strategic land parcel, it makes a lesser contribution to preventing settlements from coalescing. The sub-area maintains a strongly unspoilt rural character and therefore has a similarly important role in protecting the openness of the countryside. Whilst there is a perceptual connection between the sub-area and the Conservation Area, this relationship is diminished by the presence of intervening built form.</p> <p>The sub-area does not adjoin any other sub-areas; but adjoins wider Green Belt to the north, south and west. The removal of the sub-area in isolation is likely to alter the performance of the wider Green Belt as it would constitute irregular spread of the large built-up area, in the absence of possessing readily recognisable and likely to be permanent features to prevent further onward sprawl.</p>
Summary	Overall, the sub-area plays an important role with respect to the strategic land parcel, and its release would harm the performance of the wider Green Belt.

Consideration of Boundaries






Commentary on boundary features and impact on Green Belt boundary strength.	The inner boundary is readily recognisable and likely to be permanent. The outer boundaries are partially readily recognisable but not necessarily permanent. If the sub-area was released, the new inner Green Belt boundaries would not meet the NPPF definition. The new boundaries would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.
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Legend

-  Sub-area for assessment
-  St Albans Green Belt
-  Neighbouring Green Belt
-  St Albans District Boundary
-  Neighbouring District Boundary

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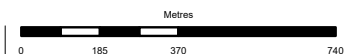
Issue	Date	By	Chkd	Appd
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Client
St Albans City & District Council

Job Title
St Albans Green Belt Review



St Albans north - sub-areas

Scale at A4

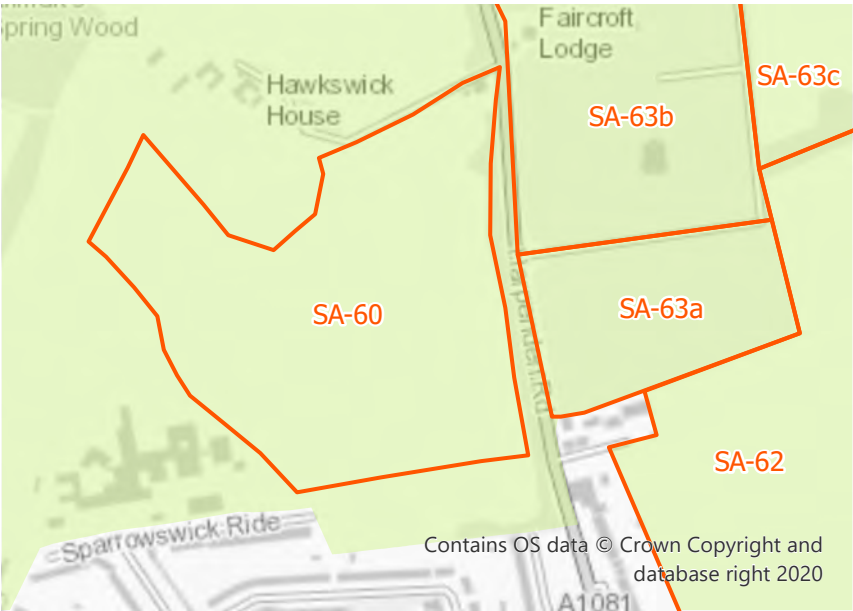
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Job No 280045-00	Drawing Status Issued
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Drawing No 001	Issue P1
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Sub-area (SA): SA-60

Strategic Land Parcel: 23 Area (ha): 12.93 Location North of St Albans



Sub-area map



Looking west to Harpenden Road (A1081) and tree lined verge, adjacent to east boundary of sub-area



Looking north across sports pitches to woodland along south boundary of sub-area



Aerial photography used as a result of limited access to and / or views of sub-area at the time of the site visit (Bing Aerial, September 2021).

Boundaries

The sub-area is bounded by a dense and unbroken tree line and a private vehicle access to the north, a dense and unbroken tree line along Harpenden Road (A1081) to the east and by field boundaries to the south and west. Inner boundaries: none. Outer boundaries: north, east, south and west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	1	5	0
	Yes	5			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is not at the edge of a large built-up area in physical terms, although it is very closely located to the built-up area. The sub-area is perceptually at the edge of St Albans due direct views of the dense woodland on the south sub-area boundary from the adjacent built form.
(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The sub-area is perceptually connected to a large built-up area. While there is a prominent outer boundary feature to the east in the form of Harpenden Road (A1081), there are no prominent outer boundary features to the north or west for St Albans within a reasonable distance of the sub-area which are likely to prevent outward sprawl. Development within this sub-area would lead to irregular sprawl of the large built-up area.

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area forms a less essential part of the gap between St Albans and Harpenden. It is judged that the gap is of sufficient scale that the removal of the sub-area would not result in physical or perceptual merging between neighbouring built-up areas.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	Less than 1% of the sub-area is covered by built form. Built form is limited to a single dwelling and outbuilding to the far north-east corner of the sub-area. The rest of the sub-area is formed almost entirely of woodland. Due to the dense woodland surrounding the sub-area, there is a high level of visual enclosure, with negligible views to the surrounding countryside. Overall the sub-area has a strongly unspoilt rural character.
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Purpose (4) To preserve the setting and special character of historic towns

Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
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Summary

	The sub-area performs strongly against the purposes overall. The sub-area meets purpose 1 criteria (a) and performs strongly against purpose 1 criteria (b). It does not meet purpose 4; and performs weakly against purpose 2; and strongly against purpose 3.
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Wider Green Belt Impacts

Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	23	Limited or No Contribution	Significant	Significant	Significant

Assessment of wider impact	<p>At a more granular level, the sub-area performs similarly against purpose 3, and makes a lesser contribution to purposes 2 and 4, and makes a more significant contribution to purpose 1 compared to the strategic land parcel. Due to the strong perceptual connection between the sub-area and the large built-up area of St Albans, and without prominent outer boundary features to the north, it plays an important role in preventing outward spread. Due to the small scale nature of the sub-area compared to the strategic land parcel, it makes a lesser contribution to preventing settlements from coalescing. Despite the high level of visual enclosure within the sub-area, it maintains a strongly unspoilt rural character which contributes to safeguarding the countryside from encroachment. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to purpose 4 in preserving a historic context.</p> <p>The sub-area adjoins sub-areas SA-63a and SA-62 to the east; as well as wider Green Belt to the north, south and west. The removal of the sub-area in isolation would create a 'hole' in the Green Belt and effectively result in an 'island' of Green Belt being created to the south, and is likely to impact on the performance of surrounding Green Belt. However, as there are weak visual links between the sub-area and SA-63a and SA-62 due to the intervening highway and dense mature woodland, the perceptual impacts to these sub-areas are likely to be limited. Nonetheless, the removal of the sub-area would introduce urbanising influences with impacts on the rural context of the wider Green Belt and adjacent Childwickbury Conservation Area; and would constitute a deterioration of the strategic role of the Green Belt.</p> <p>In combination with sub-areas SA-63a and SA-62, the removal of the sub-area is likely to impact the performance of the wider Green Belt. While the sub-areas would be connected to a large built-up area, their removal would constitute a notable erosion of the strategic gap between St Albans and Harpenden. It would also represent the irregular spread of the large built-up area.</p> <p>In combination with the wider cluster of sub-areas (SA-61, SA-62, SA-63a, SA-63b, SA-63c, SA-64, SA-65a, SA-65b, SA-66, SA-67, SA-68, SA-69, SA-70a, SA-70b, SA-71, SA-72) in which the sub-area is located, the removal of the sub-area would result in extensive irregular and disproportionate sprawl of the large built-up area.</p>
Summary	Overall, the sub-area plays an important role within the strategic land parcel and its release in isolation or in combination, would harm the performance of the wider Green Belt.

Consideration of Boundaries

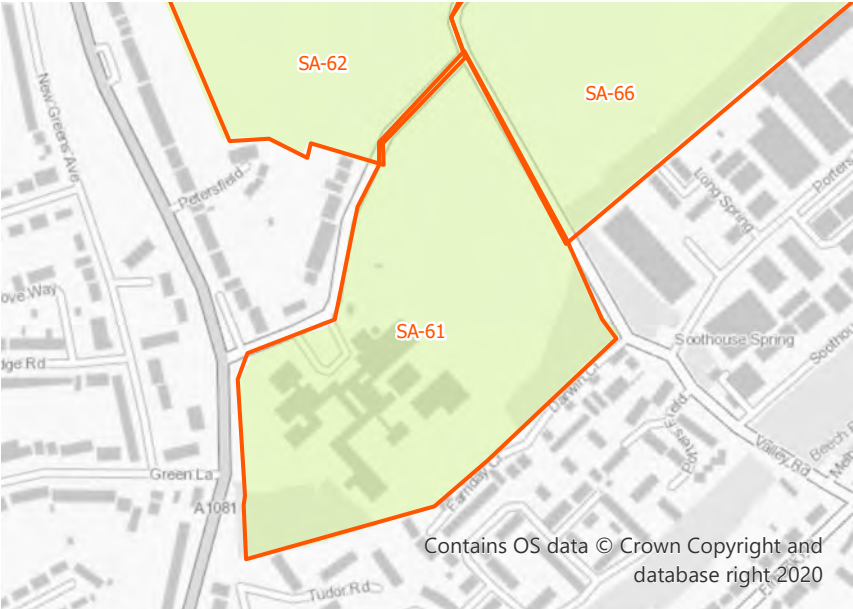
Commentary on boundary features and impact on Green Belt boundary strength.	If the sub-area was released, it would result in the creation of new Green Belt boundaries. These boundaries would be predominantly readily recognisable but not necessarily permanent and would not meet the NPPF definition. The new boundaries would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.
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Sub-area (SA): SA-61

Strategic Land Parcel: 38 Area (ha): 8.93 Location North of St Albans



Sub-area map



Looking south from the north boundary of sub-area with views of St Albans Girls School



Looking west from east boundary with view of sports pitches



Looking west from east boundary with view of sports pitches

Boundaries

The sub-area is bounded by Sandridgebury Lane to the north, Valley Road to the east, Darwin Close, Farriday Close and the boundary of residential properties and gardens along Tudor Road to the south, and a mature unbroken tree line to the west. Inner boundaries: south, west, the southern third of east and the western two thirds of north. Outer boundaries: the remainder of east and the remainder of north.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	0	1	0
	Yes	1			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is located at the edge of St Albans with physical connections on its south and east boundaries.
(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The sub-area is enclosed by a large built-up area. The sub-area has predominantly readily recognisable and likely to be permanent inner boundaries. Development within the sub-area would round-off the settlement edge and would constitute regular development form.

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	As a result of its location set within the built extent of St Albans, the sub-area makes no discernible contribution to the separation of neighbouring built-up areas in physical or perceptual terms.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	Approximately 12% of the sub-area is covered by built form (excluding hardstanding). Built form is concentrated in the west section of the sub-area, dominating a large proportion of the sub-area and comprising buildings associated with St Albans Girls School. The remainder of the site comprises car parking and sports pitches associated with the School, which contribute to an urban managed character. Due to the dense woodland surrounding the sub-area, there is a high level of visual enclosure, with negligible views to the countryside to the north. Overall, the sub-area has an urban character.
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Purpose (4) To preserve the setting and special character of historic towns

Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
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Summary

	The sub-area performs weakly against the purposes overall. The sub-area meets purpose 1 criteria (a) and performs weakly against purpose 1 criteria (b). The sub-area does not meet purposes 2, 3 or 4.
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Wider Green Belt Impacts

Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	38	Limited or No Contribution	Significant	Significant	Significant

Assessment of wider impact	<p>At the more granular level, the sub-area performs similarly against purpose 1, and plays a lesser role against purposes 2, 3 and 4 compared to the strategic land parcel. As the sub-area is enclosed by the large built-up area of St Albans, it plays only a limited role in checking unrestricted sprawl. Due to the small scale nature of the sub-area and its location enclosed by the built-up area of St Albans, the sub-area makes a lesser contribution to preventing settlements from coalescing. In addition, the extensive built form across the sub-area creates a much more urban character, compared to other areas of the strategic land parcel which retain rural and countryside characteristics. As the sub-area does not adjoin a historic settlement or feature, it makes no contribution to preserving the character of a historic place.</p> <p>The sub-area adjoins SA-62 and SA-66 to the north-west and north-east respectively. The removal of the sub-area in isolation is unlikely to alter the contribution of surrounding sub-areas to purpose 3 since the urban use of the sub-area has already been established. The sub-area also has a high level of visual enclosure, with a weak perceptual relationship to the surrounding sub-areas.</p> <p>In combination with SA-62 and/or SA-66, the removal of the sub-area is likely to impact on the wider Green Belt by increasing its importance of surrounding Green Belt in preventing the outward sprawl of St Albans and by adding further urbanising influence, which diminishes the sense of openness. In addition it would constitute an erosion of the strategic gap between St Albans and Harpenden.</p> <p>In combination with the wider cluster of sub-areas (SA-60, SA-62, SA-63a, SA-63b, SA-63c, SA-64, SA-65a, SA-65b, SA-66, SA-67, SA-68, SA-69, SA-70a, SA-70b, SA-71, SA-72) in which the sub-area is located, the removal of the sub-area would result in extensive irregular and disproportionate sprawl of the large built-up area. In addition it would constitute a notable erosion of the strategic gap between St Albans and Harpenden.</p>
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Summary	Overall, the sub-area does not play an important role with respect to the strategic land parcel and if released in isolation, is unlikely to significantly harm the performance of the wider Green Belt.
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Consideration of Boundaries

Commentary on boundary features and impact on Green Belt boundary strength.	The inner and outer boundaries are predominantly readily recognisable and likely to be permanent. If the sub-area was released, the new inner Green Belt boundaries would meet the NPPF definition.
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Categorisation & Recommendation

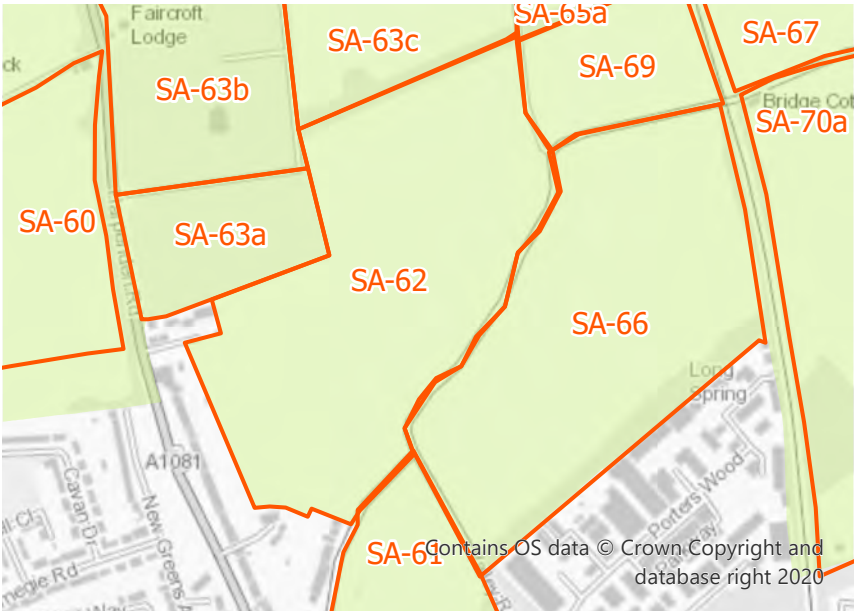
Sub-area category & recommendation	The sub-area performs weakly against NPPF purposes and makes a less important contribution to the wider Green Belt. If the sub-area is released, the new inner Green Belt boundary would meet the NPPF definition for readily recognisable and likely to be permanent boundaries. Recommended for further consideration as RA-34.
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Recommended Area Map



Sub-area (SA): SA-62

Strategic Land Parcel: 38 Area (ha): 19.93 Location North of St Albans



Legend

- Sub-area for assessment
- St Albans Green Belt
- Neighbouring Green Belt

Sub-area map



Looking west from east boundary of sub-area with views of open agricultural field



Looking west from east boundary of sub-area with views of open agricultural field



Looking north from south boundary of sub-area with views through tree line of open agricultural field



Looking north from south-west corner of sub-area with views of open agricultural field

Boundaries

The sub-area is bounded by an unclassified private road and a mature hedgerow to the north, Sandridgebury Lane and an unclassified road to the east, Sandridgebury Lane and regular backs of residential properties along Sandridgebury Lane to the south, and Harpenden Road and regular backs of residential properties along Harpenden Road (A1081) to the west. Inner boundaries: the western half of south and the southern three-quarters of west. Outer boundaries: north, west, the remainder of south and the remainder of west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	1	5	0
	Yes	5			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is located at the edge of St Albans with physical connections on its west boundary.
(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	<p>The sub-area is connected to a large built-up area. While there are prominent outer boundary features to the east in the form of a railway and to the west in the form of Harpenden Road (A1081), there are no prominent outer boundary features to the north for St Albans within a reasonable distance of the sub-area which are likely to prevent outward sprawl. Development within this sub-area would lead to disproportionate and irregular sprawl of the large built-up area.</p> <p>The sub-area has predominantly recognisable and likely to be permanent inner boundaries, which provide an additional barrier to sprawl.</p>

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area forms a less essential part of the gap between St Albans and Harpenden and Wheathampstead. It is judged that the gap is of sufficient scale that the removal of the sub-area would not result in physical or perceptual merging between neighbouring built-up areas.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	The sub-area is not covered by any built form. The sub-area comprises open agricultural fields dissected by lines of hedgerows. There are some limited urbanising influences, including occasional views to the adjacent built-up area. Overall the sub-area has a strongly unspoilt rural character.
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Purpose (4) To preserve the setting and special character of historic towns					
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.				
Summary					
	The sub-area performs strongly against the purposes overall. The sub-area meets purpose 1 criteria (a) and performs strongly against purpose 1 criteria (b). It does not meet purpose 4, and performs weakly against purpose 2 and strongly against purpose 3.				
Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	38	Limited or No Contribution	Significant	Significant	Significant
Assessment of wider impact	<p>At the more granular level, the sub-area performs similarly against purpose 3, and plays a lesser role against purposes 2 and 4, but makes a more significant contribution to purpose 1 compared to the strategic land parcel. The sub-area plays an important role in checking the unrestricted sprawl of St Albans, in the absence of prominent outer boundary features to the north. Due to the small scale nature of the sub-area compared to the strategic land parcel, it makes a lesser contribution to preventing settlements from coalescing. The sub-area maintains a strongly unspoilt rural character, similar to the strategic land parcel, which contributes to safeguarding the countryside from encroachment. As the sub-area does not adjoin a historic settlement or feature, it makes no contribution to preserving the character of a historic place.</p> <p>The sub-area adjoins SA-61 to the south, SA-63a and SA-63b to the north-west, SA-63c to the north, SA-66 to the south-east and SA-69 to the east. The removal of the sub-area in isolation is unlikely to alter the performance of SA-61, SA-63a or SA-63b, due to the existing presence of built form and urban land uses providing urbanising influences. However, the sub-area is likely to alter the performance of the SA-63c, SA-66 and SA-69 by introducing additional urbanising influences, which diminish the sense of openness and connection to the wider countryside. In isolation, the removal of the sub-area would constitute an irregular spread of the large built-up area.</p> <p>In combination with SA-60, SA-61, SA-63a, SA-63b, SA-63c, SA-66 and SA-69, the removal of the sub-area would represent irregular and disproportionate sprawl of the large built-up area and an erosion of the strategic gap between St Albans and Harpenden.</p> <p>In combination with the wider cluster of sub-areas (SA-60, SA-61, SA-63a, SA-63b, SA-63c, SA-64, SA-65a, SA-65b, SA-66, SA-67, SA-68, SA-69, SA-70a, SA-70b, SA-71, SA-72) in which the sub-area is located, the removal of the sub-area would result in extensive irregular and disproportionate sprawl of the large built-up area. In addition it would constitute a notable erosion of the strategic gap between St Albans and Harpenden.</p>				
Summary	Overall, the sub-area plays an important role with respect to the strategic land parcel, and its release in isolation or in combination would harm the performance of the wider Green Belt.				

Consideration of Boundaries

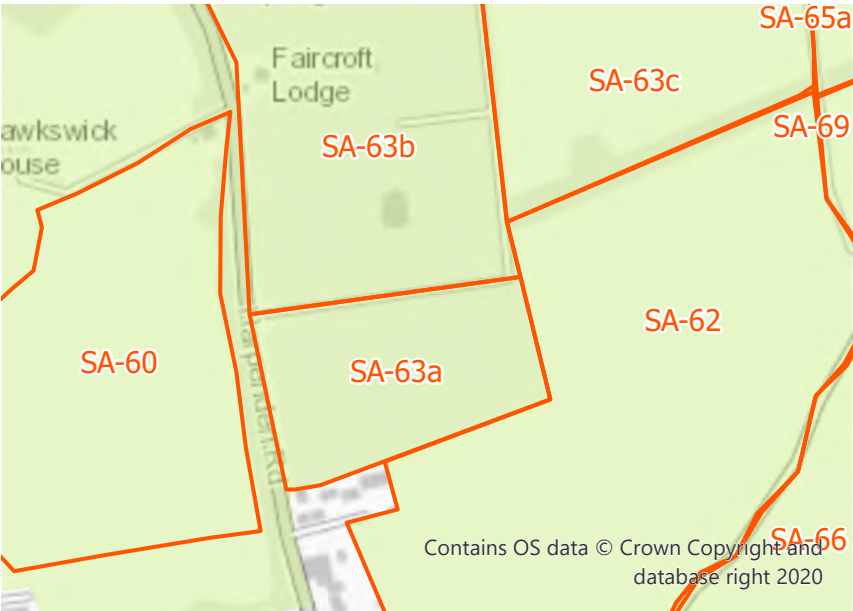
Commentary on boundary features and impact on Green Belt boundary strength.	The inner boundary and outer boundaries to the south and east are readily recognisable and likely to be permanent. The remainder of outer boundaries are readily recognisable but not necessarily permanent. If the sub-area was released, the new inner Green Belt boundaries would be predominantly readily recognisable but not necessarily permanent and would not meet the NPPF definition. The new boundaries would require strengthening.
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Categorisation & Recommendation

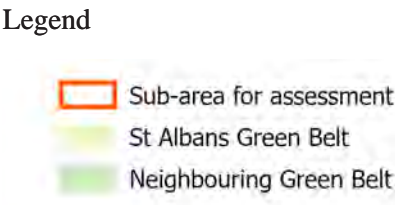
Sub-area category & recommendation	The sub-area performs strongly against NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.
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Sub-area (SA): SA-63a

Strategic Land Parcel: 38 Area (ha): 4.48 Location North of St Albans



Sub-area map



Aerial photography used as a result of limited access to and / or views of sub-area at the time of the site visit (Bing Aerial, September 2021).

Boundaries

The sub-area is bounded by a private unclassified road to the north, a mature hedgerow road to the east, a mature hedgerow and regular backs of residential properties along Harpenden Road to the south and Harpenden Road (A1081) to the west. Inner boundaries: approximately one third of south. Outer boundaries: north, east, approximately two thirds of south and west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	1	1	0
	Yes	5			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is located at the edge of St Albans with physical connections on part of its south boundary.
(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	<p>The sub-area is perceptually connected to a large built-up area. While there is a prominent outer boundary feature to the east in the form of the Harpenden Road (A1081), there are no prominent outer boundary features to the north or east for St Albans within a reasonable distance of the sub-area which are likely to prevent outward sprawl. Development within this sub-area would lead to irregular sprawl of the large built-up area.</p> <p>The sub-area has predominantly recognisable and likely to be permanent inner boundaries, which provide an additional barrier to sprawl.</p>

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area forms a less essential part of the gap between St Albans and Harpenden; and St Albans and Wheathampstead. It is judged that the gap is of sufficient scale that the removal of the sub-area would not result in physical or perceptual merging between neighbouring built-up areas.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	<p>Note: Unable to access site. This assessment has been completed largely from aerial photography.</p> <p>The sub-area is not covered by any built form. The entire sub-area comprises sports pitches, which contributes to a more urban managed character. Due to dense and unbroken hedgerow along the west boundary and woodland along the south boundary, there is a sense of enclosure, with limited views to adjacent semi-urban and urban areas to the west and south. Nonetheless, there are urbanising influences, including leisure facility buildings and sports pitches to the north and ornamental tree planting along the north boundary. Overall, the sub-area has an urban character.</p>
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Purpose (4) To preserve the setting and special character of historic towns

Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
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Summary

	The sub-area performs strongly against the purposes overall. The sub-area meets purpose 1 criteria (a) and performs strongly against purpose 1 criteria (b). It does not meet purpose 4, and performs weakly against purposes 2 and 3.
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Wider Green Belt Impacts

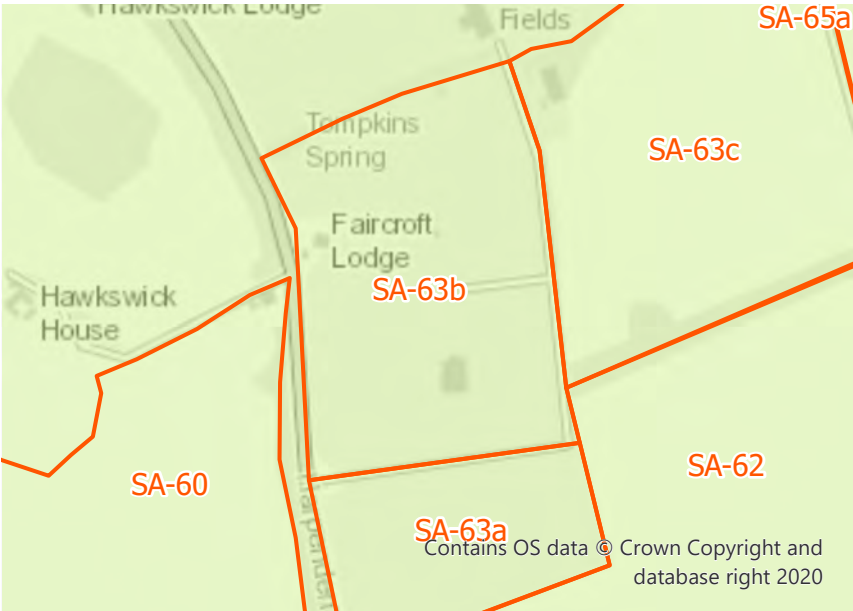
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	38	Limited or No Contribution	Significant	Significant	Significant

Assessment of wider impact	<p>At the more granular level, the sub-area plays a lesser role against purposes 2, 3 and 4, and makes a more significant contribution to purpose 1 compared to the strategic land parcel. As the sub-area is located at the edge of a large built-up area, and does not have prominent outer boundary features, it plays a significant role in checking unrestricted sprawl. Due to the small scale nature of the sub-area compared to the strategic land parcel, it makes a lesser contribution to preventing settlements from coalescing. The presence of urban land uses within the sub-area diminish the sense of openness and connection to the wider countryside. As the sub-area does not adjoin a historic settlement or feature, it makes no contribution to preserving the character of a historic place.</p> <p>The sub-area adjoins SA-60 to the west, SA-62 to the south and SA-63b to the north. The removal of the sub-area in isolation is likely to impact the performance of SA-63b as there are strong visual and perceptual connections between these sub-areas; although SA-63b already comprises urban land uses, there is limited built form and therefore development within the sub-area would impact on this sense of openness. Similarly, the removal of the sub-area in isolation is likely to impact the performance of SA-62 by introducing additional urbanising influences and enclosing the western section in built development. However, removal of the sub-area in isolation is unlikely to impact the performance of SA-60 due to the existing urbanising influence of Harpenden Road (A1081) between SA-60 and the sub-area.</p> <p>In combination with SA-60, SA-62 and SA-63b, the removal of the sub-area would represent irregular and disproportionate sprawl of the large built-up area and an erosion of the strategic gap between St Albans and Harpenden. Furthermore, it would introduce an additional urbanising influence, diminishing a sense of openness of the wider Green Belt to the north.</p> <p>In combination with the wider cluster of sub-areas (SA-60, SA-61, SA-62, SA-63b, SA-63c, SA-64, SA-65a, SA-65b, SA-66, SA-67, SA-68, SA-69, SA-70a, SA-70b, SA-71, SA-72) in which the sub-area is located, the removal of the sub-area would result in extensive irregular and disproportionate sprawl of the large built-up area. In addition it would constitute a notable erosion of the strategic gap between St Albans and Harpenden.</p>
Summary	Overall, the sub-area plays an important role with respect to the strategic land parcel, and its release in isolation or in combination would harm the performance of the wider Green Belt.

Consideration of Boundaries	
Commentary on boundary features and impact on Green Belt boundary strength.	The inner boundary and outer boundary to the west are readily recognisable and likely to be permanent. The outer boundaries to the north and west are readily recognisable but not necessarily permanent. If the sub-area was released, the new inner Green Belt boundaries would be predominantly readily recognisable but not necessarily permanent and would not meet the NPPF definition. The new boundaries would require strengthening.
Categorisation & Recommendation	
Sub-area category & recommendation	The sub-area performs strongly against NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.

Sub-area (SA): SA-63b

Strategic Land Parcel: 38 Area (ha): 9.87 Location North of St Albans



Sub-area map



Looking north-east from south boundary of sub-area with views of access road, sports buildings and sports pitches



Aerial photography used as a result of limited access to and / or views of sub-area at the time of the site visit (Bing Aerial, September 2021).

Boundaries

The sub-area is bounded by mature hedgerow and trees to the north, a private unclassified road to the east, a mature hedgerow and a private unclassified road to the south and Harpenden Road (A1081) to the west. Inner boundaries: none. Outer boundaries: north, east, south and west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	1	1	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is not at the edge of a large built-up area, in physical or perceptual terms.
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(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The sub-area does not meet purpose 1.
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Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area forms a less essential part of the gap between St Albans and Harpenden; and St Albans and Wheathampstead. It is judged that the gap is of sufficient scale that the removal of the sub-area would not result in physical or perceptual merging between neighbouring built-up areas.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	Approximately 6% of the sub-area is covered by built form (excluding hardstanding). Built form includes sizeable leisure facility buildings to the centre of the sub-area. The rest of the sub-area comprises sports pitches (including grass and artificially surfaced pitches) and ornamental tree planting along internal private roads, which contribute to a more urban managed character. Due to dense and unbroken hedgerow along the east, west and south boundaries, there appears to be sense of enclosure, with limited views to adjacent semi-urban and urban areas to the west and south. There are also urbanising influences, including visual links to further sports pitches to the south. Overall, the sub-area has an urban character.
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Purpose (4) To preserve the setting and special character of historic towns

Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
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Summary

	The sub-area performs weakly against the purposes overall. The sub-area does not meet purposes 1 criteria (a) or 4; and performs weakly against purposes 2 and 3.
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Wider Green Belt Impacts

Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	38	Limited or No Contribution	Significant	Significant	Significant

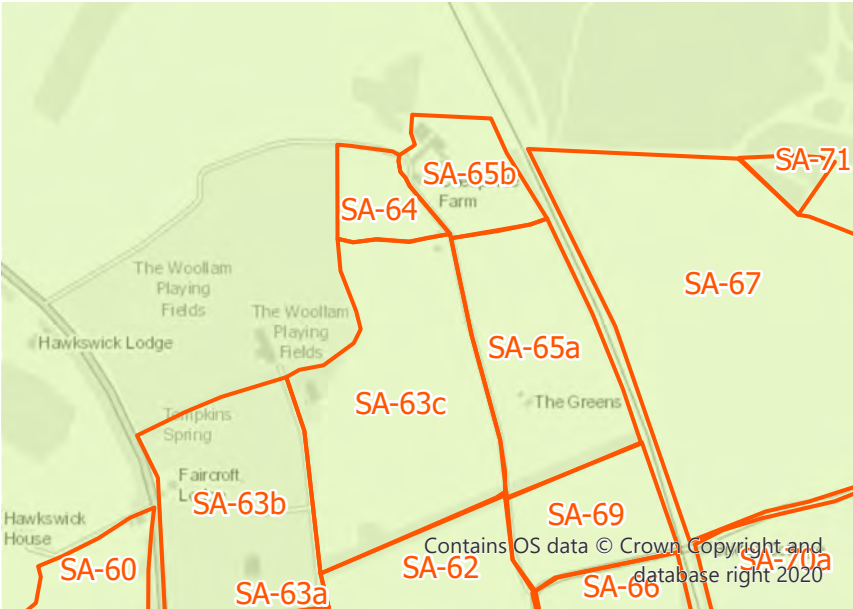
Assessment of wider impact	<p>At the more granular level, the sub-area performs similarly against purpose 1, and plays a lesser role against purpose 2, 3 and 4 compared to the strategic land parcel. As the sub-area is not located at the edge of a large built-up area it makes no contribution to preventing outward sprawl. Due to the small scale nature of the sub-area compared to the strategic land parcel, it makes a lesser contribution to preventing settlements from coalescing. The presence of urban land uses within the sub-area diminish the sense of openness and connection to the wider countryside. As the sub-area does not adjoin a historic settlement or feature and therefore makes no contribution to preserving the character of a historic place.</p> <p>The sub-area adjoins SA-60 to the west, SA-62 to the south-east, SA-63a to the south and SA-63c to the east; as well as wider Green Belt to the north. The removal of the sub-area in isolation would create a 'hole' in the Green Belt and is likely to impact on the performance of surrounding sub-areas; however the existing urban land uses and levels of visual enclosure to the north, east and west mean the perceptual impact would be limited to SA-63a. Nonetheless, the removal of the sub-area would still have overall negative impacts on the wider Green Belt as it would constitute a deterioration of the strategic role of the Green Belt.</p> <p>In combination with SA-60, SA-62 and SA-63a, the removal of the sub-area would represent irregular and disproportionate sprawl of the large built-up area and an erosion of the strategic gap between St Albans and Harpenden. Furthermore, it would introduce additional urbanising influence which diminishes a sense of openness of the wider Green Belt to the north.</p> <p>In combination with the wider cluster of sub-areas (SA-60, SA-61, SA-62, SA-63a, SA-63c, SA-64, SA-65a, SA-65b, SA-66, SA-67, SA-68, SA-69, SA-70a, SA-70b, SA-71, SA-72) in which the sub-area is located, the removal of the sub-area would result in extensive irregular and disproportionate sprawl of the large built-up area. In addition it would constitute a notable erosion of the strategic gap between St Albans and Harpenden.</p>
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Summary	Overall, the sub-area does not play an important role with respect to the strategic land parcel, however its release in isolation or in combination would harm the performance of the wider Green Belt.
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Consideration of Boundaries	
Commentary on boundary features and impact on Green Belt boundary strength.	If the sub-area was released, it would result in the creation of new Green Belt boundaries. These boundaries would be predominantly readily recognisable but not necessarily permanent and would not meet the NPPF definition. The new boundaries would require strengthening.
Categorisation & Recommendation	
Sub-area category & recommendation	The sub-area performs weakly against NPPF purposes but makes an important contribution to the wider Green Belt. Not recommended for further consideration.

Sub-area (SA): SA-63c

Strategic Land Parcel: 38 Area (ha): 13.76 Location North of St Albans



Legend

- Sub-area for assessment
- St Albans Green Belt
- Neighbouring Green Belt

Sub-area map



Aerial photography used as a result of limited access to and / or views of sub-area at the time of the site visit (Bing Aerial, September 2021).

Boundaries

The sub-area is bounded by mature hedgerow and trees to the north, a unclassified road to the east, a mature hedgerow and a private unclassified road to the south and Harpenden Road (A1081) to the west. Inner boundaries: none. Outer boundaries: north, east, south and west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	1	5	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is not at the edge of a large built-up area, in physical or perceptual terms.
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(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The sub-area does not meet purpose 1.
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Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area forms a less essential part of the gap between St Albans and Harpenden; and St Albans and Wheathampstead. It is judged that the gap is of sufficient scale that the removal of the sub-area would not result in physical or perceptual merging between neighbouring built-up areas.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	<p>Note: Unable to access site. This assessment has been completed largely from aerial photography.</p> <p>Approximately 2% of the sub-area is covered by built form (excluding hardstanding). Built form is limited to two outbuildings, which appear to be enclosed by dense woodland and associated with an agricultural use. The rest of the sub-area comprises a large open agricultural field, which contributes towards a rural character. Due to dense and unbroken hedgerow along much of the west boundary and dense woodland along the south boundary, there appears to be sense of enclosure, with limited views to adjacent urban areas to the west and south. Overall, the sub-area has a strongly unspoilt rural character.</p>
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Purpose (4) To preserve the setting and special character of historic towns					
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.				
Summary					
	The sub-area performs strongly against the purposes overall. The sub-area does not meet purposes 1 criteria (a) or 4; and performs weakly against purpose 2 and strongly against purpose 3.				
Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	38	Limited or No Contribution	Significant	Significant	Significant
Assessment of wider impact	At the more granular level, the sub-area performs similarly against purposes 1 and 3, and plays a lesser role against purposes 2 and 4 compared to the strategic land parcel. As the sub-area is not located at the edge of a large built-up area it makes no contribution to preventing outward sprawl. Due to the small scale nature of the sub-area, compared to the strategic land parcel, it makes a lesser contribution to preventing settlements from coalescing. The sub-area plays an important role in safeguarding the countryside from encroachment, due to its agricultural use and strongly unspoilt rural character. As the sub-area does not adjoin a historic settlement or feature, it makes no contribution to preserving the character of a historic place.				
	The sub-area adjoins SA-62 to the south, SA-63b to the west, SA-64 to the north, SA-65a to the east and SA-65b to the north-east; as well as wider Green Belt to the north. The removal of the sub-area in isolation would create a ‘hole’ in the Green Belt and is likely to impact on the performance of surrounding sub-areas. The sub-area has strong perceptual links to the wider countryside and so the introduction of urbanising influences would diminish the contribution of the surrounding Green Belt against purpose 3.				
	In combination with SA-62, SA-63a, SA-63b, SA-64, SA-65a and SA-65b, the removal of the sub-area would represent irregular and disproportionate sprawl of the large built-up area and an erosion of the strategic gap between St Albans and Harpenden. Furthermore, it would introduce an additional urbanising influence, diminishing a sense of openness of the wider Green Belt to the north.				
	In combination with the wider cluster of sub-areas (SA-60, SA-61, SA-62, SA-63a, SA-63b, SA-64, SA-65a, SA-65b, SA-66, SA-67, SA-68, SA-69, SA-70a, SA-70b, SA-71, SA-72) in which the sub-area is located, the removal of the sub-area would result in extensive irregular and disproportionate sprawl of the large built-up area. In addition it would constitute a notable erosion of the strategic gap between St Albans and Harpenden.				
Summary	Overall, the sub-area plays an important role with respect to the strategic land parcel, and its release in isolation or in combination would harm the performance of the wider Green Belt.				

Consideration of Boundaries

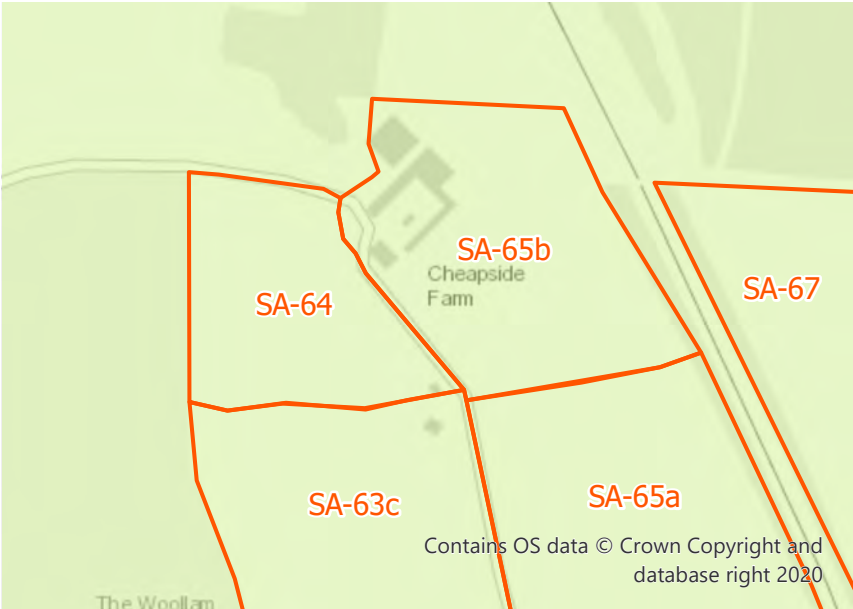
Commentary on boundary features and impact on Green Belt boundary strength.	If the sub-area was released, it would result in the creation of new Green Belt boundaries. These boundaries would be predominantly readily recognisable but not necessarily permanent and would not meet the NPPF definition. The new boundaries would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.
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Sub-area (SA): SA-64

Strategic Land Parcel: 38 Area (ha): 2.16 Location North of St Albans



Sub-area map



Looking south from north boundary of sub-area with views of open agricultural field



Looking south-east from north-west corner of sub-area with views of open agricultural field



Aerial photography used as a result of limited access to and / or views of sub-area at the time of the site visit (Bing Aerial, September 2021).

Boundaries

The sub-area is bounded by a private unnamed road to the north and east, and by dispersed tree lines and hedgerows to the south and west. Inner boundaries: none. Outer boundaries: north, east, south, west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	1	4	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area

The sub-area is not at the edge of a large built-up area, in physical or perceptual terms.

(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.

The sub-area does not meet purpose 1.

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.

The sub-area forms a less essential part of the gap between St Albans and Harpenden; and St Albans and Wheathampstead. It is judged that the gap is of sufficient scale that the removal of the sub-area would not result in physical or perceptual merging between neighbouring built-up areas.

Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.

Approximately 4% of the sub-area is covered by built form, comprising a small agricultural building. The remainder of the sub-area comprises an open agricultural field. Due to tree lines and hedgerows surrounding the majority of the sub-area, there is a sense of enclosure with limited views to adjacent buildings. Overall the sub-area has a strongly unspoilt rural character.

Purpose (4) To preserve the setting and special character of historic towns	
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
Summary	
	The sub-area performs strongly against the purposes overall. The sub-area does not meet purposes 1 criteria (a) or 4; and performs weakly against purpose 2 and strongly against purpose 3.

Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	38	Limited or no contribution	Significant	Significant	Significant

Assessment of wider impact	<p>At the more granular level, the sub-area performs similarly against purposes 1 and 3, and plays a lesser role against purposes 2 and 4 compared to the strategic land parcel. As the sub-area is not located at the edge of a large built-up area it makes no contribution to preventing outward sprawl. Due to the very small scale of the sub-area compared to the strategic land parcel, it makes a lesser contribution to preventing settlements from coalescing. The sub-area maintains a strongly unspoilt rural character, and hence makes an important contribution to safeguarding the countryside from encroachment. As the sub-area does not adjoin a historic settlement or feature, it makes no contribution to preserving the character of a historic place.</p> <p>The sub-area adjoins SA-63c to the south, and SA-65a to the south-east and SA-65b to the east; as well as wider Green Belt to the north and west. The removal of the sub-area in isolation would create a 'hole' in the Green Belt and is likely to impact on the performance of surrounding Green Belt. The visual enclosure within the sub-area means that the perceptual impacts of a 'hole' in the Green Belt would be limited; however, this would still have overall negative impacts on the wider Green Belt as it would constitute a deterioration of the strategic role of the Green Belt.</p> <p>In combination with SA-63c, SA-65a and SA-65b, the removal of the sub-area would also result in the creation of a 'hole' in the Green Belt and an erosion of the strategic gap between St Albans and Harpenden.</p> <p>In combination with the wider cluster of sub-areas (SA-60, SA-61, SA-62, SA-63a, SA-63b, SA-63c, SA-65a, SA-65b, SA-66, SA-67, SA-68, SA-69, SA-70a, SA-70b, SA-71, SA-72) in which the sub-area is located, the removal of the sub-area would result in extensive irregular and disproportionate sprawl of the large built-up area. In addition it would constitute a notable erosion of the strategic gap between St Albans and Harpenden.</p>
Summary	Overall, the sub-area plays an important role with respect to the strategic land parcel, and its release in isolation or in combination would harm the performance of the wider Green Belt.

Consideration of Boundaries

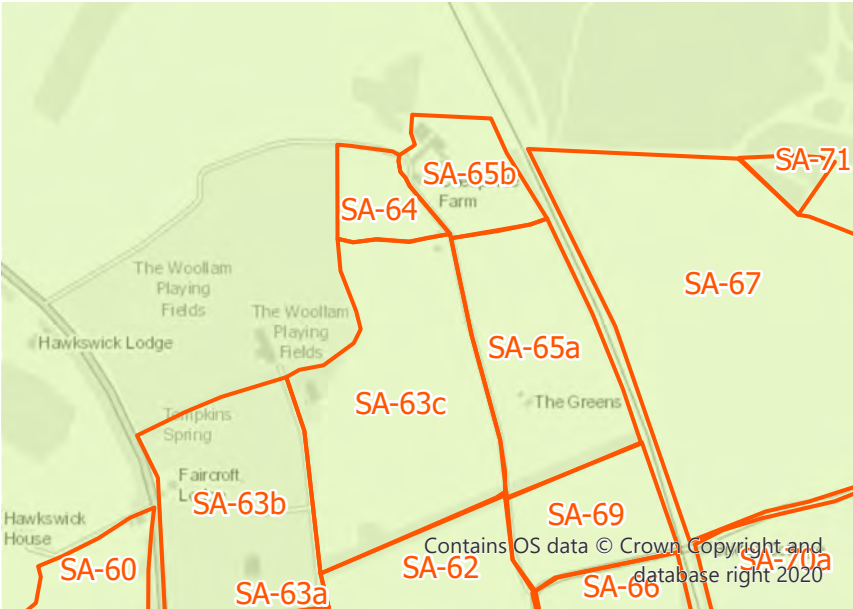
Commentary on boundary features and impact on Green Belt boundary strength.	If the sub-area was released, it would result in the creation of new Green Belt boundaries. These boundaries would be predominantly readily recognisable but not necessarily permanent and would not meet the NPPF definition. The new boundaries would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.
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Sub-area (SA): SA-65a

Strategic Land Parcel: 38 Area (ha): 8.91 Location North of St Albans



Sub-area map



Aerial photography used as a result of limited access to and / or views of sub-area at the time of the site visit (Bing Aerial, September 2021).

Boundaries

The sub-area is bounded by a mature hedgerow to the north, a rail line to the east, a mature and unbroken tree line to the south and an unclassified road to the west. Inner boundaries: none. Outer boundaries: north, east, south and west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	1	5	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is not at the edge of a large built-up area, in physical or perceptual terms.
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(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The sub-area does not meet purpose 1.
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Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area forms a less essential part of the gap between St Albans and Harpenden and Wheathampstead. It is judged that the gap is of sufficient scale, that the removal of the sub-area would not result in physical or perceptual merging between neighbouring built-up areas.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	<p>Note: Unable to access site. This assessment has been completed largely from aerial photography.</p> <p>Less than 1% of the sub-area is covered by built form. Built form is limited to a single dwelling and an associated outbuilding to the south-west part of the sub-area. The rest of the sub-area is comprised of two agricultural fields intersected and predominantly enclosed by mature hedgerows, which create a sense of enclosure. Although the sub-area is adjacent to a railway line, since the railway is set down within a cutting, it has a negligible influence on the character of the sub-area. Overall the sub-area has a strongly unspoilt rural character.</p>
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Purpose (4) To preserve the setting and special character of historic towns					
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.				
Summary					
	The sub-area performs strongly against the purposes overall. The sub-area does not meet purpose 1 criteria (a) or 4; and performs weakly against purpose 2, and strongly against purpose 3.				
Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	38	Limited or No Contribution	Significant	Significant	Significant
Assessment of wider impact	<p>At the more granular level, the sub-area performs similarly against purposes 1 and 3, and plays a lesser role against purposes 2 and 4 compared to the strategic land parcel. As the sub-area is not located at the edge of a large built-up area it makes no contribution to preventing outward sprawl. Due to the small scale nature of the sub-area compared to the strategic land parcel, it makes a lesser contribution to preventing settlements from coalescing. Despite some urbanising influences, the sub-area maintains a strongly unspoilt rural character, and hence makes an important contribution to safeguarding the countryside from encroachment. As the sub-area does not adjoin a historic settlement or feature, it makes no contribution to preserving the character of a historic place.</p> <p>The sub-area adjoins SA-62 to the south-west, SA-63c to the west, SA-64 to the north-west, SA-65b to the north, SA-67 to the east and SA-69 to the south. The removal of the sub-area in isolation would create a ‘hole’ in the Green Belt and is likely to impact on the performance of surrounding Green Belt. The high level of visual enclosure within the sub-area means that the perceptual impacts of a 'hole' in the Green Belt would be limited; however, this would still have overall negative impacts on the wider Green Belt as it would constitute a deterioration of the strategic role of the Green Belt.</p> <p>In combination with SA-62, SA-63c, SA-64, SA-65b, SA-67 and SA-69, the removal of the sub-area is likely to alter the performance of the wider Green Belt, as it would represent the irregular and disproportionate spread of the large built-up area of St Albans. In addition it would constitute an erosion of the strategic gap between St Albans and Harpenden.</p> <p>In combination with the wider cluster of sub-areas (SA-60, SA-61, SA-62, SA-63a, SA-63b, SA-63c, SA-64, SA-65b, SA-66, SA-67, SA-68, SA-69, SA-70a, SA-70b, SA-71, SA-72) in which the sub-area is located, the removal of the sub-area would result in extensive irregular and disproportionate sprawl of the large built-up area. In addition it would constitute a notable erosion of the strategic gap between St Albans and Harpenden.</p>				
Summary	Overall, the sub-area plays an important role with respect to the strategic land parcel, and its release in isolation or in combination would harm the performance of the wider Green Belt.				

Consideration of Boundaries

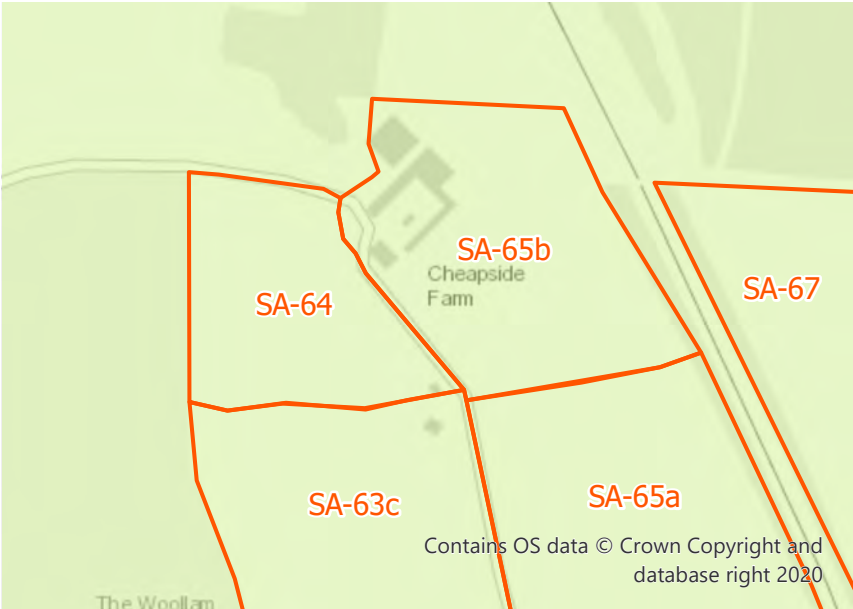
Commentary on boundary features and impact on Green Belt boundary strength.	If the sub-area was released, it would result in the creation of new Green Belt boundaries. These boundaries would be predominantly readily recognisable but not necessarily permanent and would not meet the NPPF definition. The new boundaries would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.
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Sub-area (SA): SA-65b

Strategic Land Parcel: 38 Area (ha): 3.42 Location North of St Albans



Sub-area map



Looking south from north-east corner of sub-area with views of open agricultural field



Looking west from north-east corner of sub-area with views of residential and agricultural buildings across open agricultural field



Aerial photography used as a result of limited access to and / or views of sub-area at the time of the site visit (Bing Aerial, September 2021).

Boundaries

The sub-area is bounded by a mature hedgerow to the north, a rail line to the east, a mature hedgerow to the south and an unclassified road to the west. Inner boundaries: none. Outer boundaries: north, east, south and west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	1	5	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area

The sub-area is not at the edge of a large built-up area, in physical or perceptual terms.

(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.

The sub-area does not meet purpose 1.

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.

The sub-area forms a less essential part of the gap between St Albans and Harpenden and Wheathampstead. It is judged that the gap is of sufficient scale that the removal of the sub-area would not result in physical or perceptual merging between neighbouring built-up areas.

Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.

Approximately 8% of the sub-area is covered by built form. Built form is limited to agricultural buildings and an associated residential property to the north-west part of the sub-area. The rest of the sub-area comprises an agricultural field bounded by mature hedgerows which create a sense of enclosure.

There are limited urbanising influences, including a railway line adjacent to the east boundary and an associated pedestrian overbridge connecting to the sub-area. However, as the railway is set down within a cutting and the footbridge creates only a small opening on the east boundary of the sub-area, these features have a negligible influence on the character of the sub-area. Overall the sub-area has a strongly unspoilt rural character.

Purpose (4) To preserve the setting and special character of historic towns					
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.				
Summary					
	The sub-area performs strongly against the purposes overall. The sub-area does not meet purpose 1 criteria (a) or 4; and performs weakly against purpose 2, and strongly against purpose 3.				
Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	38	Limited or No Contribution	Significant	Significant	Significant
Assessment of wider impact	At the more granular level, the sub-area performs similarly against purposes 1 and 3, and plays a lesser role against purposes 2 and 4 compared to the strategic land parcel. As the sub-area is not located at the edge of a large built-up area it makes no contribution to preventing outward sprawl. Due to the small scale nature of the sub-area compared to the strategic land parcel, it makes a lesser contribution to preventing settlements from coalescing. Despite some urbanising influences, the sub-area maintains a strongly unspoilt rural character, and hence makes an important contribution to safeguarding the countryside from encroachment. As the sub-area does not adjoin a historic settlement or feature, it makes no contribution to preserving the character of a historic place.				
	The sub-area adjoins SA-63c to the south-west, SA-64 to the west, SA-65a to the south and SA-67 to the east; as well as wider Green Belt to the north. The removal of the sub-area in isolation would create a ‘hole’ in the Green Belt and is likely to impact on the performance of surrounding Green Belt. The high level of visual enclosure within the sub-area means that the perceptual impacts of a 'hole' in the Green Belt would be limited; however, this would still have overall negative impacts on the wider Green Belt as it would constitute a deterioration of the strategic role of the Green Belt.				
	In combination with SA-63c, SA-64, SA-65a and SA-67, the removal of the sub-area would also result in the creation as a 'hole' in the Green Belt and an erosion of the strategic gap between St Albans and Harpenden.				
	In combination with the wider cluster of sub-areas (SA-60, SA-61, SA-62, SA-63a, SA-63b, SA-63c, SA-64, SA-65a, SA-66, SA-67, SA-68, SA-69, SA-70a, SA-70b, SA-71, SA-72) in which the sub-area is located, the removal of the sub-area would result in extensive irregular and disproportionate sprawl of the large built-up area. In addition it would constitute a notable erosion of the strategic gap between St Albans and Harpenden.				
Summary	Overall, the sub-area plays an important role with respect to the strategic land parcel, and its release in isolation or in combination would harm the performance of the wider Green Belt.				

Consideration of Boundaries

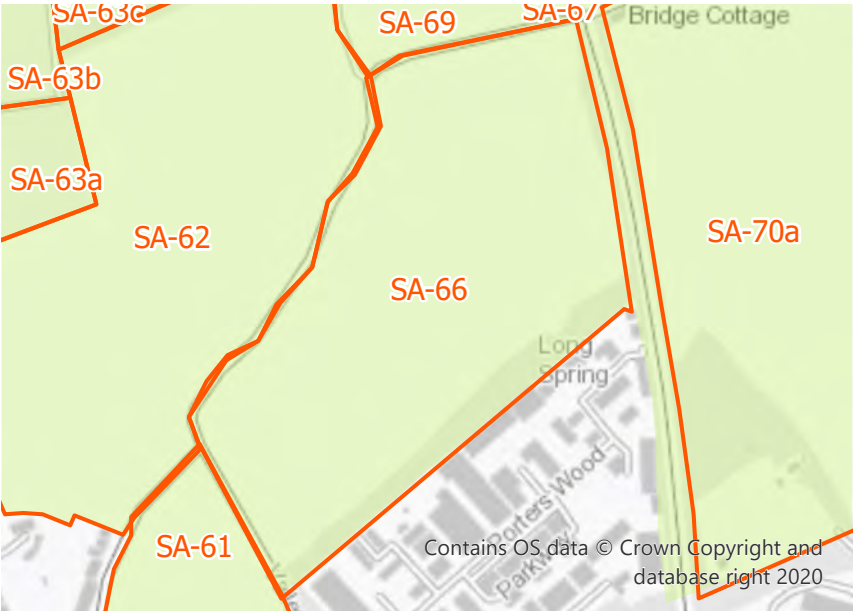
Commentary on boundary features and impact on Green Belt boundary strength.	If the sub-area was released, it would result in the creation of new Green Belt boundaries. These boundaries would be predominantly readily recognisable but not necessarily permanent and would not meet the NPPF definition. The new boundaries would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.
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Sub-area (SA): SA-66

Strategic Land Parcel: 38 Area (ha): 18.64 Location North of St Albans



Legend

- Sub-area for assessment
- St Albans Green Belt
- Neighbouring Green Belt

Sub-area map



Looking north from southern section of sub-area with views of open agricultural field, towards the wider countryside



Looking north from southern section of sub-area with views of open agricultural field



Looking east from southern boundary with views of dense woodland

Boundaries

The sub-area is bounded by Sandridgebury Lane to the north, the rail line to the east, an industrial park to the south, and Valley Road to the west. Inner boundaries: south. Outer boundaries: north, west and east.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	1	5	0
	Yes	5			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is located at the edge of St Albans with physical connections on its south boundary.
(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	<p>The sub-area is connected to a large built-up area. While there is a prominent outer boundary feature to the east in the form of a railway, there are no prominent outer boundary features to the north or west for St Albans within a reasonable distance of the sub-area which are likely to prevent outward sprawl. Development within this sub-area would lead to disproportionate and irregular sprawl of the large built-up area.</p> <p>The sub-area has predominantly recognisable and likely to be permanent inner boundaries, which provide an additional barrier to sprawl.</p>

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area forms a less essential part of the gap between St Albans and Harpenden; and St Albans and Wheathampstead. It is judged that the gap is of sufficient scale that the removal of the sub-area would not result in physical or perceptual merging between neighbouring built-up areas.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	The sub-area is not covered by any built form. The sub-area comprises an open agricultural field and a band of relatively dense ancient woodland to the south. There are limited urbanising influences, including an adjacent railway to the east and occasional views of built form through the woodland on the south sub-area boundary. Although the railway is visible from part of the sub-area, it does not prevent wider views to the open countryside. Rising topography in the south part of the sub-area also permits wider views to the open countryside. Overall the sub-area has a strongly unspoilt rural character.
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Purpose (4) To preserve the setting and special character of historic towns

Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
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Summary

	The sub-area performs strongly against the purposes overall. The sub-area meets purpose 1 criteria (a) and performs strongly against purpose 1 criteria (b). It does not meet purpose 4; and performs weakly against purpose 2, and strongly against purpose 3.
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Wider Green Belt Impacts

Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	38	Limited or No Contribution	Significant	Significant	Significant

Assessment of wider impact	<p>At the more granular level, the sub-area performs similarly against purpose 3, plays a lesser role against purposes 2 and 4, and makes a more important contribution against purpose 1 compared to the strategic land parcel. The sub-area makes an important contribution to preventing outward sprawl, in the absence other outer boundary features. Due to the small scale nature of the sub-area compared to the strategic land parcel, it makes a lesser contribution to preventing settlements from coalescing. The sub-area maintains a strongly unspoilt rural character with open agricultural fields and connection to the wider countryside, hence contributing to safeguarding the countryside from encroachment. As the sub-area does not adjoin a historic settlement or feature, it makes no contribution to preserving the character of a historic place.</p> <p>The sub-area adjoins SA-61 to the south-west, SA-62 to the west, SA-69 to the north and SA-70a to the east. The removal of the sub-area in isolation is unlikely to alter the performance of SA-61 against NPPF purposes due to extensive existing urban land uses within this sub-area and the fact that it is already enclosed by built development. The removal of the sub-area in isolation is unlikely to alter the contribution of the SA-70a to NPPF purposes as it has a weak perceptual relationship with this sub-area due to the prominent railway boundary feature separating the sub-area from SA-70a. However, the removal of the sub-area in isolation is likely to alter the performance of SA-62 and SA-69 against purpose 3 by adding further urbanising influences, diminishing their sense of openness.</p> <p>In combination with SA-61, SA-62, SA-69 and SA-70a, the removal of the sub-area is likely to alter the performance of the wider Green Belt, as it would represent the irregular and disproportionate spread of the large built-up area of St Albans. In addition, it would constitute an erosion of the strategic gap between St Albans and Harpenden.</p> <p>In combination with the wider cluster of sub-areas (SA-60, SA-61, SA-62, SA-63a, SA-63b, SA-63c, SA-64, SA-65a, SA-65b, SA-67, SA-68, SA-69, SA-70a, SA-70b, SA-71, SA-72) in which the sub-area is located, the removal of the sub-area would result in extensive irregular and disproportionate sprawl of the large built-up area. In addition it would constitute a notable erosion of the strategic gap between St Albans and Harpenden.</p>
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Summary	Overall, the sub-area plays an important role with respect to the strategic land parcel, and its release in isolation or in combination would harm the performance of the wider Green Belt.
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Consideration of Boundaries

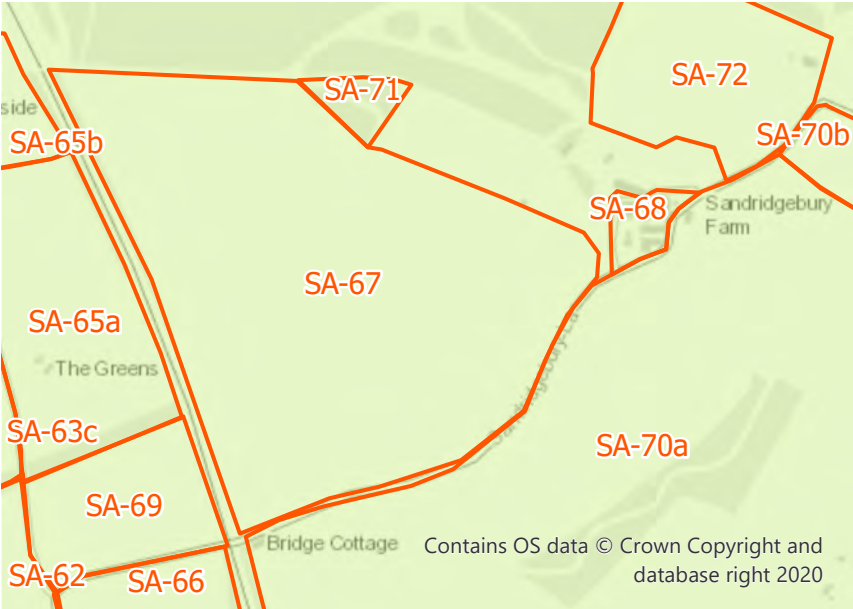
Commentary on boundary features and impact on Green Belt boundary strength.	The inner and outer boundaries are predominantly readily recognisable and likely to be permanent. If the sub-area was released, the new inner Green Belt boundaries would meet the NPPF definition.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.
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Sub-area (SA): SA-67

Strategic Land Parcel: 37 Area (ha): 29.96 Location North of St Albans



Legend

- Sub-area for assessment
- St Albans Green Belt
- Neighbouring Green Belt

Sub-area map



Looking north-west from Sandridgebury Lane at east boundary of the sub-area with views of open agricultural field



Looking west from Sandridgebury Lane at east boundary of the sub-area views of open agricultural field



Looking south from footpath at north boundary of the sub-area views of open agricultural field



Looking north from Sandridgebury Lane at south boundary of the sub-area views of open agricultural field

Boundaries

The sub-area is bounded by a mature hedgerow and mature and unbroken tree line to the north, Sandridgebury Lane to the south, and the rail line to the west. Inner boundaries: None. Outer boundaries: North, South and West.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	1	5	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area

The sub-area is not at the edge of a large built-up area in physical or perceptual terms.

(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.

The sub-area does not meet purpose 1.

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.

The sub-area forms a less essential part of the gap between St Albans and Harpenden; and St Albans and Wheathampstead. It is judged that the gap is of sufficient scale that the removal of the sub-area would not result in physical or perceptual merging between neighbouring built-up areas.

Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.

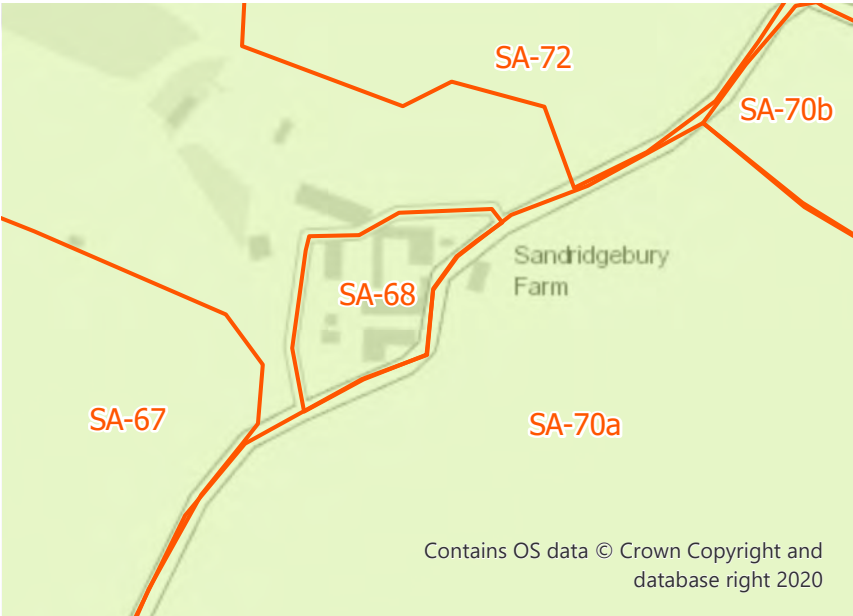
Less than 1% of the sub-area is covered by built form. The sub-area is formed of open agricultural fields, with occasional agricultural machinery and equipment. There are some limited urbanising influences, including visual links to the railway along the western boundary of the sub-area and occasional views of adjacent built form to the north, where breaks in tree lines and hedgerows permit. Although the railway is visible from part of the sub-area, it does not prevent wider views to the open countryside. Rising topography in the north section of the sub-area also permits wider views to the open countryside. These views are limited in other sections of the sub-area. Overall the sub-area has a strongly unspoilt rural character.

Purpose (4) To preserve the setting and special character of historic towns					
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.				
Summary					
The sub-area performs strongly against the purposes overall. The sub-area does not meet purposes 1 criteria (a) or 4; and performs weakly against purpose 2 and strongly against purpose 3.					
Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	37	Limited or No Contribution	Significant	Significant	Significant
Assessment of wider impact	At a more granular level, the sub-area performs similarly against purposes 1 and 3, and plays a lesser role against purposes 2 and 4 compared to the strategic land parcel. As the sub-area is not located at the edge of a large built-up area it makes no contribution to preventing outward sprawl. The sub-area forms a less essential part of the gap between both St Albans and Harpenden; and St Albans and Wheathampstead. Despite some urbanising influences, the sub-area maintains a strongly unspoilt rural character, and hence makes an important contribution to safeguarding the countryside from encroachment. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to purpose 4 in preserving a historic context.				
	The sub-area adjoins SA-65a to the east, SA-65b to the north-east, SA-68 to the east, SA-69 to the west, SA-70a to the south and SA-71 to the north-east; as well as wider Green Belt to the north and east. The removal of the sub-area in isolation would create a 'hole' in the Green Belt and is likely to impact on the performance of surrounding Green Belt. The sub-area has strong visual and perceptual links to the wider countryside and hence the introduction of urbanising influences would diminish the contribution of the surrounding Green Belt against purpose 3. However, impacts to SA-65a, SA-65b and SA-69 are likely to be reduced as the sub-area has a weak perceptual relationship with these sub-areas due to the prominent railway boundary feature separating the sub-area from SA-65a, SA-65b and SA-69.				
	In combination with SA-65a, SA-65b, SA-68, SA-69, SA-70a and SA-71, the removal of the sub-area is likely to alter the performance of the wider Green Belt, as it would represent the irregular and disproportionate spread of the large built-up area of St Albans. In addition, it would constitute an erosion of the strategic gap between St Albans and Harpenden.				
	In combination with the wider cluster of sub-areas (SA-60, SA-61, SA-62, SA-63a, SA-63b, SA-63c, SA-64, SA-65a, SA-65b, SA-66, SA-68, SA-69, SA-70a, SA-70b, SA-71, SA-72) in which the sub-area is located, the removal of the sub-area would result in extensive irregular and disproportionate sprawl of the large built-up area. In addition it would constitute a notable erosion of the strategic gap between St Albans and Harpenden.				
Summary	Overall, the sub-area plays an important role with respect to the strategic land parcel, and its release in isolation or in combination would harm the performance of the wider Green Belt.				

Consideration of Boundaries	
Commentary on boundary features and impact on Green Belt boundary strength.	If the sub-area was released, it would result in the creation of new Green Belt boundaries. These boundaries would be predominantly readily recognisable but not necessarily permanent and would not meet the NPPF definition. The new boundaries would require strengthening.
Categorisation & Recommendation	
Sub-area category & recommendation	The sub-area performs strongly against NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.

Sub-area (SA): SA-68

Strategic Land Parcel: 37 Area (ha): 0.81 Location West of Sandridge



Sub-area map



Looking west from Sandridgebury Lane at east corner of the sub-area



Looking north from Sandridgebury Lane at south boundary of the sub-area with views of stable buildings



Looking east from Sandridgebury Lane at south boundary of the sub-area with views of agricultural buildings

Boundaries

The sub-area is bounded by an unclassified private road and Sandridgebury Livery Stables to the north, Sandridgebury Lane to the east, Sandridgebury Lane to the south, and an unclassified private road to the west. Inner boundaries: none. Outer boundaries: north, east, south and west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	0	3	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area

The sub-area is not at the edge of a large built-up area in physical or perceptual terms.

(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.

The sub-area does not meet purpose 1.

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.

As a result of its very small scale, the sub-area makes no discernible contribution to the separation of neighbouring built-up areas in physical or perceptual terms. The sub-area is also an anomaly in the Green Belt as it has already been developed diminishing its contribution to the scale of the gap.

Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.

Approximately 33% of the sub-area is covered by built form (excluding hardstanding). It predominantly comprises agricultural buildings and stables associated with the Sandridgebury Riding School. Although the sub-area is comprised of a notable proportion of built form, both agricultural and equestrian uses are considered to be typical rural land uses. Due to the concentration of buildings and dense tree lines along Sandridge Lane, there is a strong sense of enclosure within the sub-area. Overall, the sub-area has a largely rural character.

Purpose (4) To preserve the setting and special character of historic towns	
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
Summary	
	The sub-area performs moderately against the purposes overall. The sub-area does not meet purpose 1 criteria (a) or 4; and performs weakly against purpose 2, and moderately against purpose 3.

Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	37	Limited or No Contribution	Significant	Significant	Significant

Assessment of wider impact	<p>At a more granular level, the sub-area performs similarly against purpose 1, and plays a lesser role against purposes 2, 3 and 4 compared to the strategic land parcel. As the sub-area is not located at the edge of a large built-up area it makes no contribution to preventing outward sprawl. Due to the very small scale of the sub-area compared to the strategic land parcel, it makes a lesser contribution to preventing settlements from coalescing. The sub-area has extensive existing built form, which limits its sense of openness and connection to the wider countryside. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to purpose 4 in preserving a historic context.</p> <p>The sub-area adjoins SA-70a to the south and east; as well as wider Green Belt to the north and west. The removal of the sub-area in isolation would create a 'hole' in the Green Belt, however it is unlikely to alter the contribution of surrounding Green Belt to purpose 3 since the urban use of the sub-area has already been established. The sub-area also has a high level of visual enclosure, with a weak perceptual relationship to the surrounding sub-areas. Nonetheless, the removal of the sub-area would still have an overall negative impact on the wider Green Belt as it would constitute a deterioration of the strategic role of the Green Belt.</p> <p>In combination with the SA-70a, the removal of the sub-area is likely to alter the performance of the wider Green Belt, as it would represent the irregular spread of the large built-up area of St Albans. In addition, it would constitute an erosion of the strategic gap between St Albans and Harpenden.</p> <p>In combination with the wider cluster of sub-areas (SA-60, SA-61, SA-62, SA-63a, SA-63b, SA-63c, SA-64, SA-65a, SA-65b, SA-66, SA-67, SA-69, SA-70a, SA-70b, SA-71, SA-72) in which the sub-area is located, the removal of the sub-area would result in extensive irregular and disproportionate sprawl of the large built-up area. In addition it would constitute a notable erosion of the strategic gap between St Albans and Harpenden.</p>
Summary	Overall, the sub-area does not play an important role with respect to the strategic land parcel, however its release in isolation or in combination would harm the performance of the wider Green Belt.

Consideration of Boundaries	
Commentary on boundary features and impact on Green Belt boundary strength.	If the sub-area was released, it would result in the creation of new Green Belt boundaries. These boundaries would be predominantly readily recognisable and likely to be permanent and would meet the NPPF definition.

Categorisation & Recommendation	
Sub-area category & recommendation	The sub-area performs moderately against NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.

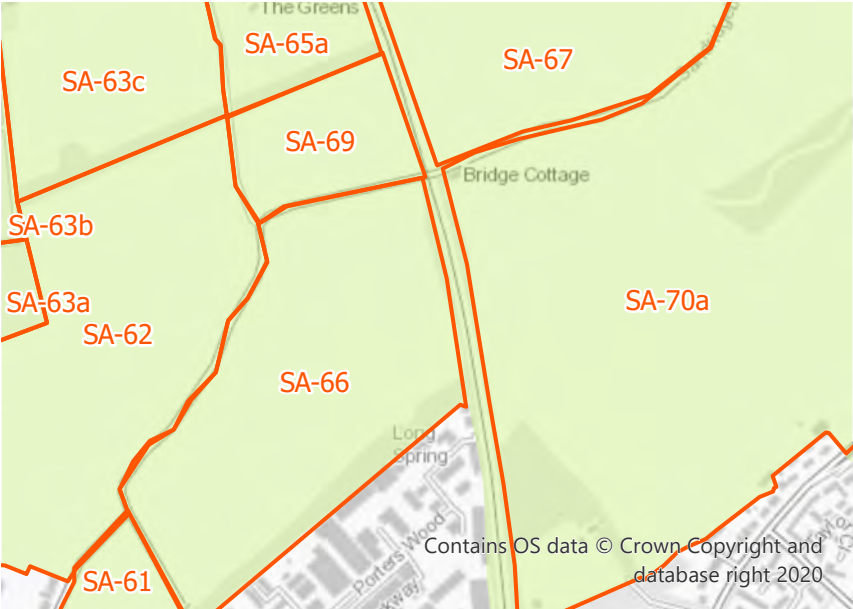
Sub-area (SA):

SA-69

Strategic Land Parcel: 38

Area (ha): 4.59

Location North of St Albans



Sub-area map

Legend

Sub-area for assessment

St Albans Green Belt

Neighbouring Green Belt



Looking north from south boundary with view towards open agricultural field through dense tree line and hedgerow



Aerial photography used as a result of limited access to and / or views of sub-area at the time of the site visit (Bing Aerial, September 2021).

Boundaries

The sub-area is bounded by a mature hedgerow to the north, the rail line to the east, Sandridgebury Lane to the south and an unclassified road to the west. Inner boundaries: none. Outer boundaries: north, east, south and west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	1	5	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area

The sub-area is not at the edge of a large built-up area, in physical or perceptual terms.

(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.

The sub-area does not meet purpose 1.

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.

The sub-area forms a less essential part of the gap between St Albans and Harpenden; and St Albans and Wheathampstead. It is judged that the gap is of sufficient scale that the removal of the sub-area would not result in physical or perceptual merging between neighbouring built-up areas.

Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.

The sub-area is not covered by any built form. The sub-area comprises an open agricultural field. Due to tall, dense hedgerows surrounding the majority of the sub-area, there are limited views into the sub-area from adjacent areas. There are limited urbanising influences including the presence of the railway along the east boundary. Overall, the sub-area has a strongly unspoilt rural character.

Purpose (4) To preserve the setting and special character of historic towns					
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.				
Summary					
The sub-area performs strongly against the purposes overall. The sub-area does not meet purposes 1 criteria (a) or 4; and performs weakly against purpose 2 and strongly against purpose 3.					
Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	38	Limited or No Contribution	Significant	Significant	Significant
Assessment of wider impact	At the more granular level, the sub-area performs similarly against purposes 1 and 3, and plays a lesser role against purposes 2 and 4 compared to the strategic land parcel. As the sub-area is not located at the edge of a large built-up area it makes no contribution to preventing outward sprawl. Due to the small scale nature of the sub-area, compared to the strategic land parcel, it makes a lesser contribution to preventing settlements from coalescing. Despite some urbanising influences, the sub-area maintains a strongly unspoilt rural character, and hence makes an important contribution to safeguarding the countryside from encroachment. As the sub-area does not adjoin a historic settlement or feature, it makes no contribution to preserving the character of a historic place.				
	The sub-area adjoins SA-62 to the west, SA-63c to the north-west, SA-65a to the north, SA-66 to the south and SA-67 to the east. The removal of the sub-area in isolation would create a ‘hole’ in the Green Belt and is likely to impact on the performance of surrounding Green Belt. The level of visual enclosure within the sub-area means that the perceptual impacts of a 'hole' in the Green Belt would be limited; however, this would still have overall negative impacts on the wider Green Belt as it would constitute a deterioration of the strategic role of the Green Belt. Impacts to SA-67 are likely to be reduced as the sub-area has a weak perceptual relationship with these sub-areas due to the prominent railway boundary feature separating the sub-area from SA-67.				
	In combination with SA-62, SA-63c, SA-65a, SA-66, SA-67, the removal of the sub-area is likely to alter the performance of the wider Green Belt, as it would represent the irregular spread of the large built-up area of St Albans. In addition, it would constitute an erosion of the strategic gap between St Albans and Harpenden. Furthermore, it would leave SA-61 isolated as an 'island' of Green Belt.				
	In combination with the wider cluster of sub-areas (SA-60, SA-61, SA-62, SA-63a, SA-63b, SA-63c, SA-64, SA-65a, SA-65b, SA-66, SA-67, SA-68, SA-70a, SA-70b, SA-71, SA-72) in which the sub-area is located, the removal of the sub-area would result in extensive irregular and disproportionate sprawl of the large built-up area. In addition it would constitute a notable erosion of the strategic gap between St Albans and Harpenden.				
Summary	Overall, the sub-area plays an important role with respect to the strategic land parcel, and its release in isolation or in combination would harm the performance of the wider Green Belt.				

Consideration of Boundaries

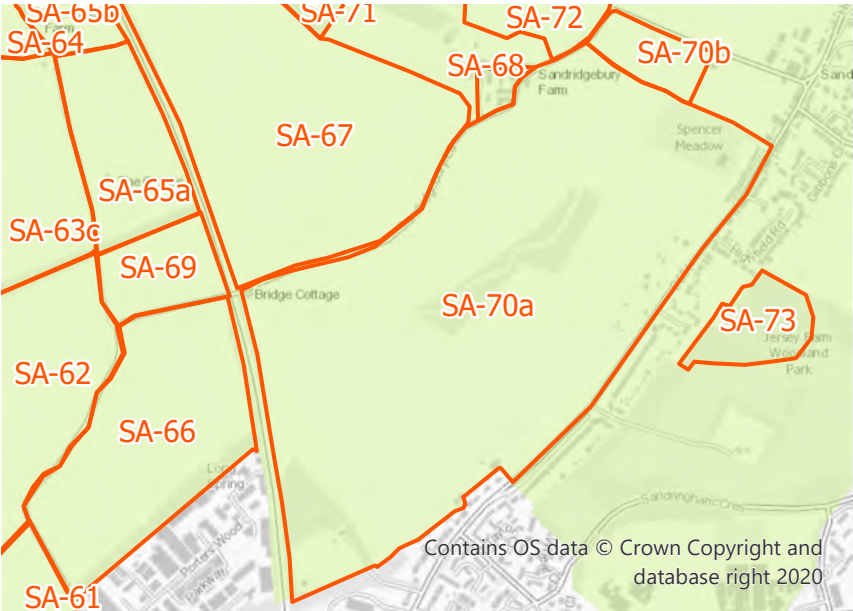
Commentary on boundary features and impact on Green Belt boundary strength.	If the sub-area was released, it would result in the creation of new Green Belt boundaries. These boundaries would be predominantly readily recognisable and likely to be permanent and would meet the NPPF definition.
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Categorisation & Recommendation	
Category	Recommendation
Highly Effective	Continue current practices, monitor for improvements.
Effective	Implement minor adjustments to enhance efficiency.
Needs Improvement	Identify areas for improvement and implement targeted interventions.
Low Effectiveness	Re-evaluate strategy and consider alternative approaches.
Ineffective	Discontinue current practices and explore new initiatives.

Sub-area category & recommendation	The sub-area performs strongly against NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.
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Sub-area (SA): SA-70a

Strategic Land Parcel: 37 Area (ha): 71.48 Location West of Sandridge



Sub-area map

Legend

- Sub-area for assessment
- St Albans Green Belt
- Neighbouring Green Belt



Looking east from footpath on north-east boundary of the sub-area with views of open green space and leisure facilities



Looking south from north-east part of the sub-area views of open agricultural field



Looking east from footpath on north boundary of the sub-area views of open agricultural field



Looking south from north part of the sub-area with views of driveway

Boundaries

The sub-area is bounded by Sandridgebury Lane to the north; mature hedgerows to the east; dense woodland, regular backs of properties along St Albans Road (B651) and St Albans Road (B651)/ Sandridge High Street to the south; and the rail line to the west. Inner boundaries: northern section of west boundary and southern section of south boundary. Outer boundaries: north and east, and remainder of west and south boundaries.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	1	3	0
	Yes	5			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is located at the edge of St Albans with physical connections on its southern boundary.
(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	<p>The sub-area is connected to a large built-up area. While there are prominent outer boundary features to the west in the form of a railway, there are no prominent outer boundary features to the north or east for St Albans within a reasonable distance of the sub-area which are likely to prevent outward sprawl. Development within this sub-area would lead to disproportionate and irregular sprawl of the large built-up area.</p> <p>The sub-area has predominantly recognisable and likely to be permanent inner boundaries, which provide an additional barrier to sprawl.</p>

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area forms a less essential part of the gap between St Albans and Harpenden; and St Albans and Wheathampstead. It is judged that the gap is of sufficient scale that the removal of the sub-area would not result in physical or perceptual merging between neighbouring built-up areas.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	<p>Approximately 2% of the sub-area is covered by built form. Built form is concentrated in the north-east corner, comprising residential buildings and leisure facilities with associated sports pitches. There are also two isolated residential buildings to the north and south of the west boundary, and a car park associated with Sandridgebury Riding School to the north-west boundary.</p> <p>The rest of the sub-area is open, predominantly comprising fields for arable agricultural and equestrian uses. Dense woodland along the majority of field boundaries within the sub-area creates some sense of enclosure, albeit this is tempered by the extensive scale of some fields. There are some urbanising influences, including visual links to adjacent built form and a rail line on the west boundary. Overall, the sub-area has a largely rural character.</p>
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Purpose (4) To preserve the setting and special character of historic towns

Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
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Summary

The sub-area performs strongly against the purposes overall. The sub-area meets purpose 1 criteria (a) and performs strongly against purpose 1 criteria (b). It performs weakly against purpose 2, moderately against purpose 3 and does not meet purpose 4.

Wider Green Belt Impacts

Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	37	Limited or No Contribution	Significant	Significant	Significant

Assessment of wider impact	<p>At a more granular level, the sub-area plays a lesser role against purposes 2, 3 and 4, and makes a more significant contribution to purpose 1 compared to the strategic land parcel. As the sub-area is located at the edge of a large built-up area, and does not have prominent outer boundary features to the north and west, it plays a significant role in checking unrestricted sprawl. Whilst the sub-area is large in scale, it is much smaller than the strategic land parcel, which forms the entire gap between St Albans and Harpenden. Although the sub-area is comprised of predominantly rural uses, there are several urbanising influences including visual links to the adjacent settlement, which diminish the sense of openness and connection to the wider countryside. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to preserving a historic context.</p> <p>The sub-area adjoins sub-area SA-66 to the west, SA-67 and SA-69 to the north-west, SA-68, SA-70b and SA-72 to the north; as well as wider Green Belt to the north-east. The removal of the sub-area in isolation would introduce significant urbanising influences to the surrounding sub-areas and wider Green Belt, albeit this may be limited by dense hedgerows along shared boundaries and the downward sloping topography of the sub-area. The scale of development would be disproportionate and would result in increased physical and perceptual merging of St Albans with the Washed Over Village of Sandridge. Impacts to SA-66 and SA-69 are likely to be reduced as there is a weak perceptual relationship with the sub-areas due to the prominent railway boundary feature separating the sub-area from SA-66 and SA-69.</p> <p>In combination with the SA-66, SA-67, SA-68, SA-69 and SA-70b and SA-72, the removal of the sub-area is likely to alter the performance of the wider Green Belt, as it would represent the irregular and disproportionate spread of the large built-up area of St Albans, including further physical and perceptual merging with the washed over settlement of Sandridge. In addition it would constitute a notable erosion of the strategic gap between St Albans and Harpenden.</p> <p>The sub-area is located adjacent to the Sandridge washed over settlement. The Washed Over Villages Assessment, concludes that the settlement is open in character and hence makes an important contribution to the openness of the Green Belt. The assessments recommends that the settlement should be retained as washed over and therefore the removal of the sub-area in isolation or in combination would harm the immediate context of the washed over settlement</p> <p>In combination with the wider cluster of sub-areas (SA-60, SA-61, SA-62, SA-63a, SA-63b, SA-63c, SA-64, SA-65a, SA-65b, SA-66, SA-67, SA-68, SA-69, SA-70b, SA-71, SA-72) in which the sub-area is located, the removal of the sub-area would result in extensive irregular and disproportionate sprawl of the large built-up area. In addition it would constitute a notable erosion of the strategic gap between St Albans and Harpenden.</p>
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Summary	Overall, the sub-area plays an important role with respect to the strategic land parcel, and its release in isolation or in combination would harm the performance of the wider Green Belt.
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Consideration of Boundaries

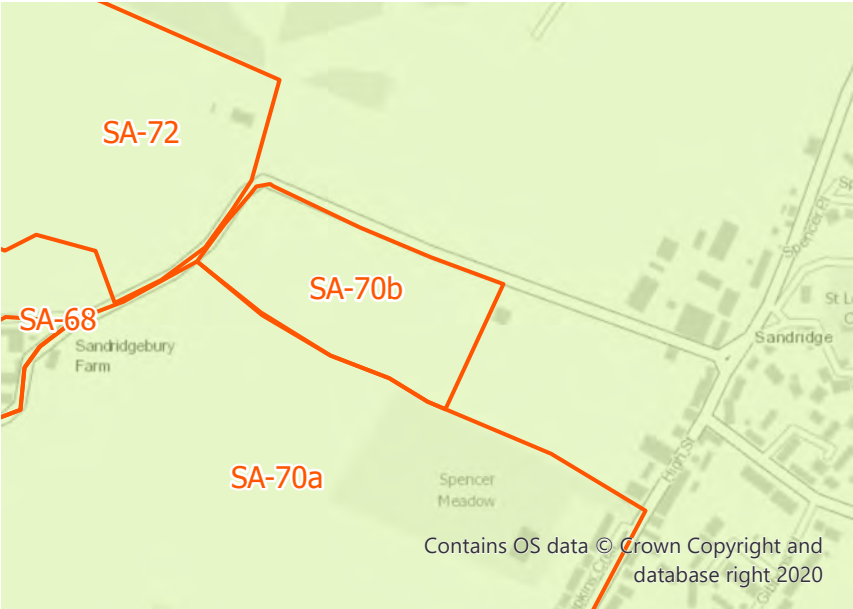
Commentary on boundary features and impact on Green Belt boundary strength.	<p>The inner boundary to the south-east is partially readily recognisable and likely to be permanent. The inner boundary to the west and outer boundaries to the north-west, south-east and west are readily recognisable and likely to be permanent. The outer boundary to the north-east is readily recognisable but not necessarily permanent.</p> <p>If the sub-area was released, the new inner Green Belt boundaries would partly not meet the NPPF definition. The new boundaries would require strengthening.</p>
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.
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Sub-area (SA): SA-70b

Strategic Land Parcel: 37 Area (ha): 2.92 Location West of Sandridge



Legend

- Sub-area for assessment
- St Albans Green Belt
- Neighbouring Green Belt

Sub-area map



Looking east from Sandridgebury Lane on north-west boundary of the sub-area onto a paddock field



Looking north from footpath next to south boundary of the sub-area onto a paddock field



Looking south-west from Sandridgebury Lane on north-west boundary of the sub-area onto a paddock field



Looking south-east from Sandridgebury Lane on north-east boundary of the sub-area onto a paddock field

Boundaries

The sub-area is bounded by Sandridgebury Lane to the north, by a mature hedgerow to the east, by an intermittent tree line to the south and by Sandridgebury Lane to the west. Inner boundaries: none. Outer boundaries: north, east, south and west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	1	5	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area

The sub-area is not at the edge of a large built-up area, in physical or perceptual terms.

(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.

The sub-area does not meet purpose 1.

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.

The sub-area forms a less essential part of the gap between St Albans and Harpenden; and St Albans and Wheathampstead. It is judged that the gap is of sufficient scale that the removal of the sub-area would not result in physical or perceptual merging between neighbouring built-up areas.

Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.

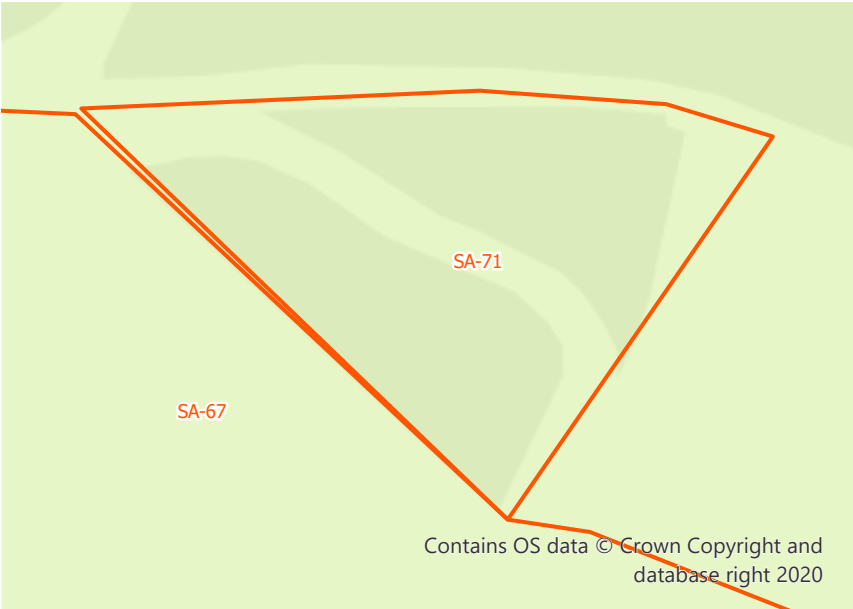
The sub-area is not covered by any built form. It comprises an open paddock field. There is a gradual rise in topography towards the north-west which allows open views onto the wider countryside to the south and to the east beyond Sandridge. There are views onto some residential properties to the east. Overall the sub-area has a strongly unspoilt rural character.

Purpose (4) To preserve the setting and special character of historic towns					
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.				
Summary					
The sub-area performs strongly against the purposes overall. The sub-area does not meet purposes 1 criteria (a) or 4; performs weakly against purpose 2 and strongly against purpose 3.					
Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	37	Limited or No Contribution	Significant	Significant	Significant
Assessment of wider impact	At the more granular level, the sub-area performs similarly against purposes 1 and 3, and plays a lesser role against purpose 2 and 4 compared to the strategic land parcel. As the sub-area is not located at the edge of a large built-up area it makes no contribution to preventing outward sprawl. Due to the small scale nature of the sub-area, compared to the strategic land parcel, it makes a lesser contribution to preventing settlements from coalescing. The sub-area maintains a strongly unspoilt rural character with views of the surrounding open countryside, and hence contributes to safeguarding the countryside from encroachment. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to purpose 4 in preserving a historic context.				
	The sub-area adjoins SA-70a to the south and SA-72 to the west; as well as wider Green Belt to the north and east. The removal of the sub-area in isolation would create a ‘hole’ in the Green Belt and likely impact on the performance of surrounding Green Belt. The sub-area has strong visual and perceptual links to the wider countryside and hence the introduction of urbanising influences would diminish the contribution of the surrounding Green Belt against purpose 3.				
	In combination with the SA-70a and SA-72, the removal of the sub-area is likely to alter the performance of the wider Green Belt, as it would represent the irregular and disproportionate spread of the large built-up area of St Albans, including further physical and perceptual merging with the washed over settlement of Sandridge. In addition, it would constitute a notable erosion of the strategic gap between St Albans and Harpenden.				
	The sub-area is located adjacent to the Sandridge washed over settlement. The Washed Over Villages Assessment concludes that the settlement is open in character and hence makes an important contribution to the openness of the Green Belt. The assessment recommends that the settlement should be retained as washed over and therefore the removal of the sub-area in isolation or in combination would harm the immediate context of the washed over settlement.				
	In combination with the wider cluster of sub-areas (SA-60, SA-61, SA-62, SA-63a, SA-63b, SA-63c, SA-64, SA-65a, SA-65b, SA-66, SA-67, SA-68, SA-69, SA-70a, SA-71, SA-72) in which the sub-area is located, the removal of the sub-area would result in extensive irregular and disproportionate sprawl of the large built-up area. In addition it would constitute a notable erosion of the strategic gap between St Albans and Harpenden.				
Summary	Overall, the sub-area plays an important role with respect to the strategic land parcel, and its release in isolation or in combination would harm the performance of the wider Green Belt.				

Consideration of Boundaries	
Commentary on boundary features and impact on Green Belt boundary strength.	If the sub-area was released, it would result in the creation of new Green Belt boundaries. These boundaries would be predominantly readily recognisable but not necessarily permanent and would not meet the NPPF definition. The new boundaries would require strengthening.
Categorisation & Recommendation	
Sub-area category & recommendation	The sub-area performs strongly against NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.

Sub-area (SA): SA-71

Strategic Land Parcel: 37 Area (ha): 73.7 Location West of Sandridge



Legend

- Sub-area for assessment
- St Albans Green Belt
- Neighbouring Green Belt

Sub-area map



Looking south onto woodland from footpath on north boundary of sub-area



Looking south-east onto woodland from footpath on north boundary of sub-area



Aerial photography used as a result of limited access to and / or views of sub-area at the time of the site visit.(Bing Aerial, September 2021)

Boundaries

The sub-area is bounded by field boundaries and dense woodland to the north, west and south. Inner boundaries: none. Outer boundaries: north, west and south.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	0	5	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area

The sub-area is not at the edge of a large built-up area in physical or perceptual terms.

(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.

The sub-area does not meet purpose 1.

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.

As a result of its very small scale, the sub-area makes no discernible contribution to the separation of neighbouring built-up areas in physical or perceptual terms.

Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.

The sub-area is not covered by any built form. The sub-area comprises dense woodland which creates a strong sense of enclosure and limited views to the wider open countryside. Overall the sub-area has a strongly unspoilt rural character.

Purpose (4) To preserve the setting and special character of historic towns					
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.				
Summary					
	The sub-area performs strongly against the purposes overall. The sub-area does not meet purposes 1 criteria (a), 2 or 4. The sub-area performs strongly against purpose 3.				
Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	37	Limited or No Contribution	Significant	Significant	Significant
Assessment of wider impact	<p>At a more granular level, the sub-area performs similarly against purposes 1 and 3, and plays a lesser role against purposes 2 and 4 compared to the strategic land parcel. As the sub-area is not located at the edge of a large built-up area it makes no contribution to preventing outward sprawl. Due to the very small scale nature of the sub-area, compared to the strategic land parcel, it makes a lesser contribution to preventing settlements from coalescing. The dense woodland nature of the site preserves a strongly unspoilt rural character and contributes to safeguarding the countryside from encroachment. As the sub-area does not adjoin a historic settlement or feature, it makes no contribution to preserving the character of a historic place.</p> <p>The sub-area adjoins SA-67 to the south-west, as well as wider Green Belt to the north and south-east. The removal of the sub-area in isolation would create a 'hole' in the Green Belt and is likely to impact on the performance of surrounding Green Belt. The high level of visual enclosure within the sub-area means that the perceptual impacts of a 'hole' in the Green Belt would be limited; however, this would still have overall negative impacts on the wider Green Belt as it would constitute a deterioration of the strategic role of the Green Belt.</p> <p>In combination with SA-67, the removal of the sub-area would also result in the creation of a 'hole' in the Green Belt, and would have overall negative impacts on the wider Green Belt as it would constitute a deterioration of the strategic role of the Green Belt..</p> <p>In combination with the wider cluster of sub-areas (SA-60, SA-61, SA-62, SA-63a, SA-63b, SA-63c, SA-64, SA-65a, SA-65b, SA-66, SA-67, SA-68, SA-69, SA-70a, SA-70b, SA-72) in which the sub-area is located, the removal of all the sub-areas would result in extensive irregular and disproportionate sprawl of the large built-up area.</p>				
Summary	Overall, the sub-area plays an important role with respect to the strategic land parcel, and its release in isolation or in combination would harm the performance of the wider Green Belt.				

Consideration of Boundaries

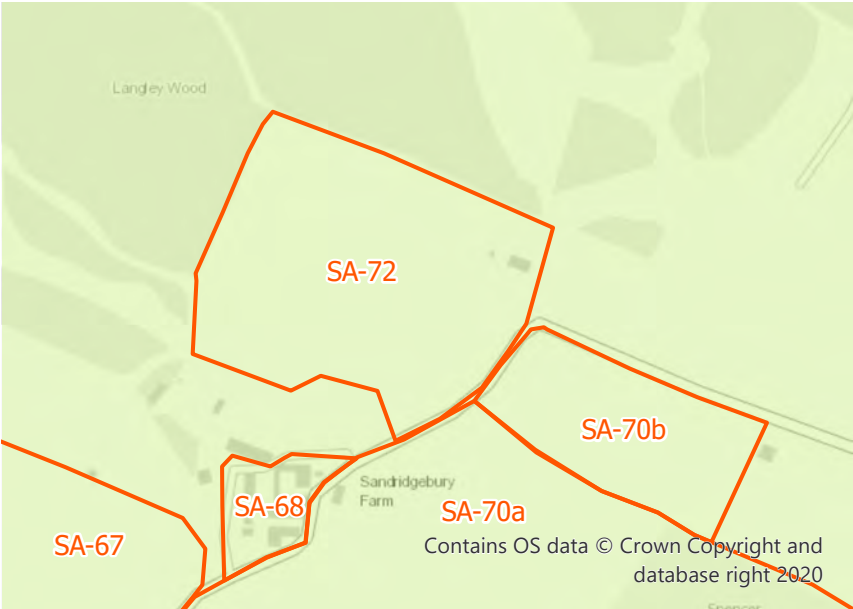
Commentary on boundary features and impact on Green Belt boundary strength.	If the sub-area was released, it would result in the creation of new Green Belt boundaries. These boundaries would be predominantly readily recognisable but not necessarily permanent and would not meet the NPPF definition. The new boundaries would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.
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Sub-area (SA): SA-72

Strategic Land Parcel: 37 Area (ha): 6.89 Location West of Sandridge



Legend

- Sub-area for assessment
- St Albans Green Belt
- Neighbouring Green Belt

Sub-area map



Looking west onto a paddock field from footpath on north-east boundary of sub-area



Looking south-west along Sandridgebury Lane on south-east boundary of sub-area with views of mature hedgerow boundary



Looking south-west onto a paddock field from footpath on north-east boundary of sub-area



Looking south-east onto a paddock field from footpath on north-east boundary of sub-area

Boundaries

The sub-area is bound by a mature hedgerow to the north, a private unclassified road and Sandridgebury Lane to the east, a mature hedgerow to the south, and a mature hedgerow and a mature and unbroken tree line to the west. Inner boundaries: none. Outer boundaries: north, east, south and west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	1	5	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area

The sub-area is not at the edge of a large built-up area in physical or perceptual terms.

(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.

The sub-area does not meet purpose 1.

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.

The sub-area forms a less essential part of the gap between St Albans and Harpenden; and St Albans and Wheathampstead. It is judged that the gap is of sufficient scale that the removal of the sub-area would not result in physical or perceptual merging between neighbouring built-up areas.

Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.

Less than 1% of the sub-area is covered by built form. Built form is concentrated in the north-east section of the sub-area and comprises a modest single building (Sandridge Scout Hut) with a small associated car park. Although the Scout Hut is visible above hedgerows, its urbanising influence is very limited as the rest of the sub-area is formed of open fields in equestrian paddock use. Due to rising topography and some areas of dispersed trees, there are views to the wider open countryside as well as to the adjacent built form. Overall the sub-area has a strongly unspoilt rural character.

Purpose (4) To preserve the setting and special character of historic towns					
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.				
Summary					
The sub-area performs strongly against the purposes overall. The sub-area does not meet purpose 1 criteria (a) or 4. It performs weakly against purpose 2 and strongly against purpose 3.					
Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	37	Limited or No Contribution	Significant	Significant	Significant
Assessment of wider impact	At a more granular level, the sub-area performs similarly against purposes 1 and 3, and plays a lesser role against purposes 2 and 4 compared to the strategic land parcel. As the sub-area is not located at the edge of a large built-up area it makes no contribution to preventing outward sprawl. Due to the very small scale nature of the sub-area compared to the strategic land parcel, it makes a lesser contribution to preventing settlements from coalescing. The sub-area maintains a similarly strong rural character as the strategic land parcel, helping to safeguard the countryside from encroachment. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to purpose 4 in preserving a historic context.				
	The sub-area adjoins SA-70a and SA-70b to the south-east; as well as wider Green Belt to the north, east, south-east and west. The removal of the sub-area in isolation would create a ‘hole’ in the Green Belt and is likely to impact on the performance of surrounding Green Belt. The sub-area has strong visual and perceptual links to the wider countryside and so the introduction of urbanising influences would diminish the contribution of the surrounding Green Belt against purpose 3.				
	In combination with sub-areas SA-70a and SA-70b, the removal of the sub-area is likely to impact on the performance of the wider Green Belt, as it would represent the irregular spread of the large built-up area of St Albans. In addition it would constitute a notable erosion of the strategic gap between St Albans and Harpenden. Furthermore, development of the sub-area and SA-70a and SA-70b would harmfully obscure the existing long views into Sandridge Conservation Area and its countryside context.				
	In combination with the wider cluster of sub-areas (SA-60, SA-61, SA-62, SA-63a, SA-63b, SA-63c, SA-64, SA-65a, SA-65b, SA-66, SA-67, SA-68, SA-69, SA-70a, SA-70b, SA-71) in which the sub-area is located, the removal of all the sub-areas would result in extensive irregular and disproportionate sprawl of the large built-up area.				
Summary	Overall, the sub-area plays an important role with respect to the strategic land parcel, and its release in isolation would harm the performance of the wider Green Belt.				

Consideration of Boundaries

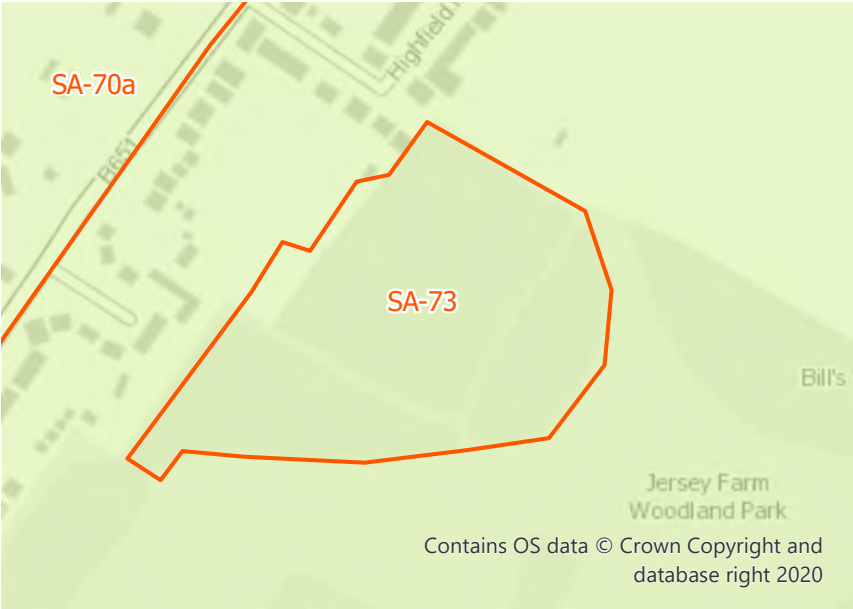
Commentary on boundary features and impact on Green Belt boundary strength.	If the sub-area was released, it would result in the creation of new Green Belt boundaries. These boundaries would be predominantly readily recognisable but not necessarily permanent and would not meet the NPPF definition. The new boundaries would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.
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Sub-area (SA): SA-73

Strategic Land Parcel: 36 Area (ha): 6.89 Location East of Sandridge



Sub-area map

Legend

- Sub-area for assessment
- St Albans Green Belt
- Neighbouring Green Belt



Looking west towards woodland along footpath on north boundary of sub-area



Looking south through woodland in centre of sub-area



Looking south towards woodland along footpath in centre of sub-area

Boundaries

The sub-area is bounded by an unmade road to the north, a field boundary to the east and south, and regular backs of residential properties along St Albans Road (B651) to the west. Inner boundaries: none. Outer boundaries: north, east, south and west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	1	5	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area

The sub-area is not at the edge of a large built-up area in physical or perceptual terms.

(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.

The sub-area does not meet purpose 1.

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.

The sub-area forms a less essential part of the gap between St Albans and Harpenden; and St Albans and Wheathampstead. It is judged that the gap is of sufficient scale that the removal of the sub-area would not result in physical or perceptual merging between neighbouring built-up areas.

Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.

Less than 1% of the sub-area is covered by built form. The sub-area is formed of dense woodland, intersected by footpaths, with a negligible amount of built form (namely, outbuildings associated with residential properties) to the north part of the sub-area. Due to the dense woodland, there is a strong sense of enclosure within the sub-area and there are limited views to both the wider open countryside and adjacent built form. The footpaths across the sub-area are formed of unmade tracks and so provide a minimal urbanising influence. Overall the sub-area has a strongly unspoilt rural character.

Purpose (4) To preserve the setting and special character of historic towns	
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
Summary	
	The sub-area performs strongly against the purposes overall. The sub-area does not meet purposes 1 criteria (a) or 4. It performs weakly against purpose 2 and strongly against purpose 3.

Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	36	Limited or No Contribution	Significant	Significant	Limited or No Contribution

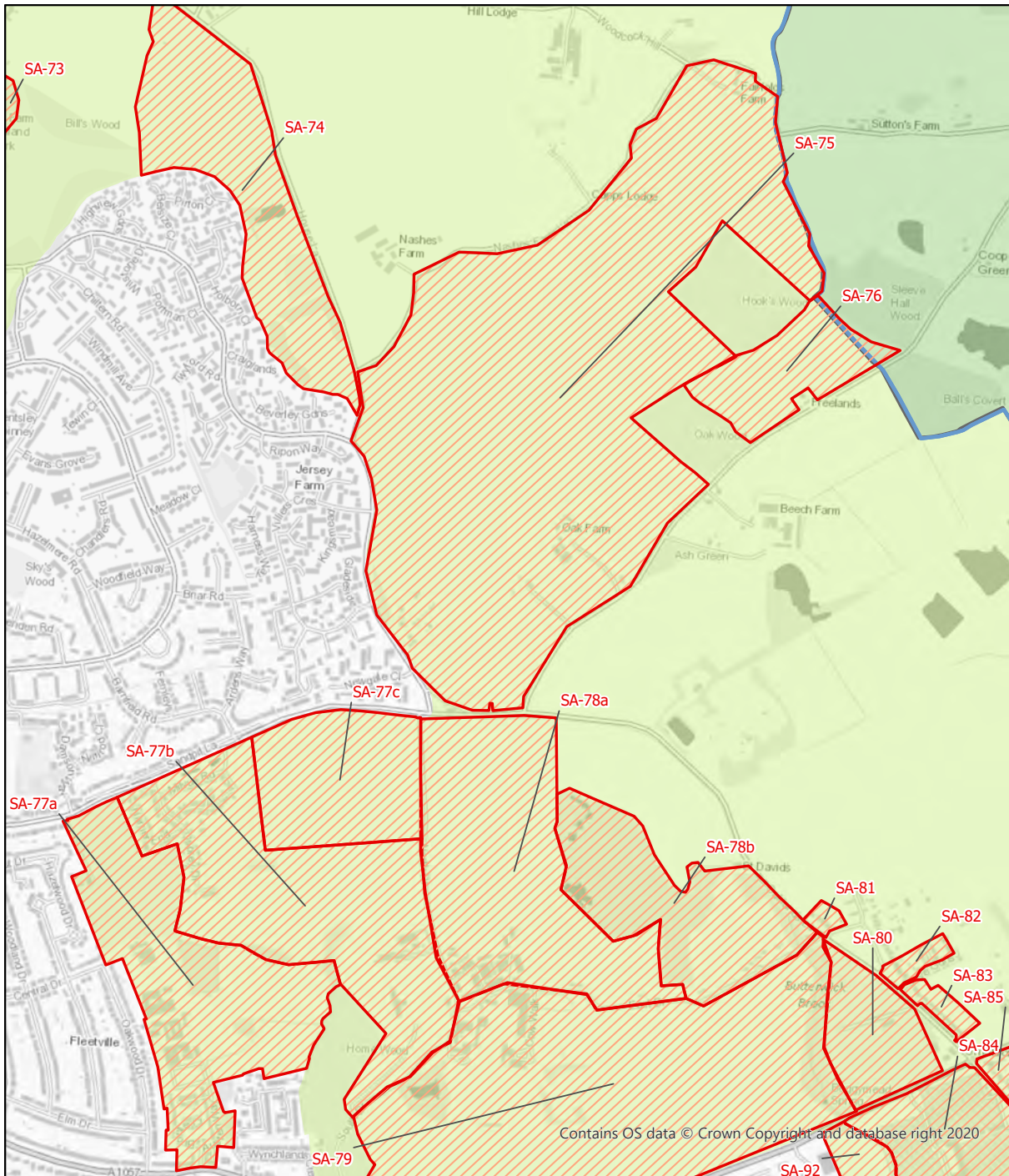
Assessment of wider impact	<p>At a more granular level, the sub-area performs similarly to purposes 1, 3 and 4, and plays a lesser role against purpose 2 compared to the strategic land parcel. As the sub-area is not located at the edge of a large built-up area it makes no contribution to preventing outward sprawl. Due to the very small scale nature of the sub-area compared to the strategic land parcel, it makes a lesser contribution to preventing settlements from coalescing. The dense woodland nature of the site preserves a strongly unspoilt rural character and contributes to safeguarding the countryside from encroachment. As the sub-area does not adjoin a historic settlement or feature, it makes no contribution to preserving the character of a historic place.</p> <p>The sub-area does not adjoin any other sub-areas; but does adjoin wider Green Belt on all sides. The removal of the sub-area in isolation would create a 'hole' in the Green Belt and would likely impact the performance of the surrounding Green Belt. The high level of visual enclosure within the sub-area means that the perceptual impacts of a 'hole' in the Green Belt would be limited; however, this would still have overall negative impacts on the wider Green Belt as it would constitute a deterioration of the strategic role of the Green Belt.</p> <p>The sub-area is located adjacent to the Sandridge washed over settlement. The Washed Over Villages Assessment concludes that the settlement is open in character and hence makes an important contribution to the openness of the Green Belt. The assessment recommends that the settlement should be retained as washed over and therefore the removal of the sub-area in isolation or in combination would harm the immediate context of the washed over settlement.</p>
Summary	Overall, the sub-area plays an important role with respect to the strategic land parcel, and its release in isolation would harm the performance of the wider Green Belt.

Consideration of Boundaries

Commentary on boundary features and impact on Green Belt boundary strength.	If the sub-area was released, it would result in the creation of new Green Belt boundaries. These boundaries would be predominantly readily recognisable but not necessarily permanent and would not meet the NPPF definition. The new boundaries would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.
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Legend

- Sub-area for assessment
- St Albans Green Belt
- Neighbouring Green Belt
- St Albans District Boundary
- Neighbouring District Boundary

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Issue	Date	By	Chkd	Appd
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Client
St Albans City & District Council

Job Title
St Albans Green Belt Review



St Albans north-east - sub-areas

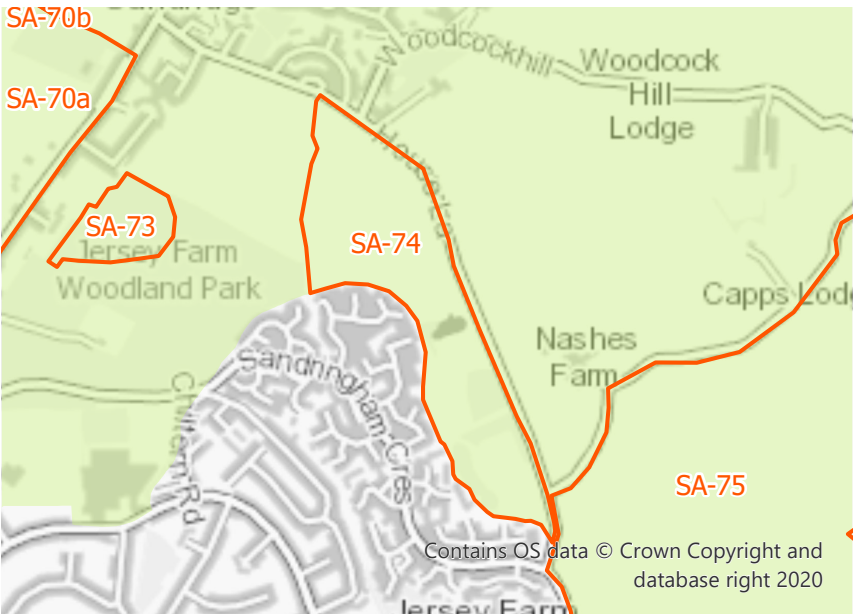
Scale at A4

1:13,714

Job No 280045-00	Drawing Status Issued
Drawing No 001	Issue P1

Sub-area (SA): SA-74

Strategic Land Parcel: 36 Area (ha): 21.16 Location North-west of St Albans



Sub-area map



Looking north in southern section of the sub-area with views of sport pitches



Looking north in central section of the sub-area with views of meadow



Looking north-west from east boundary in north section of sub-area with views of meadow and open agricultural field, towards adjacent large built-up area

Boundaries

The sub-area is bounded by House Lane to the north and east, a dispersed tree line and regular backs of residential properties along Beverley Gardens to the south, and Public Right of Way, regular backs of residential properties (along Craiglands, Richmond Walk, Holborn Close, Chancery Close, Langham Close, Cromwell Close and Pirton Close) and a mature and unbroken tree line to the west. Inner boundaries: the southern half of west and south. Outer boundaries: north, east and the remainder of west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	1	2	0
	Yes	5			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is located at the edge of St Albans with physical connections on its west boundary.
(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The sub-area is connected to a large built-up area. There are no prominent outer boundary features for St Albans within a reasonable distance of the sub-area which are likely to prevent outward sprawl. The inner boundaries of the sub-area are predominantly not likely to be permanent; hence these would not provide a barrier to sprawl.

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area forms a less essential part of the gap between St Albans and Harpenden; and St Albans and Wheathampstead. It is judged that the gap is of sufficient scale that the removal of the sub-area would not result in physical or perceptual merging between neighbouring built-up areas.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	The sub-area is not covered by any built form. The sub-area comprises a playground and sports pitches in the southern section of the sub-area, an area of meadow in the central section of the sub-area, and an open agricultural field in the northern section of the sub-area. The playground and sports pitches contribute to a more urban, managed character. Views of residential properties along Horse Lane on the eastern boundary of the sub-area are permitted through dispersed trees, establishing visual connections to adjacent built form and bringing urbanising influences. Overall the sub-area had a semi-urban character.
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Purpose (4) To preserve the setting and special character of historic towns

Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
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Summary

The sub-area performs strongly against the purposes overall. The sub-area meets purpose 1 criteria (a) and performs strongly against purpose 1 criteria (b). It does not meet purpose 4; and performs weakly against purposes 2 and 3.

Wider Green Belt Impacts

Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	36	Limited or No Contribution	Significant	Significant	Limited or No Contribution

Assessment of wider impact	<p>At the more granular level, the sub-area performs similarly against purpose 4, and plays a lesser role against purposes 2, and 3, and makes a more significant contribution to purpose 1 compared to the strategic land parcel. As the sub-area is located at the edge of a large built-up area, and does not have prominent outer boundary features, it plays a significant role in checking unrestricted sprawl. Due to the small scale nature of the sub-area, compared to the strategic land parcel, it makes a lesser contribution to preventing settlements from coalescing. Furthermore, the mixed character of the sub-area and strong visual and perceptual links to the large built-up area diminish its sense of openness and connection to the wider countryside. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to purpose 4.</p> <p>The sub-area adjoins SA-75 to the south; as well as wider Green Belt to the north-west and east. Due to its location directly adjoining St Albans to the west, as well as the washed over settlement of Sandridge to the north-west, its removal would likely alter the performance of the wider Green Belt as it would lead to further ribbon development linking these two settlements. Although Sandridge is a washed over settlement, it does contain built development; hence, the removal of the sub-area would result in the area of Green Belt containing Jersey Farm Woodland Park to be surrounded by built development, which would perceptually alter its character and contribution to purpose 3.</p> <p>However, the removal of only the southern section of the sub-area is unlikely to alter the performance of the wider Green Belt, as there would be no connection of St Albans to Sandridge and dense tree lines along the southern section of the western boundary prevents longer views and connections to the wider countryside. In addition, development within the south part of the sub-area would round-off the settlement edge in a regular form.</p> <p>In combination with SA-75, the removal of the sub-area is likely to impact on the performance of the wider Green Belt, as it would constitute irregular sprawl.</p> <p>The sub-area is located adjacent to the Sandridge washed over settlement. The Washed Over Villages Assessment concludes that the settlement is open in character and hence makes an important contribution to the openness of the Green Belt. The assessment recommends that the settlement should be retained as washed over and therefore the removal of the sub-area in isolation or in combination would harm the immediate context of the washed over settlement.</p> <p>In combination with the wider cluster of sub-areas (SA-75, SA-76, SA-77a, SA-77b, SA-77c, SA-78a, SA-78b, SA-79, SA-80, SA-81, SA-82, SA-83, SA-84, SA-85, SA-86, SA-87, SA-88, SA-89, SA-90, SA-91, SA-92 and SA-93) in which the sub-area is located, the removal of all the sub-areas would result in extensive irregular and disproportionate sprawl of the large built-up area. In addition it would constitute a notable erosion of the strategic gap between St Albans and Hatfield.</p>
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Summary	Overall, the southern section of the sub-area does not play an important role with respect to the strategic land parcel and if released, is unlikely to significantly harm the performance of the wider Green Belt.
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Consideration of Boundaries

Commentary on boundary features and impact on Green Belt boundary strength.	The majority of the outer boundaries are readily recognisable and likely to be permanent. The inner boundary and outer boundary to the south are predominantly readily recognisable but not necessarily permanent. If the sub-area was released, the new inner Green Belt boundaries would not meet the NPPF definition. The new boundaries would require strengthening.
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Categorisation & Recommendation

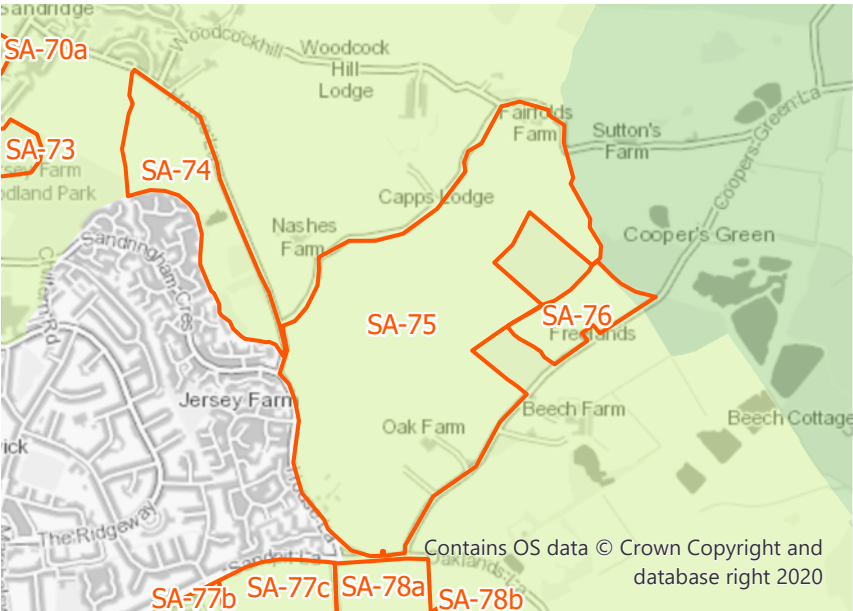
Sub-area category & recommendation	The sub-area performs strongly against NPPF purposes but the southern section makes a less important contribution to the wider Green Belt. If the southern section of the sub-area (i.e. the area to the south of the dispersed tree line and agricultural field) is released, the new inner Green Belt boundary would not meet the NPPF definition for readily recognisable and likely to be permanent boundaries. The new boundary would require strengthening. The southern section of the sub-area is recommended for further consideration as RA-35.
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Recommended Area Map



Sub-area (SA): SA-75

Strategic Land Parcel: 36 Area (ha): 96.67 Location North-west of St Albans



Legend

- Sub-area for assessment
- St Albans Green Belt
- Neighbouring Green Belt

Sub-area map



Looking south from northern boundary with views of open agricultural fields towards wider open countryside



Looking south-east from footpath in centre of sub-area with views of open agricultural fields towards wider open countryside and built form of Hatfield



Looking south from footpath in southern section of sub-area with views of open agricultural fields and residential properties



Looking north from south boundary of sub-area with views of open agricultural field and dense woodland boundary

Boundaries

The sub-area is bounded by Nashes Farm Lane and Woodcock Hill to the north, Woodcock Hill and a mature hedgerow to the east, a mature hedgerow and a mature and unbroken tree line to the south, and House Lane to the west. Inner boundaries: west. Outer boundaries: north, east and south.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	3	3	0
	Yes	5			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is located at the edge of St Albans with physical connections on its west boundary.
(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	<p>The sub-area is connected to a large built-up area. There are no prominent outer boundary features for St Albans within a reasonable distance of the sub-area which are likely to prevent outward sprawl. Development within this sub-area would lead to disproportionate and irregular sprawl of the large built-up area.</p> <p>The sub-area has a predominantly recognisable and likely to be permanent inner boundary, which provides an additional barrier to sprawl.</p>

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area forms a wider part of the gap between St Albans and Hatfield, contributing to the overall openness and scale of the gap; and a less essential part of the gap between St Albans and Welwyn Garden City. Overall, it is judged that there may be some scope for development without significant physical or perceptual erosion of gap between neighbouring built-up areas.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	Less than 1% of the sub-area is covered by built form. Built form is concentrated in the southern section of the sub-area comprising residential properties and a caravan site. The rest of the sub-area is comprised of open agricultural fields. Due to rising topography within the sub-area there are wider views to both the open countryside and the adjacent built-up area. Overall the sub-area has a largely rural character.
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Purpose (4) To preserve the setting and special character of historic towns

Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
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Summary

The sub-area performs strongly against the purposes overall. The sub-area meets purpose 1 criteria (a) and performs strongly against purpose 1 criteria (b). It does not meet purpose 4 and performs moderately against purposes 2 and 3.

Wider Green Belt Impacts

Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	36	Limited or No Contribution	Significant	Significant	Limited or No Contribution

Assessment of wider impact

At the more granular level, the sub-area performs similarly against purpose 4, but plays a lesser role against purposes 2 and 3, and makes a more significant contribution to purpose 1 compared to the strategic land parcel. The sub-area performs a more important role against purpose 1 compared to the Stage 1 parcel; however, this is due to the use of the updated St Albans City and District Council settlement hierarchy in this study, St Albans was not identified as a large built-up area at the time of the Stage 1 assessment. The sub-area's more important role when compared to the Stage 1 parcel is therefore due to the categorisation of settlements as opposed to the role it plays against Purpose 1. Although the sub-area is large in scale and plays a role in preventing neighbouring settlements from coalescing, it plays a lesser role than the strategic land parcel which forms the entire gap between St Albans and Hatfield. Due to its largely rural character, the sub-area makes a weaker contribution to safeguarding the countryside from encroachment, and protecting its openness. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to purpose 4 in preserving a historic context.

The sub-area adjoins SA-74 to the north-west, SA-76 to the east and SA-78 to the south-west; as well as wider Green Belt to the north, east and south. The removal of the sub-area in isolation is unlikely to alter the performance of SA-74 as it shares only a short boundary with the sub-area and has limited visual or perceptual connections due to dense, mature planting along House Lane. However, the removal of the sub-area in isolation is likely to alter the performance of SA-76, SA-78 and the wider Green Belt against NPPF purposes by introducing significant urbanising influences. Furthermore, the removal of the sub-area would represent irregular spread of the large built-up area and would constitute a substantial erosion of the strategic gap between St Albans and Hatfield.

In combination with SA-74, SA-76 and SA-78, the removal of the sub-area would result in irregular spread of the large built-up area of St Albans, including the creation of an 'island' of Green Belt to the north of SA-76. This would also constitute a substantial erosion of the strategic gap between St Albans and Hatfield.

In combination with the wider cluster of sub-areas (SA-74, SA-76, SA-77a, SA-77b, SA-77c, SA-78a, SA-78b, SA-79, SA-80, SA-81, SA-82, SA-83, SA-84, SA-85, SA-86, SA-87, SA-88, SA-89, SA-90, SA-91, SA-92 and SA-93) in which the sub-area is located, the removal of all the sub-areas would result in extensive irregular and disproportionate sprawl of the large built-up area. In addition it would constitute a notable erosion of the strategic gap between St Albans and Hatfield.

Assessment of wider impact (continued)	As it is located on the District boundary, the sub-area may be impacted by potential Green Belt releases in the neighbouring authority of Welwyn Hatfield Borough Council. The Welwyn Hatfield Green Belt Study – Stage 3 (2018) identified P43, P44 and P46 to the east of the sub-area. The study categorised P46 as 'most essential Green Belt area' based on strong performance against NPPF purposes overall, meaning it is critical or essential to retain as Green Belt. In contrast P43 and P44 were identified as Green Belt parcels for further consideration. If recommended for release, the cumulative impact on the strategic gap between St Albans and Hatfield would need to be considered.
Summary	Overall, the sub-area plays an important role with respect to the strategic land parcel, and its release in isolation or in combination would harm the performance of the wider Green Belt.

Consideration of Boundaries

Commentary on boundary features and impact on Green Belt boundary strength.	The majority of inner and outer boundaries are readily recognisable and likely to be permanent. There is a small section of outer boundary that is readily recognisable but not necessarily permanent. If the sub-area was released, the new inner Green Belt boundaries would not meet the NPPF definition. The new boundaries would require strengthening.
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Categorisation & Recommendation

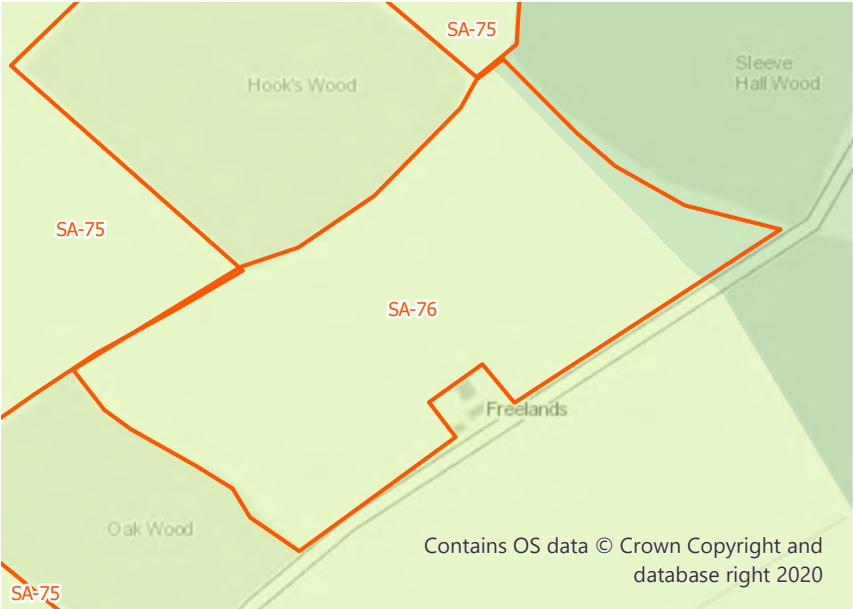
Sub-area category & recommendation	The sub-area performs strongly against NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.
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Sub-area (SA):

SA-76

Strategic Land Parcel:36Area (ha):8.34LocationNorth-west of St Albans

Green Belt Parcel (Welwyn Hatfield):N/A



Sub-area map

Legend

Sub-area for assessment

St Albans Green Belt

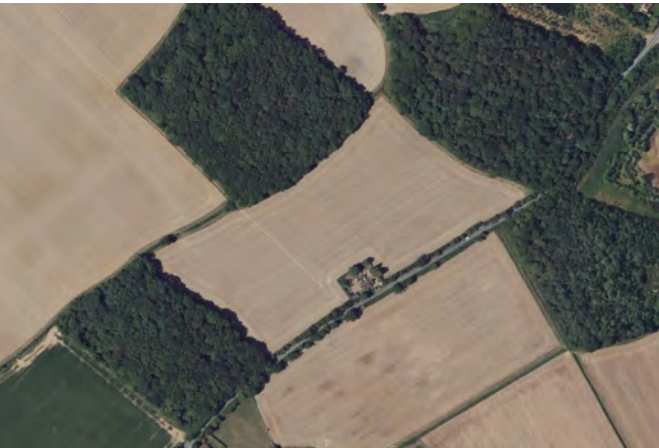
Neighbouring Green Belt



Looking north from south boundary with view of open agricultural field and mature tree boundaries



Looking south from north boundary with views of open agricultural field



Aerial photography used as a result of limited access to and / or views of sub-area at the time of the site visit.(Bing Aerial, September 2021)

Boundaries

The sub-area is bounded by a mature hedgerow and a mature and unbroken tree line to the north, a mature and unbroken tree line to the east, Coopers Green Lane and regular backs of residential properties along Coopers Green Lane to the south, and a mature and unbroken tree line to the west. Inner boundaries: none. Outer boundaries: north, east, south and west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	1	5	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area

The sub-area is not at the edge of a large built-up area, in physical or perceptual terms.

(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.

The sub-area does not meet purpose 1.

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.

The sub-area forms a less essential part of the gap between St Albans and Hatfield; and St Albans and Welwyn Garden City. Due to mature trees surrounding most of the sub-area, there is also a high level of visual enclosure, preventing views to the surrounding countryside. It is judged that the gap is of sufficient scale that the removal of the sub-area would not result in physical or perceptual merging between neighbouring built-up areas.

Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.

The sub-area is not covered by any built form. The sub-area comprises an open agricultural field. Due to mature trees surrounding much of the sub-area, there is a strong sense of enclosure. Although there are urbanising influences, including visual connections to an adjacent residential building, the majority of the sub-area has little relationship with these urbanising influences. Overall the sub-area has a strongly unspoilt rural character.

Purpose (4) To preserve the setting and special character of historic towns

Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
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Summary

The sub-area performs strongly against the purposes overall. The sub-area does not meet purposes 1 criteria (a) or 4; and performs weakly against purpose 2, and strongly against purpose 3.

Wider Green Belt Impacts

Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	36	Limited or No Contribution	Significant	Significant	Limited or No Contribution

Assessment of wider impact	<p>At the more granular level, the sub-area performs similarly against purposes 1, 3 and 4, and plays a lesser role against purpose 2 compared to the strategic land parcel. As the sub-area is not located at the edge of a large built-up area it makes no contribution to preventing outward sprawl. Due to the small scale nature of the sub-area, compared to the strategic land parcel, it makes a lesser contribution to preventing settlements from coalescing. The sub-area maintains a strongly unspoilt rural character, and hence contributes to safeguarding the countryside from encroachment. As the sub-area does not adjoin a historic settlement or feature, it makes no contribution to preserving the character of a historic place.</p> <p>The sub-area adjoins SA-75 to the west and north; as well as wider Green Belt to the east and south. The removal of the sub-area in isolation would create a 'hole' in the Green Belt and is likely to impact on the performance of surrounding sub-areas. The high level of visual enclosure within the sub-area means that the perceptual impacts of a 'hole' in the Green Belt would be limited; however, this would still have overall negative impacts on the wider Green Belt as it would constitute a deterioration of the strategic role of the Green Belt.</p> <p>In combination with SA-75, the removal of the sub-area is likely to impact on the performance of the wider Green Belt, as it would result in irregular spread of the large built-up area of St Albans, including the creation of an 'island' of Green Belt to the north of the sub-area. This would also constitute a substantial erosion of the strategic gap between St Albans and Hatfield.</p> <p>In combination with the wider cluster of sub-areas (SA-74, SA-75, SA-77a, SA-77b, SA-77c, SA-78a, SA-78b, SA-79, SA-80, SA-81, SA-82, SA-83, SA-84, SA-85, SA-86, SA-87, SA-88, SA-89, SA-90, SA-91, SA-92 and SA-93) in which the sub-area is located, the removal of all the sub-areas would result in extensive irregular and disproportionate sprawl of the large built-up area. In addition it would constitute a notable erosion of the strategic gap between St Albans and Hatfield.</p> <p>As it is located on the District boundary, the sub-area may be impacted by potential Green Belt releases in the neighbouring authority of Welwyn Hatfield Borough Council. The Welwyn Hatfield Green Belt Study – Stage 3 (2018) identified P43, P44 and P46 to the east of the sub-area. The study categorised P46 as 'most essential Green Belt area' based on strong performance against NPPF purposes overall, meaning it is critical or essential to retain as Green Belt. In contrast, P43 and P44 were identified as Green Belt parcels for further consideration. If recommended for release, the cumulative impact on the strategic gap between St Albans and Hatfield would need to be considered.</p>
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Summary	Overall, the sub-area plays an important role with respect to the strategic land parcel, and its release in isolation or in combination would harm the performance of the wider Green Belt.
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Consideration of Boundaries

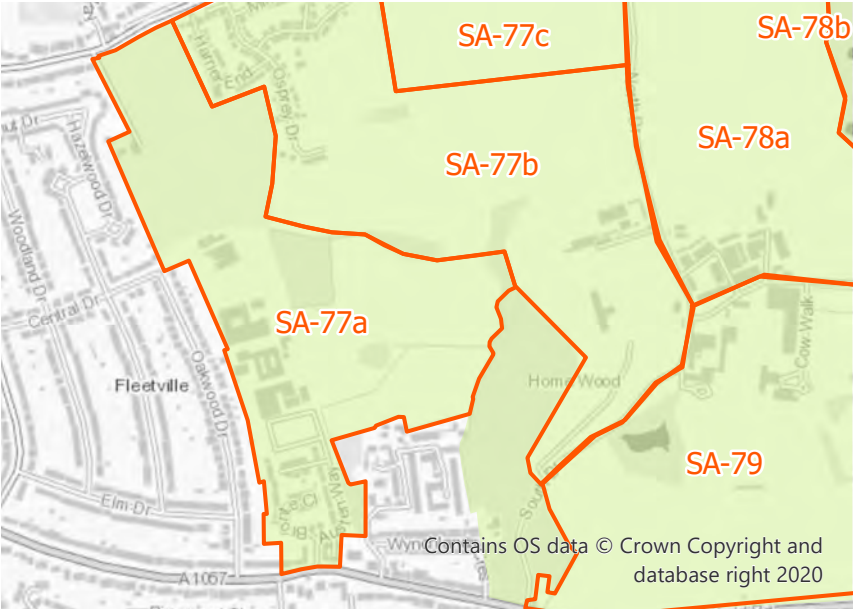
Commentary on boundary features and impact on Green Belt boundary strength.	If the sub-area was released, it would result in the creation of new Green Belt boundaries. These boundaries would be predominantly readily recognisable but not necessarily permanent and would not meet the NPPF definition. The new boundaries would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.
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Sub-area (SA): SA-77a

Strategic Land Parcel: 36 Area (ha): 25.92 Location East of St Albans



Legend

- Sub-area for assessment
- St Albans Green Belt
- Neighbouring Green Belt

Sub-area map



Looking south from north boundary of sub-area with views of playing fields



Looking north from south part of sub-area with views of Beaumont School and associated car park



Looking south from south part of sub-area with views of residential properties along Austen Way



Looking east from west part of sub-area with views of Oakwood Primary School

Boundaries

The sub-area is bounded by an intermittent tree line along Sandpit Lane to the north, a mature and predominantly unbroken tree line to the east, regular backs of residential properties along Wynches Farm Drive and Kay Walk, and Hatfield Road (A1057) to the south, and regular backs of residential properties along Oakwood Drive and Hazlewood Drive to the west. Inner boundaries: north, west, and south. Outer boundaries: east.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	1	1	0
	Yes	1			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is located at the edge of St Albans with physical connections on its north, south and west boundaries.
(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The sub-area is enclosed by a large built-up area. The sub-area has predominantly readily recognisable and likely to be permanent inner boundaries. Development within the sub-area would round-off the settlement edge and would constitute regular development form.

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area forms a less essential part of the gap between St Albans and Hatfield; and St Albans and Welwyn Garden City. Since the sub-area is enclosed by St Albans and is set within its built extent, it is judged that the release of the sub-area would not result in the physical or perceptual merging of neighbouring built-up areas.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	Approximately 9% of the sub-area is covered by built form (excluding hardstanding). Built form is concentrated to the south-west part of the sub-area. This includes residential development, Oakwood Primary School, Beaumont School and, especially to the north-west, sports pitches. The rest of the sub-area comprises a small area of grassland and woodland to the south-east. Overall sub-area has an urban character.
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Purpose (4) To preserve the setting and special character of historic towns

Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
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Summary

	The sub-area performs weakly against the purposes overall. The sub-area meets purpose 1 criteria (a) and performs weakly against purpose 1 criteria (b). It performs weakly against purposes 2 and 3; and does not meet purpose 4.
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Wider Green Belt Impacts

Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	36	Limited or No Contribution	Significant	Significant	Limited or No Contribution

Assessment of wider impact	<p>At the more granular level, the sub-area performs similarly against purposes 1 and 4 compared to the strategic land parcel. As the sub-area is enclosed by the large built-up area of St Albans, the contribution it makes to preventing outward sprawl is limited. The sub-area performs a weaker role against both purposes 2 and 3, compared to the strategic land parcel, forming only a less essential part of the gap between St Albans and Hatfield and, due to the dispersed built form across the sub-area, it has an overall diminished sense of openness and connection to the wider countryside. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to purpose 4 in preserving a historic context.</p> <p>The sub-area adjoins SA-77b to the north-east and wider Green Belt to the south-east in the form of dense woodland. The removal of the sub-area in isolation is unlikely to alter the performance of surrounding Green Belt against NPPF purposes due to the existing built form within, and adjacent to, the sub-area which introduces urbanising influences and diminishes the sense of openness. Its release would also regularise the settlement shape of St Albans.</p> <p>In combination with SA-77b, the release of the sub-areas is unlikely to impact the performance of the wider Green Belt due to the existing built form in both sub-areas, contributing to strong perceptual connections to the large built-up area. However, their release would leave SA-77c and a section of Green Belt to the south enclosed by built development. This would be negated if only the western section of SA-77b was released in combination with the sub-area, as this comprises the section of concentrated built development.</p> <p>In combination with the wider cluster of sub-areas (SA-74, SA-75, SA-76, SA-77b, SA-77c, SA-78a, SA-78b, SA-79, SA-80, SA-81, SA-82, SA-83, SA-84, SA-85, SA-86, SA-87, SA-88, SA-89, SA-90, SA-91, SA-92 and SA-93) in which the sub-area is located, the removal of all the sub-areas would result in extensive irregular and disproportionate sprawl of the large built-up area. In addition it would constitute a notable erosion of the strategic gap between St Albans and Hatfield.</p>
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Summary	Overall, the sub-area does not play an important role with respect to the strategic land parcel and if released in isolation or in combination with the western section of SA-77b, is unlikely to significantly harm the performance of the wider Green Belt.
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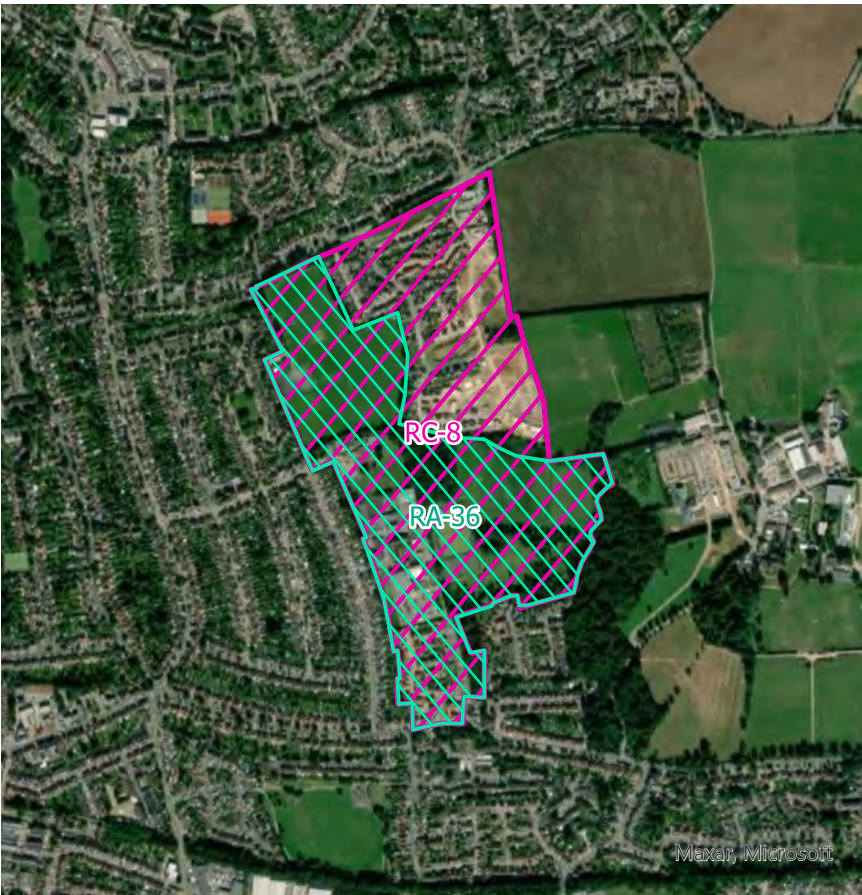
Consideration of Boundaries

Commentary on boundary features and impact on Green Belt boundary strength.	The inner boundaries are readily recognisable and likely to be permanent. The outer boundaries are predominantly readily recognisable but not necessarily permanent. If the sub-area was released, the new inner Green Belt boundaries would not meet the NPPF definition. The new boundaries would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs weakly against NPPF purposes and makes a less important contribution to the wider Green Belt. If the sub-area is released, the new inner Green Belt boundary would not meet the NPPF definition for readily recognisable and likely to be permanent boundaries. The new boundary would require strengthening. Recommended for further consideration in isolation as RA-36, or in combination with the western section of SA-77b as RC-8.
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Recommended Area Map

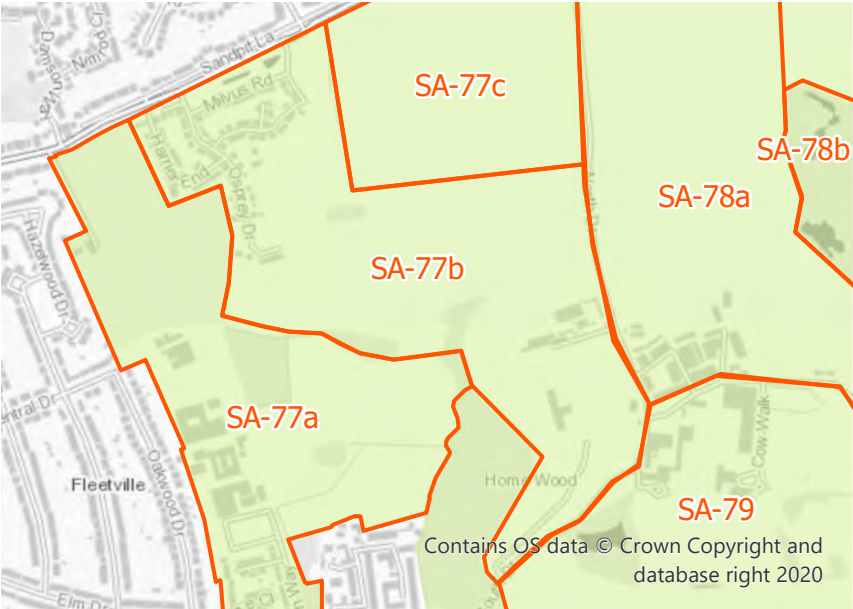


- St Albans District Boundary
- Neighbouring District Boundary
- Recommended for further consideration in combination
- Recommended for further consideration in isolation

ID	Area (ha)
RA-36	25.92
RC-8	39.58

Sub-area (SA): SA-77b

Strategic Land Parcel: 36 Area (ha): 31.65 Location East of St Albans



Sub-area map



Looking west from east boundary of sub-area with views of agricultural structures and clutter



Looking west from south-east corner of sub-area with views of educational building under development



Looking south from north of sub-area with views of new residential development in sub-area

Boundaries

The sub-area is bounded by an intermittent tree line along Sandpit Lane to the north, a dense and unbroken tree and hedgerow, North Drive and South Drive of Oaklands College (which are private roads) to the east, South Drive and a mature and unbroken tree line to the south, and a mature and predominantly unbroken tree line to the west. Inner boundaries: north. Outer boundaries: east, south and west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	1	1	0
	Yes	1			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is located at the edge of St Albans with physical connections on its north boundary.
(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The sub-area is enclosed by a large built-up area. The sub-area has predominantly readily recognisable and likely to be permanent inner boundaries. Development within the sub-area would round-off the settlement edge and would constitute regular development form.

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area forms a less essential part of the gap between St Albans and Hatfield; and St Albans and Welwyn Garden City. Since the sub-area is enclosed by St Albans and is set within its built extent, it is judged that the release of the sub-area would not result in the physical or perceptual merging of neighbouring built-up areas.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	Approximately 5% of the sub-area is covered by built form (excluding hardstanding). Built form is concentrated to the west and south-east part of the sub-area, including buildings associated with Oaklands College of Agriculture, and a sizeable new residential development under construction in the west. The rest of the sub-area comprises some agricultural fields, and some allotments and managed parkland associated with Oaklands College. The built form and topography within the sub-area, combined with dense tree lines and hedgerows along the sub-area boundaries, creates a strong sense of enclosure, with limited views to the surrounding countryside. Overall sub-area has an urban character.
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Purpose (4) To preserve the setting and special character of historic towns

Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
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Summary

The sub-area performs weakly against the purposes overall. The sub-area meets purpose 1 criteria (a) and performs weakly against purpose 1 criteria (b), 2 and 3. It does not meet purpose 4.

Wider Green Belt Impacts

Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	36	Limited or No Contribution	Significant	Significant	Limited or No Contribution

Assessment of wider impact	<p>At the more granular level, the sub-area performs similarly against purposes 1 and 4, and plays a lesser role against purposes 2 and 3 compared to the strategic land parcel. As the sub-area is enclosed by the large built-up area of St Albans, the contribution it makes to preventing outward sprawl is limited. As the sub-area plays only a less essential role in preventing neighbouring settlements from coalescing, it makes a lesser contribution to purpose 2 than the strategic land parcel which forms the entire gap between St Albans and Hatfield. The dispersed built form across the sub-area diminishes the overall sense of openness and connection to the wider countryside. As the sub-area does not adjoin a historic settlement or feature, it makes no contribution to preserving the character of a historic place.</p> <p>The sub-area adjoins SA-77a to the west, SA-77c to the north, SA-78a to the east, SA-79 to the south-east and wider Green Belt to the south-west. The removal of the sub-area in isolation is unlikely to alter the performance of surrounding Green Belt against NPPF purposes due to the existing built form within and to the east of the sub-area which introduces urbanising influences and diminishes the sense of openness. However, its release would lead to further enclosing SA-77a with built development.</p> <p>In combination with SA-77a, the release of the sub-areas is unlikely to impact the performance of the wider Green Belt due to the existing built form in both sub-areas which already constitutes sprawl and encroachment into the countryside. However, their release would leave SA-77c and a section of Green Belt to the south enclosed by built development. This would be negated only if the western section was released in combination with SA-77a, as this comprises the section of concentrated built development.</p> <p>However, in combination with either SA-77a, SA-78a or SA-79, the release of the sub-areas would result in irregular spread of the large built-up area of St Albans and constitute a notable erosion of the strategic gap between St Albans and Hatfield.</p> <p>In combination with the wider cluster of sub-areas (SA-74, SA-75, SA-76, SA-77a, SA-77c, SA-78a, SA-78b, SA-79, SA-80, SA-81, SA-82, SA-83, SA-84, SA-85, SA-86, SA-87, SA-88, SA-89, SA-90, SA-91, SA-92 and SA-93) in which the sub-area is located, the removal of all the sub-areas would result in extensive irregular and disproportionate sprawl of the large built-up area. In addition it would constitute a notable erosion of the strategic gap between St Albans and Hatfield.</p>
Summary	Overall, the western section of the sub-area does not play an important role with respect to the strategic land parcel and if released in combination with SA-77a, is unlikely to significantly harm the performance of the wider Green Belt.

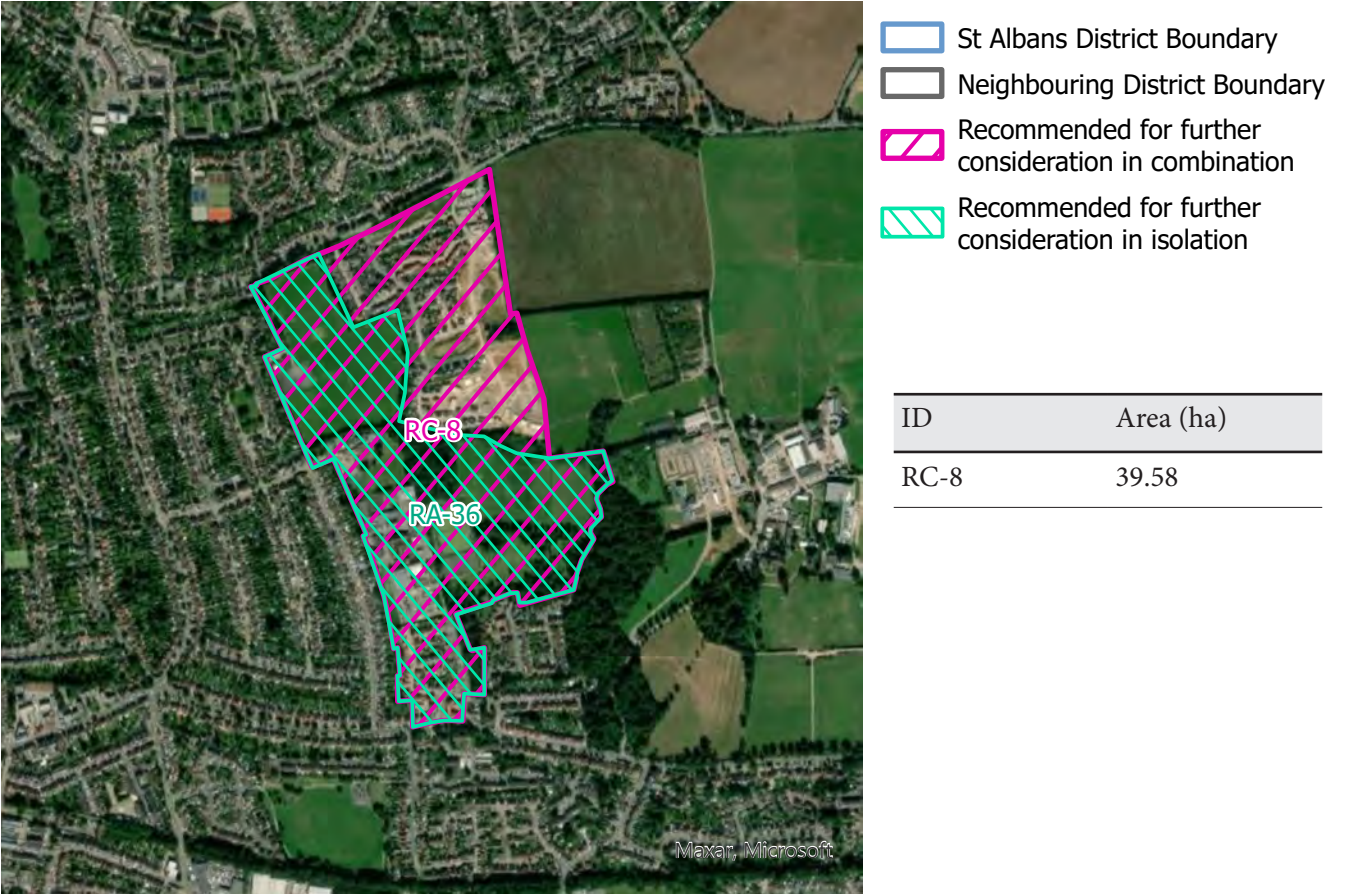
Consideration of Boundaries

Commentary on boundary features and impact on Green Belt boundary strength.	The inner boundaries are readily recognisable and likely to be permanent. The outer boundaries are predominantly readily recognisable but not necessarily permanent. If the sub-area was released, the new inner Green Belt boundaries would not meet the NPPF definition. The new boundaries would require strengthening.
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Categorisation & Recommendation

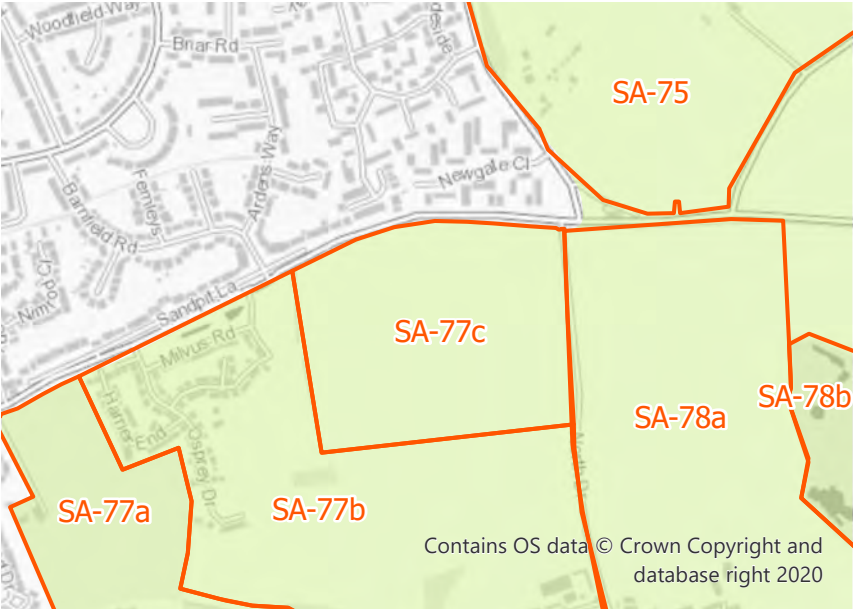
Sub-area category & recommendation	The sub-area performs weakly against NPPF purposes and makes a less important contribution to the wider Green Belt. If the sub-area is released, the new inner Green Belt boundary would not meet the NPPF definition for readily recognisable and likely to be permanent boundaries. The new boundary would require strengthening. The western section of the sub-area is recommended for further consideration in combination with SA-77a as RC-8.
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Recommended Area Map



Sub-area (SA): SA-77c

Strategic Land Parcel: 36 Area (ha): 13.48 Location East of St Albans



Sub-area map



Looking south from the west boundary of sub-area with views of open agricultural field



Aerial photography used as a result of limited access to and / or views of sub-area at the time of the site visit (Bing Aerial, September 2021)

Boundaries

The sub-area is bounded by intermittent tree line along Sandpit Lane to the north, North Drive of Oaklands College (which is a private road) to the east, and a mature and unbroken tree line and hedgerow to the south and west. Inner boundaries: north. Outer boundaries: east, south and west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	1	5	0
	Yes	1			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is located at the edge of St Albans with physical connections on its north boundary.
(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The sub-area is enclosed by a large built-up area. The sub-area has predominantly readily recognisable and likely to be permanent inner boundaries. Development within the sub-area would round-off the settlement edge and would constitute regular development form.

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area forms a less essential part of the gap between St Albans and Hatfield; and St Albans and Welwyn Garden City. Since the sub-area is enclosed by St Albans and is set within its built extent, it is judged that the release of the sub-area would not result in the physical or perceptual merging of neighbouring built-up areas.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	The sub-area is not covered by any built form. The sub-area comprises an open agricultural field with views to the wider countryside only from the east boundary, across North Drive. There are limited urbanising influences, including occasional views to the built form of St Albans to the north and industrial plant further to the north-east. Overall the sub-area has a strongly unspoilt rural character.
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Purpose (4) To preserve the setting and special character of historic towns	
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
Summary	
	The sub-area performs strongly against the purposes overall. The sub-area meets purpose 1 criteria (a) and performs weakly against purpose 1 criteria (b) and 2. It does not meet purpose 4; and performs strongly against purpose 3.

Wider Green Belt Impacts

Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	36	Limited or No Contribution	Significant	Significant	Limited or No Contribution

Assessment of wider impact	<p>At the more granular level, the sub-area performs similarly against purposes 1, 3 and 4, and plays a lesser role against purpose 2 compared to the strategic land parcel. As the sub-area is enclosed by the large built-up area of St Albans, the contribution it makes to preventing outward sprawl is limited. As the sub-area plays only a less essential role in preventing neighbouring settlements from coalescing, it makes a lesser contribution to purpose 2 than the strategic land parcel which forms the entire gap between St Albans and Hatfield. The sub-area maintains a similarly strong rural character to the strategic land parcel, with agricultural fields and wider views to the surrounding countryside, and hence makes an important contribution to safeguarding the countryside from encroachment. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to purpose 4 in preserving a historic context.</p> <p>The sub-area adjoins SA-77b to the south and west, and SA-78a to the east. The removal of the sub-area in isolation is unlikely to impact the performance of SA-77b as it already contains significant built development, which introduces urbanising influences and reduces its connection to the wider countryside. However, the removal of the sub-area in isolation is likely to impact on the performance of SA-78a and the wider Green Belt by increasing its importance in preventing the outward sprawl of St Albans and by adding further urbanising influences, diminishing the sense of openness.</p> <p>In combination with SA-77b and SA-78a, the release of the sub-areas would result in irregular spread of the large built-up area of St Albans.</p> <p>In combination with the wider cluster of sub-areas (SA-74, SA-75, SA-76, SA-77a, SA-77b, SA-78a, SA-78b, SA-79, SA-80, SA-81, SA-82, SA-83, SA-84, SA-85, SA-86, SA-87, SA-88, SA-89, SA-90, SA-91, SA-92 and SA-93) in which the sub-area is located, the removal of all the sub-areas would result in extensive irregular and disproportionate sprawl of the large built-up area. In addition it would constitute a notable erosion of the strategic gap between St Albans and Hatfield.</p>
Summary	Overall, the sub-area plays an important role with respect to the strategic land parcel, and its release in isolation or in combination would harm the performance of the wider Green Belt.

Consideration of Boundaries

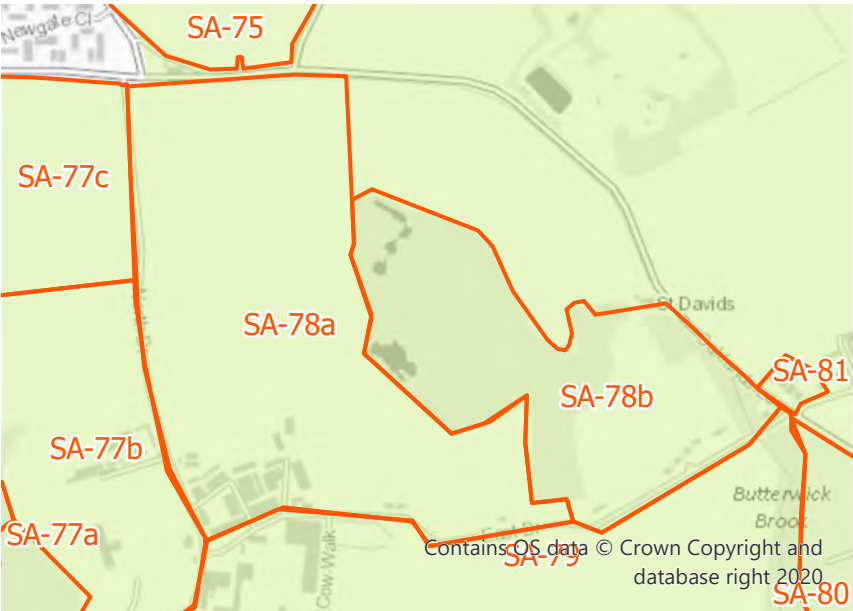
Commentary on boundary features and impact on Green Belt boundary strength.	The inner boundary is readily recognisable and likely to be permanent. The outer boundaries are readily recognisable but not necessarily permanent. If the sub-area was released, the new inner Green Belt boundaries would not meet the NPPF definition. The new boundaries would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.
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Sub-area (SA): SA-78a

Strategic Land Parcel: 36 Area (ha): 28.62 Location East of St Albans



Sub-area map

Legend

- Sub-area for assessment
- St Albans Green Belt
- Neighbouring Green Belt



Looking east from west boundary of sub-area with views of open agricultural field



Looking south from west boundary of sub-area with views of open agricultural field



Looking east from west boundary with views of parking and agricultural buildings



Looking north from south boundary with views of open agricultural field and agricultural buildings associated with Oaklands College

Boundaries

The sub-area is bounded by Sandpit Lane and Oaklands Lane to the north, a mature and unbroken hedgerow and woodland edge to the east, East Drive of Oaklands College (which is a private road) to the south, and North Drive (which is a private road) to the west. Inner boundaries: none. Outer boundaries: north, east, south, west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	1	3	0
	Yes	5+			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is perceptually at the edge of St Albans due to the strong visual links between the north and west boundaries of the sub-area and St Albans beyond.
(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The sub-area is perceptually connected to a large built-up area. There are no prominent outer boundary features for St Albans within a reasonable distance of the sub-area which are likely to prevent outward sprawl. Development within this sub-area would lead to disproportionate and irregular sprawl of the large built-up area.

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area forms a less essential part of the gap between St Albans and Hatfield; and St Albans and Welwyn Garden City. It is judged that the gap is of sufficient scale that the removal of the sub-area would not result in physical or perceptual merging between neighbouring built-up areas.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	Approximately 5% of the sub-area is covered by built form (excluding hardstanding). Built form is concentrated in the south part of the sub-area, comprising a complex of buildings associated with Oaklands College in the south-west corner and dispersed residential properties along East Drive. The north part of the sub-area is open, comprising agricultural fields, with some visual links to the built form of St Albans. As a result of declining slopes to both the north and south of the sub-area, the north part of the sub-area has wider views to the open countryside, while the south part is enclosed by dense woodland to the east and built form to the west. Overall the sub-area has a largely rural character.
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Purpose (4) To preserve the setting and special character of historic towns

Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
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Summary

	The sub-area performs strongly against the purposes overall. The sub-area meets purpose 1 criteria (a) and performs strongly against purpose 1 criteria (b). It does not meet purpose 4; and performs weakly against purpose 2 and moderately against purpose 3.
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Wider Green Belt Impacts

Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	36	Limited or No Contribution	Significant	Significant	Limited or No Contribution

Assessment of wider impact	<p>At the more granular level, the sub-area performs similarly against purpose 4, plays a lesser role against purposes 2 and 3, and makes a more significant contribution to purpose 1 compared to the strategic land parcel. As the sub-area is located at the edge of a large built-up area, and does not have prominent outer boundary features, it plays a significant role in checking unrestricted sprawl. The scale of the sub-area within the gap between St Albans and Hatfield is limited compared to the strategic land parcel. Existing built form within the sub-area diminishes the sense of openness and overall connection to the wider Green Belt. As the sub-area does not adjoin a historic settlement or feature, it makes no contribution to preserving the character of a historic place.</p> <p>The sub-area adjoins SA-75 to the north, SA-77b and SA-77c to the west, SA-78b to the south-east and SA-79 to the south; as well as wider Green Belt to the east. The removal of the sub-area in isolation would effectively create a 'hole' in the Green Belt and is likely to impact on the performance of surrounding sub-areas. Due to the location of the sub-area, perceptually but not physically connected to St Albans, the release of the sub-area in isolation would lead to irregular sprawl of the built-up area.</p> <p>In combination with SA-75, SA-77b, SA-77c, SA-78b and SA-79, the removal of the sub-area is likely to impact on the performance of the wider Green Belt, as it would result in irregular spread of the large built-up area of St Albans. This would also constitute a notable erosion of the strategic gap between St Albans and Hatfield. Furthermore, it would increase the importance of surrounding Green Belt in preventing the outward sprawl of St Albans and add further urbanising influences, thus diminishing the sense of openness.</p> <p>In combination with the wider cluster of sub-areas (SA-74, SA-75, SA-76, SA-77a, SA-77b, SA-77c, SA-78b, SA-79, SA-80, SA-81, SA-82, SA-83, SA-84, SA-85, SA-86, SA-87, SA-88, SA-89, SA-90, SA-91, SA-92 and SA-93) in which the sub-area is located, the removal of all the sub-areas would result in extensive irregular and disproportionate sprawl of the large built-up area. In addition it would constitute a notable erosion of the strategic gap between St Albans and Hatfield.</p> <p>As it is located on the District boundary, the sub-area may be impacted by potential Green Belt releases in the neighbouring authority of Welwyn Hatfield Borough Council. The Welwyn Hatfield Green Belt Study – Stage 3 (2018) identified P46 and P47 to the east of the sub-area. The study categorised these sub-areas as 'most essential Green Belt areas' based on their strong performance against NPPF purposes overall, meaning that they are critical or essential to retain as Green Belt. If recommended for release, the cumulative impact on the strategic gap between St Albans and Hatfield would need to be considered.</p>
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Summary	Overall, the sub-area plays an important role with respect to the strategic land parcel, and its release in isolation or in combination would harm the performance of the wider Green Belt.
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Consideration of Boundaries

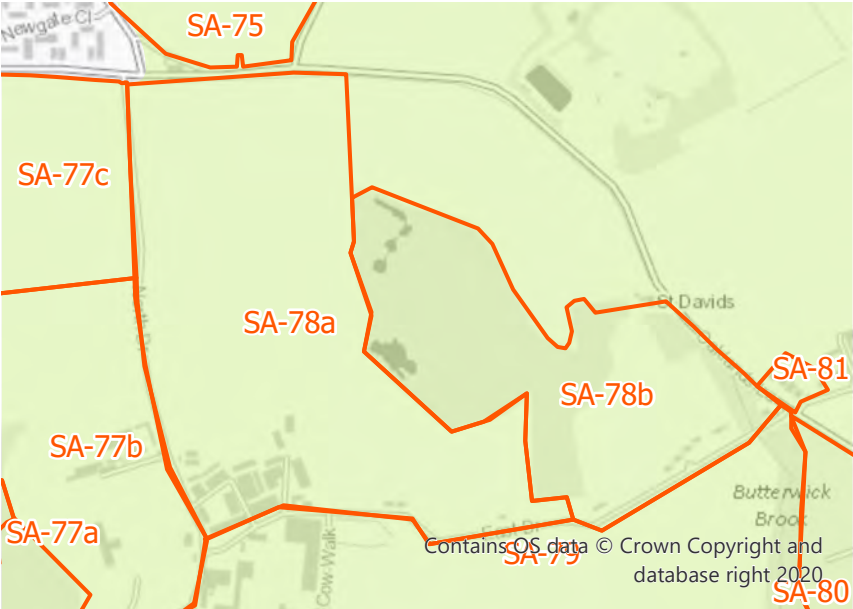
Commentary on boundary features and impact on Green Belt boundary strength.	If the sub-area was released, it would result in the creation of new Green Belt boundaries. These boundaries would be predominantly readily recognisable but not necessarily permanent and would not meet the NPPF definition. The new boundaries would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.
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Sub-area (SA): SA-78b

Strategic Land Parcel: 36 Area (ha): 16.88 Location East of St Albans



Sub-area map

Legend

- Sub-area for assessment
- St Albans Green Belt
- Neighbouring Green Belt



Aerial photography used as a result of limited access to and / or views of sub-area at the time of the site visit (Bing Aerial, September 2021)

Boundaries

The sub-area is bounded by Sandpit Lane and Oaklands Lane to the north, Oaklands Lane to the east, East Drive of Oaklands College (which is a private road) to the south, and North Drive (which is a private road) to the west. Inner boundaries: none. Outer boundaries: north, east, south, west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	1	5	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area

The sub-area is not at the edge of a large built-up area, in physical or perceptual terms.

(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.

The sub-area does not meet purpose 1.

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.

The sub-area forms a less essential part of the gap between St Albans and Hatfield; and St Albans and Welwyn Garden City. It is judged that the gap is of sufficient scale that the removal of the sub-area would not result in physical or perceptual merging between neighbouring built-up areas.

Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.

Note: Unable to access site. This assessment has been completed largely from aerial photography.

Approximately 2% of the sub-area is covered by built form. Built form is limited to the south part of the sub-area, comprising dispersed residential properties along East Drive. The rest of the sub-area is open, comprising an agricultural field and a sizeable area of dense woodland. Due to the dense tree lines surrounding most of the sub-area, there is a high level of visual enclosure, with limited views to the surrounding countryside and neighbouring built form. Overall the sub-area has a strongly unspoilt rural character.

Purpose (4) To preserve the setting and special character of historic towns

Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
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Summary

The sub-area performs strongly against the purposes overall. The sub-area does not meet purposes 1(b) or 4; and performs weakly against purpose 2 and strongly against purpose 3.

Wider Green Belt Impacts

Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	36	Limited or No Contribution	Significant	Significant	Limited or No Contribution

Assessment of wider impact

At the more granular level, the sub-area performs similarly against purposes 1, 3 and 4, and plays a lesser role against purpose 2 compared to the strategic land parcel. The sub-area is not located at the edge of a large built-up area, and hence makes no contribution to preventing outward sprawl. The sub-area makes a lesser contribution to preventing neighbouring settlements from coalescing than the strategic land parcel which forms the entire gap between St Albans and Hatfield. As the sub-area has a strongly unspoilt rural character it plays an important role in safeguarding the countryside from encroachment. As the sub-area does not adjoin a historic settlement or feature, it makes no contribution to preserving the character of a historic place.

The sub-area adjoins SA-78a to the west, SA-79 to the south, and SA-81 to the south-east; as well as wider Green Belt to the east. The removal of the sub-area in isolation would effectively create a 'hole' in the Green Belt and is likely to impact on the performance of surrounding Green Belt. The high level of visual enclosure within the sub-area means that the perceptual impacts of a 'hole' in the Green Belt would be limited; however, this would still have overall negative impacts on the wider Green Belt as it would constitute a deterioration of the strategic role of the Green Belt.

In combination with SA-78a, SA-79 and SA-81, the removal of the sub-area is likely to impact on the performance of the wider Green Belt, as it would result in irregular spread of the large built-up area of St Albans. This would also constitute a notable erosion of the strategic gap between St Albans and Hatfield. Furthermore, it would increase the importance of surrounding Green Belt in preventing the outward sprawl of St Albans and add further urbanising influences, thus diminishing the sense of openness.

In combination with the wider cluster of sub-areas (SA-74, SA-75, SA-76, SA-77a, SA-77b, SA-77c, SA-78a, SA-79, SA-80, SA-81, SA-82, SA-83, SA-84, SA-85, SA-86, SA-87, SA-88, SA-89, SA-90, SA-91, SA-92 and SA-93) in which the sub-area is located, the removal of all the sub-areas would result in extensive irregular and disproportionate sprawl of the large built-up area. In addition it would constitute a notable erosion of the strategic gap between St Albans and Hatfield.

As it is located on the District boundary, the sub-area may be impacted by potential Green Belt releases in the neighbouring authority of Welwyn Hatfield Borough Council. The Welwyn Hatfield Green Belt Study – Stage 3 (2018) identified P46 and P47 to the east of the sub-area. The study categorised these sub-areas as 'most essential Green Belt areas' based on their strong performance against NPPF purposes overall, meaning that they are critical or essential to retain as Green Belt. If recommended for release, the cumulative impact on the strategic gap between St Albans and Hatfield would need to be considered.

Summary	Overall, the sub-area plays an important role with respect to the strategic land parcel, and its release in isolation and in combination would harm the performance of the wider Green Belt.
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Consideration of Boundaries

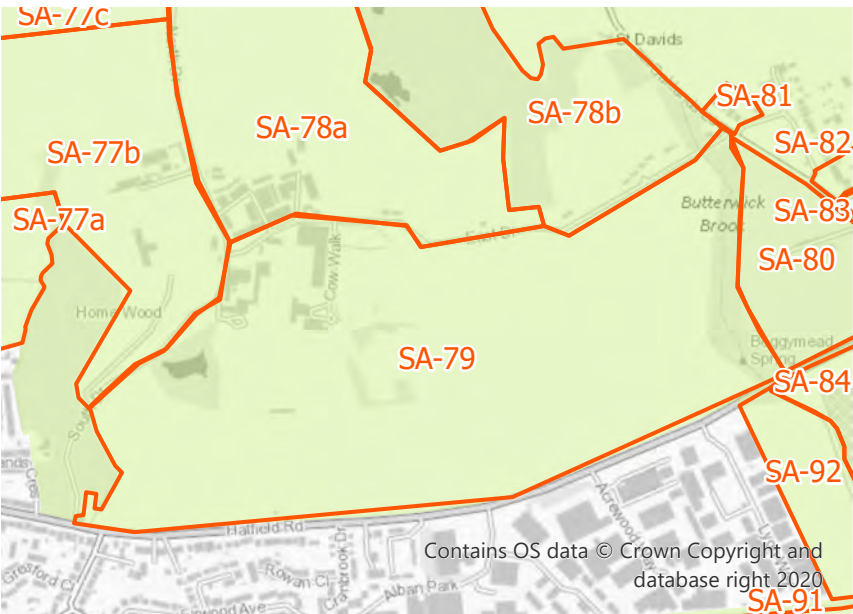
Commentary on boundary features and impact on Green Belt boundary strength.	If the sub-area was released, it would result in the creation of new Green Belt boundaries. These boundaries would be predominantly readily recognisable but not necessarily permanent and would not meet the NPPF definition. The new boundaries would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.
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Sub-area (SA): SA-79

Strategic Land Parcel: 36 Area (ha): 54.68 Location East of St Albans



Legend

- Sub-area for assessment
- St Albans Green Belt
- Neighbouring Green Belt

Sub-area map



Looking south from north-west corner of sub-area with views of educational buildings



Looking east from west boundary with view of open field



Looking south from north boundary with views of car parking and sports pitches



Looking south-east from north boundary of sub-area with views of open agricultural field

Boundaries

The sub-area is bounded by East Drive (which is a private road) to the north, playing fields beyond the edge of a mature and unbroken tree line following Butterwick Brook to the east, Hatfield Road (A1057) to the south, and South Drive (which is a private road) and a mature and unbroken tree line to the west. Inner boundaries: south. Outer boundaries: north, east, west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	1	3	0
	Yes	5			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is located at the edge of St Albans with physical connections on its south boundary.
(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	<p>The sub-area is connected to a large built-up area. There are no prominent outer boundary features for St Albans within a reasonable distance of the sub-area which are likely to prevent outward sprawl. Development within this sub-area would lead to disproportionate and irregular sprawl of the large built-up area.</p> <p>The sub-area has a predominantly recognisable and likely to be permanent inner boundary, which provides an additional barrier to sprawl.</p>

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area forms a less essential part of the gap between St Albans and Hatfield; St Albans and Welwyn Garden City. It is judged that the gap is of sufficient scale that the removal of the sub-area would not result in physical or perceptual merging between neighbouring built-up areas.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	<p>Approximately 4% of the sub-area is covered by built form (excluding hardstanding). Built form is concentrated in the north-west part of the sub-area, comprising education and sports facility buildings, and adjacent sports pitches, associated with Oaklands College. There are limited urbanising influences, including visual links to adjacent built form.</p> <p>However, the majority of the sub-area comprises open agricultural fields, which have little relationship with the urbanising influences within and adjacent to the sub-area. Towards the north-east sections of the sub-area, there are high levels of visual enclosure due to a band of dense woodland, which limits views of the wider open countryside. Overall the sub-area has a largely rural character.</p>
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Purpose (4) To preserve the setting and special character of historic towns					
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.				
Summary					
	The sub-area performs strongly against the purposes overall. The sub-area meets purpose 1 criteria (a) and performs strongly against purpose 1 criteria (b). It does not meet purpose 4; and performs weakly against purpose 2 and moderately against purpose 3.				
Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	36	Limited or No Contribution	Significant	Significant	Limited or No Contribution
Assessment of wider impact	At the more granular level, the sub-area performs similarly against purpose 4, and plays a lesser role against purposes 2 and 3, and plays a more significant role against purpose 1 compared to the strategic land parcel. As the sub-area is located at the edge of a large built-up area without prominent outer boundary features, it plays a greater role in preventing outward sprawl. Although the sub-area is large in scale and plays a role in preventing neighbouring settlements from coalescing, it plays a lesser role than the strategic land parcel which forms the entire gap between St Albans and Hatfield. Built form and urban sports uses in the sub-area diminish the sense of openness and connection to the wider countryside. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to purpose 4 in preserving a historic context.				
	The sub-area adjoins SA-77b to the west, SA-78 to the north, and SA-80 and SA-81 to the east. The removal of the sub-area in isolation is likely to impact on the performance of the surrounding sub-areas, strengthening the role that SA-78, SA-80 and SA-81 play against purpose 1 - they would become located at the edge of the large built-up area of St Albans and would be important to preventing outward sprawl. However, it would lessen the role of all sub-areas against purpose 3 by adding further urbanising influences, thus diminishing the sense of openness, albeit they each currently contain some degree of urban and managed land uses.				
	In combination with SA-77b, SA-78, SA-80 and SA-81, the removal of the sub-area is likely to impact the performance of the wider Green Belt as it would be a disproportionately large addition of development in relation to the large built-up area of St Albans. This would also represent a notable erosion of the strategic gap between St Albans and Hatfield. Furthermore, it would create an 'island' of Green Belt to the west of the sub-area.				
	In combination with the wider cluster of sub-areas (SA-74, SA-75, SA-76, SA-77a, SA-77b, SA-77c, SA-78a, SA-78b, SA-80, SA-81, SA-82, SA-83, SA-84, SA-85, SA-86, SA-87, SA-88, SA-89, SA-90, SA-91, SA-92 and SA-93) in which the sub-area is located, the removal of all the sub-areas would result in extensive irregular and disproportionate sprawl of the large built-up area. In addition it would constitute a notable erosion of the strategic gap between St Albans and Hatfield.				
	As it is located near the District boundary, the sub-area may be impacted by potential Green Belt releases in the neighbouring authority of Welwyn Hatfield Borough Council. The Welwyn Hatfield Green Belt Study – Stage 3 (2018) identified P46 and P47 to the east of the sub-area. The study categorised these sub-areas as 'most essential Green Belt areas' based on their strong performance against NPPF purposes overall, meaning that they are critical or essential to retain as Green Belt. If recommended for release, the cumulative impact on the strategic gap between St Albans and Hatfield would need to be considered.				

Summary	Overall, the sub-area plays an important role with respect to the strategic land parcel, and its release in isolation or in combination would harm the performance of the wider Green Belt.
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Consideration of Boundaries

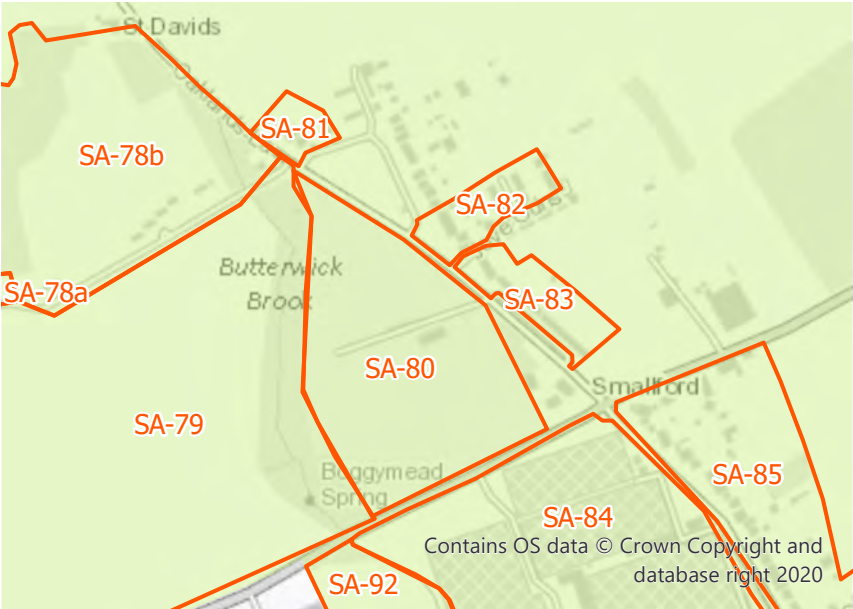
Commentary on boundary features and impact on Green Belt boundary strength.	The inner boundary is readily recognisable and likely to be permanent. The outer boundaries are predominantly readily recognisable but not necessarily permanent. If the sub-area was released, the new inner Green Belt boundaries would not meet the NPPF definition. The new boundaries would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.
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Sub-area (SA): SA-80

Strategic Land Parcel: 36 Area (ha): 7.37 Location East of St Albans



Legend

- Sub-area for assessment
- St Albans Green Belt
- Neighbouring Green Belt

Sub-area map



Looking west from east boundary of sub-area with views of sports pitches



Looking north from south-east corner of sub-area with views of sports pitches and associated buildings



Looking north from south boundary of sub-area with views of sports pitches

Boundaries

The sub-area is bounded by Oaklands Lane to the east, by Hatfield Road (A1057) to the south, and by dense mature woodland to the west. Inner boundaries: none. Outer boundaries: east, south and west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	1	2	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is not at the edge of a large built-up area, in physical or perceptual terms.
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(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The sub-area does not meet purpose 1.
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Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area forms a less essential part of the gap between St Albans and Hatfield; and St Albans and Welwyn Garden City. It is judged that the gap is of sufficient scale that the removal of the sub-area would not result in physical or perceptual merging between neighbouring built-up areas.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	Approximately 3% of the sub-area is covered by built form. Built form is concentrated in the centre of the sub-area, comprising buildings associated with the sports use of the sub-area. The majority of the sub-area comprises sports pitches, which contribute towards a more urban managed character. Due to dense tree lines, there is a high level of enclosure within the sub-area with limited visual connections to both the adjacent built area and wider countryside. The dense woodland along the west boundary contributes to the rural setting of the sub-area. Overall the sub-area has a semi-urban character.
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Purpose (4) To preserve the setting and special character of historic towns

Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
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Summary

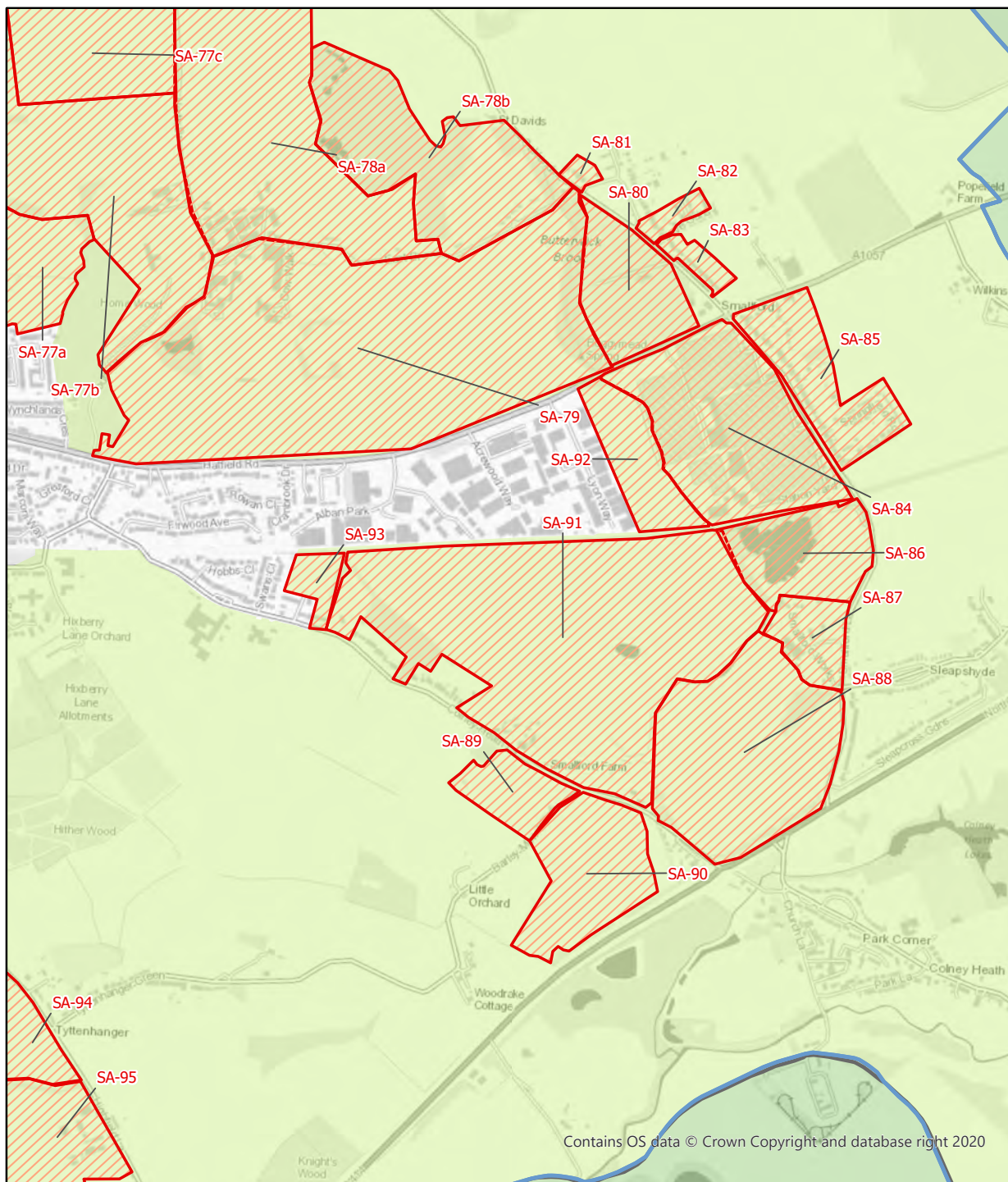
	The sub-area performs weakly against the purposes overall. The sub-area does not meet purpose 1 criteria (a) or 4 and performs weakly against purposes 2 and 3.
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Wider Green Belt Impacts






Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	36	Limited or No Contribution	Significant	Significant	Limited or No Contribution

Assessment of wider impact	<p>At the more granular level, the sub-area performs similarly against purposes 1 and 4, and plays a lesser role against purposes 2 and 3 compared to the strategic land parcel. As the sub-area is not located at the edge of a large built-up area it makes no contribution to preventing outward sprawl. The small scale nature of the sub-area, compared to the strategic land parcel, means it makes a lesser contribution to preventing settlements from coalescing. Due to the land use of the sub-area for sports, it has a more urban managed character, which limits the perceptual connection to the wider open countryside. As the sub-area does not adjoin a historic settlement or feature, it makes no contribution to preserving the character of a historic place.</p> <p>The sub-area adjoins SA-79 to the west, SA-81 to the north, SA-82 and SA-83 to the east, and SA-84 to the south; as well as wider Green Belt to the north-east and south-east. The removal of the sub-area in isolation would create a 'hole' in the Green Belt and is likely to impact on the performance of surrounding sub-areas. The high level of visual enclosure within the sub-area means that the perceptual impacts of a 'hole' in the Green Belt would be limited; however, this would still have overall negative impacts on the wider Green Belt as it would constitute a deterioration of the strategic role of the Green Belt.</p> <p>In combination with SA-79, SA-81, SA-82, SA-83 and SA-84, the removal of the sub-area is likely to impact the performance of the wider Green Belt, as it would result in irregular spread of the large built-up area of St Albans. This would also constitute a notable erosion of the strategic gap between St Albans and Hatfield.</p> <p>In combination with the wider cluster of sub-areas (SA-74, SA-75, SA-76, SA-77a, SA-77b, SA-77c, SA-78a, SA-78b, SA-79, SA-81, SA-82, SA-83, SA-84, SA-85, SA-86, SA-87, SA-88, SA-89, SA-90, SA-91, SA-92 and SA-93) in which the sub-area is located, the removal of all the sub-areas would result in extensive irregular and disproportionate sprawl of the large built-up area. In addition it would constitute a notable erosion of the strategic gap between St Albans and Hatfield.</p> <p>As it is located near the District boundary, the sub-area may be impacted by potential Green Belt releases in the neighbouring authority of Welwyn Hatfield Borough Council. The Welwyn Hatfield Green Belt Study – Stage 3 (2018) identified P43, P44 and P46 to the east of the sub-area. The study categorised these sub-areas as 'most essential Green Belt areas' based on their strong performance against NPPF purposes overall, meaning that they are critical or essential to retain as Green Belt. If recommended for release, the cumulative impact on the strategic gap between St Albans and Hatfield would need to be considered.</p>
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Summary	Overall, the sub-area does not play an important role with respect to the strategic land parcel, however its release in isolation or in combination would harm the performance of the wider Green Belt.
Consideration of Boundaries	
Commentary on boundary features and impact on Green Belt boundary strength.	If the sub-area was released, it would result in the creation of new Green Belt boundaries. These boundaries would be predominantly readily recognisable but not necessarily permanent and would not meet the NPPF definition. The new boundaries would require strengthening.
Categorisation & Recommendation	
Sub-area category & recommendation	The sub-area performs weakly against NPPF purposes but makes an important contribution to the wider Green Belt. Not recommended for further consideration.



Legend

-  Sub-area for assessment
-  St Albans Green Belt
-  Neighbouring Green Belt
-  St Albans District Boundary
-  Neighbouring District Boundary

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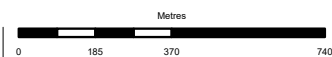
P1	09/2022	AD	KF	CT
Issue	Date	By	Chkd	Appd

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Client
St Albans City & District Council

Job Title
St Albans Green Belt Review



St Albans east - sub-areas

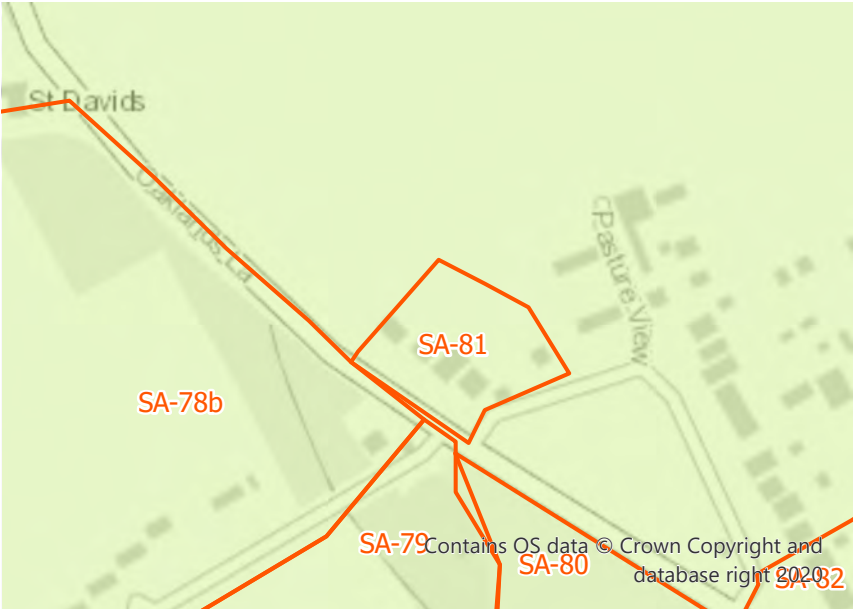
Scale at A4

1:13,714

Job No 280045-00	Drawing Status Issued
Drawing No 001	Issue P1

Sub-area (SA): SA-81

Strategic Land Parcel: 36 Area (ha): 0.54 Location East of St Albans



Legend

- Sub-area for assessment
- St Albans Green Belt
- Neighbouring Green Belt

Sub-area map



Looking south from north-west corner of sub-area with views of residential properties



Looking east from west boundary with views of residential properties



Aerial photography used as a result of limited access to and / or views of sub-area at the time of the site visit (Bing Aerial, September 2021)

Boundaries

The sub-area is bounded by the regular backs of residential properties and associated gardens along Oaklands Lane to the east and part of the west, and Oaklands Lane to part of the west. Inner boundaries: none. Outer boundaries: east and west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	0	1	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area

The sub-area is not at the edge of a large built-up area, in physical or perceptual terms.

(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.

The sub-area does not meet purpose 1.

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.

As a result of its very small scale, the sub-area makes no discernible contribution to the separation of neighbouring built-up areas in physical or perceptual terms. The sub-area is also an anomaly in the Green Belt as it has already been developed diminishing its contribution to the scale of the gap.

Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.

Approximately 16% of the sub-area is covered by built form (excluding hardstanding). The sense of openness is diminished by existing built form, which comprises residential properties and their curtilages covering the entire sub-area. Overall the sub-area has an urban character.

Purpose (4) To preserve the setting and special character of historic towns

Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
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Summary

	The sub-area performs weakly against the purposes overall. The sub-area does not meet purposes 1 criteria (a), 2, 3 or 4, and performs weakly against purpose 3.
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Wider Green Belt Impacts

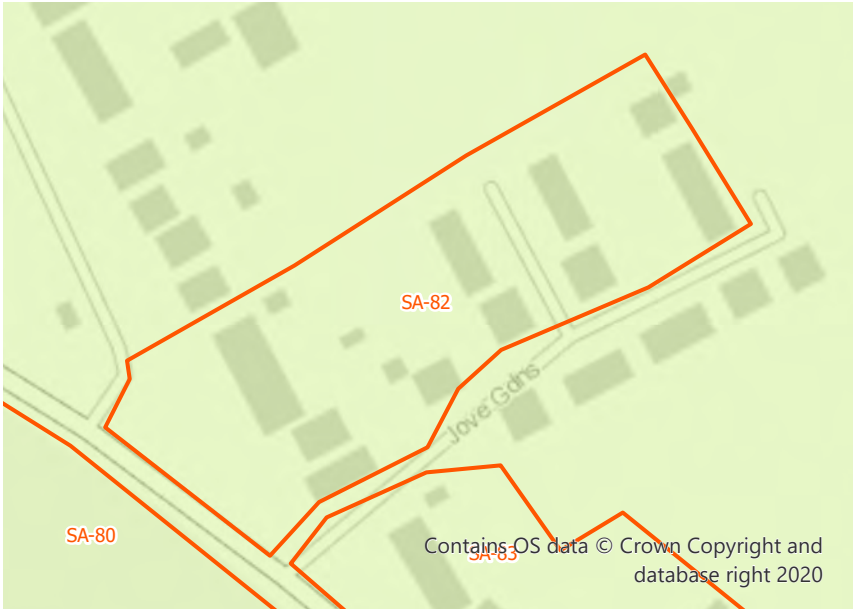
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	36	Limited or No Contribution	Significant	Significant	Limited or No Contribution

Assessment of wider impact	<p>At the more granular level, the sub-area performs similarly against purposes 1 and 4, and plays a lesser role against purposes 2 and 3 compared to the strategic land parcel. As the sub-area is not located at the edge of a large built-up area it makes no contribution to preventing outward sprawl. Due to the configuration of the sub-area, which is entirely covered by residential development, it makes a limited contribution to the sense of openness of the wider countryside. Furthermore, due to the very small scale nature of the sub-area, compared to the strategic land parcel, it makes a lesser contribution to preventing settlements from coalescing. As the sub-area does not adjoin a historic settlement or feature, it makes no contribution to preserving the character of a historic place.</p> <p>The sub-area adjoins SA-78b and SA-79 to the west; as well as wider Green Belt to the north, east and south. The removal of the sub-area in isolation would create a 'hole' in the Green Belt; however, given that the sub-area is already fully developed it is unlikely to impact on the performance of surrounding Green Belt against purpose 3 as the urban use is already established. Nonetheless, this would still have overall negative impacts on the wider Green Belt as its removal would constitute a deterioration of the strategic role of the Green Belt.</p> <p>In combination with SA-78b and SA-79, the removal of the sub-area is likely to impact on the performance of the wider Green Belt, as this would constitute an erosion of the strategic gap between St Albans and Hatfield.</p> <p>In combination with the wider cluster of sub-areas (SA-74, SA-75, SA-76, SA-77a, SA-77b, SA-77c, SA-78a, SA-78b, SA-79, SA-80, SA-82, SA-83, SA-84, SA-85, SA-86, SA-87, SA-88, SA-89, SA-90, SA-91, SA-92 and SA-93) in which the sub-area is located, the removal of the sub-area would result in extensive irregular and disproportionate sprawl of the large built-up area. In addition it would constitute a notable erosion of the strategic gap between St Albans and Hatfield.</p> <p>As it is located near the District boundary, the sub-area may be impacted by potential Green Belt releases in the neighbouring authority of Welwyn Hatfield Borough Council. The Welwyn Hatfield Green Belt Study – Stage 3 (2018) identified P46 and P47 to the east of the sub-area. The study categorised these sub-areas as 'most essential Green Belt areas' based on their strong performance against NPPF purposes overall, meaning that they are critical or essential to retain as Green Belt. If recommended for release, the cumulative impact on the strategic gap between St Albans and Hatfield would need to be considered.</p>
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Summary	Overall, the sub-area does not play an important role with respect to the strategic land parcel, and its release in isolation or in combination is likely to significantly harm the performance of the wider Green Belt.
Consideration of Boundaries	
Commentary on boundary features and impact on Green Belt boundary strength.	If the sub-area was released, it would result in the creation of new Green Belt boundaries. These boundaries would be readily recognisable and likely to be permanent and would meet the NPPF definition.
Categorisation & Recommendation	
Sub-area category & recommendation	The sub-area performs weakly against NPPF purposes but makes an important contribution to the wider Green Belt. Not recommended for further consideration.

Sub-area (SA): SA-82

Strategic Land Parcel: 36 Area (ha): 1.07 Location East of St Albans



Legend

-  Sub-area for assessment
-  St Albans Green Belt
-  Neighbouring Green Belt

Sub-area map



Looking north from south boundary of sub-area with views of residential properties



Looking north from south-east corner of sub-area with views of residential properties



Looking north from south-west corner of sub-area with views of residential properties

Boundaries

The sub-area is bounded by regular backs of residential properties along Jove Gardens to the north, by Jove Gardens (which is a private road) to the east, by Oaklands Lane to the south and by the curtilages of residential properties and Lawrence Close to the west. Inner boundaries: none. Outer boundaries: north, south, east, west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	0	0	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is not at the edge of a large built-up area, in physical or perceptual terms.
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(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The sub-area does not meet purpose 1.
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Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	As a result of its very small scale, the sub-area makes no discernible contribution to the separation of neighbouring built-up areas in physical or perceptual terms. The sub-area is also an anomaly in the Green Belt as it has already been developed diminishing its contribution to the scale of the gap.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	Approximately 23% of the sub-area is covered by built form (excluding hardstanding). The sense of openness is diminished by existing built form, which comprises residential properties and their curtilages covering the entire sub-area. There are wider views to the open countryside from the eastern boundary of the sub-area. Overall the sub-area has an urban character.
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Purpose (4) To preserve the setting and special character of historic towns

Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
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Summary
The sub-area does not meet any of the purposes.

Wider Green Belt Impacts

Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	36	Limited or No Contribution	Significant	Significant	Limited or No Contribution

Assessment of wider impact	<p>At the more granular level, the sub-area performs similarly against purposes 1 and 4, and plays a lesser role against purposes 2 and 3 compared to the strategic land parcel. As the sub-area is not located at the edge of a large built-up area it makes no contribution to preventing outward sprawl. Due to the configuration of the sub-area, which is entirely covered by residential development, it makes a limited contribution to the sense of openness of the wider countryside. Furthermore, due to the very small scale nature of the sub-area, compared to the strategic land parcel, it makes a lesser contribution to preventing settlements from coalescing. As the sub-area does not adjoin a historic settlement or feature, it makes no contribution to preserving the character of a historic place.</p> <p>The sub-area adjoins SA-80 and SA-83 to the west and south respectively; as well as wider Green Belt to the north, east and south-east. The removal of the sub-area in isolation would create a 'hole' in the Green Belt; however, given that the sub-area is already fully developed, it is unlikely to impact on the performance of surrounding Green Belt against purpose 3 as the urban use is already established. Nonetheless, this would still have overall negative impacts on the wider Green Belt as its removal would constitute a deterioration of the strategic role of the Green Belt.</p> <p>In combination with SA-80 and SA-83, the removal of the sub-area would also create a 'hole' in the Green Belt. In addition, it would constitute an erosion of the strategic gap between St Albans and Hatfield.</p> <p>In combination with the wider cluster of sub-areas (SA-74, SA-75, SA-76, SA-77a, SA-77b, SA-77c, SA-78a, SA-78b, SA-79, SA-80, SA-81, SA-83, SA-84, SA-85, SA-86, SA-87, SA-88, SA-89, SA-90, SA-91, SA-92 and SA-93) in which the sub-area is located, the removal of the sub-area would result in extensive irregular and disproportionate sprawl of the large built-up area. In addition it would constitute a notable erosion of the strategic gap between St Albans and Hatfield.</p> <p>The sub-area is located partly within the Smallford washed over settlement. The Washed Over Villages Assessment concludes that the settlement is open in character and hence makes an important contribution to the openness of the Green Belt. The assessment recommends that the settlement should be retained as washed over and therefore the removal of the sub-area in isolation or in combination would harm the immediate context of the washed over settlement.</p>
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Assessment of wide impact (continued)	As it is located near the District boundary, the sub-area may be impacted by potential Green Belt releases in the neighbouring authority of Welwyn Hatfield Borough Council. The Welwyn Hatfield Green Belt Study – Stage 3 (2018) identified P46 and P47 to the east of the sub-area. The study categorised these sub-areas as 'most essential Green Belt areas' based on their strong performance against NPPF purposes overall, meaning that they are critical or essential to retain as Green Belt. If recommended for release, the cumulative impact on the strategic gap between St Albans and Hatfield would need to be considered.
Summary	Overall, the sub-area does not play an important role with respect to the strategic land parcel, and its release in isolation or in combination is likely to significantly harm the performance of the wider Green Belt.

Consideration of Boundaries

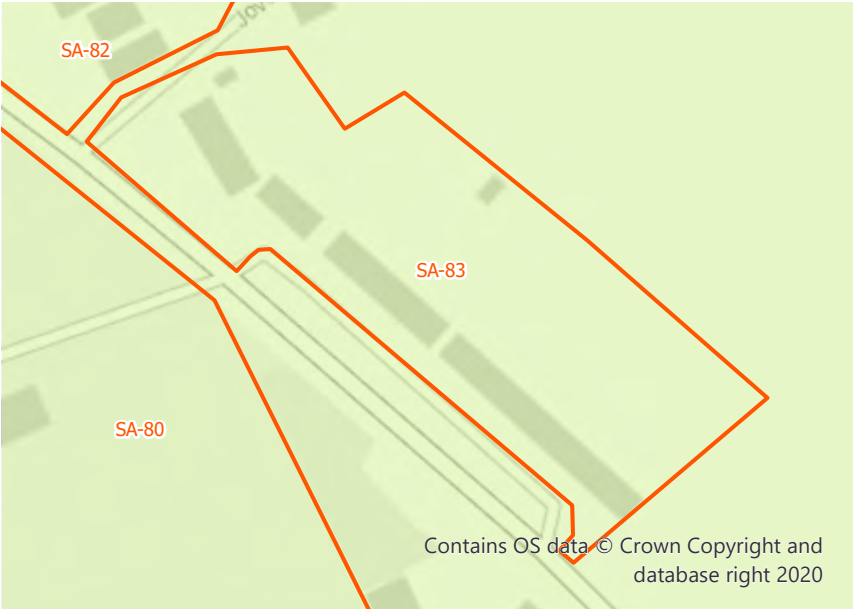
Commentary on boundary features and impact on Green Belt boundary strength.	If the sub-area was released, it would result in the creation of new Green Belt boundaries. These boundaries would be predominantly readily recognisable but not necessarily permanent and would not meet the NPPF definition. The new boundaries would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area does not meet NPPF purposes - however, it makes an important contribution to the wider Green Belt. Not recommended for further consideration.
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Sub-area (SA): SA-83

Strategic Land Parcel: 36 Area (ha): 1.20 Location East of St Albans



Sub-area map



Looking north from south-west corner of sub-area with views of residential properties



Looking south from north section of sub-area with views of Oaklands Lane



Aerial photography used as a result of limited access to and / or views of sub-area at the time of the site visit (Bing Aerial, September 2021)

Boundaries

The sub-area is bounded by Jove Gardens (which is a private road) to the north, by regular backs of residential properties on Oaklands Lane to the east and south, and by Oaklands Lane to the west. Inner boundaries: none. Outer boundaries: north, south, east, west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	0	1	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area

The sub-area is not at the edge of a large built-up area, in physical or perceptual terms.

(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.

The sub-area does not meet purpose 1.

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.

As a result of its very small scale, the sub-area makes no discernible contribution to the separation of neighbouring built-up areas in physical or perceptual terms. The sub-area is also an anomaly in the Green Belt as it has already been developed diminishing its contribution to the scale of the gap.

Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.

Approximately 16% of the sub-area is covered by built form (excluding hardstanding). The sense of openness is diminished by existing built form which comprises residential properties and their curtilages, covering the entire sub-area. Overall the sub-area has an urban character.

Purpose (4) To preserve the setting and special character of historic towns

Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
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Summary

The sub-area performs weakly against the purposes overall. The sub-area does not meet purposes 1 criteria (a), 2 or 4, and performs weakly against purpose 3.

Wider Green Belt Impacts

Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	36	Limited or No Contribution	Significant	Significant	Limited or No Contribution

Assessment of wider impact	<p>At the more granular level, the sub-area performs similarly against purposes 1 and 4, and plays a lesser role against purposes 2 and 3 compared to the strategic land parcel. As the sub-area is not located at the edge of a large built-up area it makes no contribution to preventing outward sprawl. Due to the configuration of the sub-area, which is entirely covered by residential development, it makes a limited contribution to the sense of openness of the wider countryside. Furthermore, due to the small scale nature of the sub-area, compared to the strategic land parcel, it makes a lesser contribution to preventing settlements from coalescing. As the sub-area does not adjoin a historic settlement or feature, it makes no contribution to preserving the character of a historic place.</p> <p>The sub-area adjoins SA-80 and SA-82 to the west and north respectively; as well as wider Green Belt to the east, south and south-west. The removal of the sub-area in isolation would create a 'hole' in the Green Belt; however, given that the sub-area is already fully developed it is unlikely to impact on the performance of surrounding Green Belt against purpose 3 as the urban use is already established. Nonetheless, this would still have overall negative impacts on the wider Green Belt as it would constitute a deterioration of the strategic role of the Green Belt.</p> <p>In combination with SA-80 and SA-82, the removal of the sub-area would also create a 'hole' in the Green Belt. In addition, it would constitute an erosion of the strategic gap between St Albans and Hatfield.</p> <p>In combination with the wider cluster of sub-areas (SA-74, SA-75, SA-76, SA-77a, SA-77b, SA-77c, SA-78a, SA-78b, SA-79, SA-80, SA-81, SA-82, SA-84, SA-85, SA-86, SA-87, SA-88, SA-89, SA-90, SA-91, SA-92 and SA-93) in which the sub-area is located, the removal of the sub-area would result in extensive irregular and disproportionate sprawl of the large built-up area. In addition it would constitute a notable erosion of the strategic gap between St Albans and Hatfield.</p> <p>The sub-area is located within the Smallford washed over settlement. The Washed Over Villages Assessment concludes that the settlement is open in character and hence makes an important contribution to the openness of the Green Belt. The assessment recommends that the settlement should be retained as washed over and therefore the removal of the sub-area in isolation or in combination would harm the immediate context of the washed over settlement.</p> <p>[Continues overleaf]</p>
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Assessment of wide impact (continued)	As it is located near the District boundary, the sub-area may be impacted by potential Green Belt releases in the neighbouring authority of Welwyn Hatfield Borough Council. The Welwyn Hatfield Green Belt Study – Stage 3 (2018) identified P46 and P47 to the east of the sub-area. The study categorised these sub-areas as 'most essential Green Belt areas' based on their strong performance against NPPF purposes overall, meaning that they are critical or essential to retain as Green Belt. If recommended for release, the cumulative impact on the strategic gap between St Albans and Hatfield would need to be considered.
Summary	Overall, the sub-area does not play an important role with respect to the strategic land parcel, and its release in isolation or in combination is likely to significantly harm the performance of the wider Green Belt.

Consideration of Boundaries

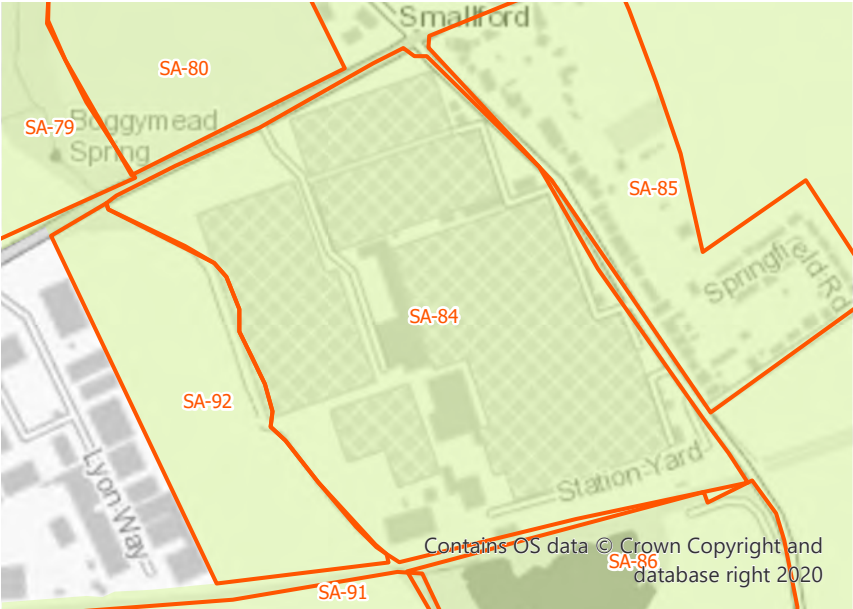
Commentary on boundary features and impact on Green Belt boundary strength.	If the sub-area was released, it would result in the creation of new Green Belt boundaries. These boundaries would be predominantly readily recognisable but not necessarily permanent and would not meet the NPPF definition. The new boundaries would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs weakly against NPPF purposes but makes an important contribution to the wider Green Belt. Not recommended for further consideration.
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Sub-area (SA): SA-84

Strategic Land Parcel: 35 Area (ha): 17.61 Location East of St Albans



Sub-area map

Legend

- Sub-area for assessment
- St Albans Green Belt
- Neighbouring Green Belt



Looking south-east from north-west section of sub-area with views of car parking and retail units



Looking south from north section of sub-area with views of private access road leading to light industrial buildings



Aerial photography used as a result of limited access to and / or views of sub-area at the time of the site visit (Bing Aerial, September 2021)

Boundaries

The sub-area is bounded by Hatfield Road (A1057) to the north, Station Road to the east, a public footpath with a mature and unbroken tree line to the south and Butterwick Brook to the west. Inner boundaries: none. Outer boundaries: north, south, east, west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	3	0	0
	Yes	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is not at the edge of a large built-up area in physical terms, although it is very closely located to the built-up area. The sub-area is perceptually at the edge of a large built-up area due to some visual links between the west boundary of the sub-area and the built extent of St Albans beyond.
(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The sub-area is perceptually connected to a large built-up area. It is also an anomaly within the Green Belt as it has already been developed diminishing its contribution to preventing sprawl.

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area forms a wider part of the gap between St Albans and Hatfield. It is also an anomaly in the Green Belt as it has already been developed diminishing its contribution to the scale of the gap.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	Approximately 70% of the sub-area is covered by built form (excluding hardstanding). The sense of openness is diminished by the existing built form, including light industrial buildings for food production and retail units, covering the entire sub-area. Due to the strong sense of enclosure, there is a limited relationships to the wider countryside. There are additional urbanising influences including a perceptual connection to the business park/ industrial area to the west. Overall the sub-area has an urban character.
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Purpose (4) To preserve the setting and special character of historic towns					
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.				
Summary					
The sub-area performs moderately against the purposes overall. The sub-area does not meet purposes 1 criteria (a), 3, or 4, and performs moderately against purpose 2.					
Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	35	Limited or No Contribution	Significant	Limited or No Contribution	Partial
Assessment of wider impact	<p>At the more granular level, the sub-area performs similarly against purposes 1 and 3, and plays a lesser role against purposes 2 and 4 compared to the strategic land parcel. Extensive built form within the sub-area reduces its contribution to the sense of openness of the wider countryside. Although the sub-area makes some contribution to preventing neighbouring settlements from coalescing, this is less than the strategic land parcel which forms the entire gap between St Albans and Hatfield. As the sub-area does not abut or provide views to an identified historic place, it makes no contribution to preserving a historic context.</p> <p>The sub-area adjoins SA-79 to the north-west, SA-80 to the north, SA-85 to the east, SA-86 to the south, SA-91 to the south-west and SA-92 to west; as well as wider Green Belt to the north-east and north-west. The removal of the sub-area in isolation would create a ‘hole’ in the Green Belt, however is unlikely to impact on the performance of surrounding sub-areas, as the urban use of the sub-area has already been established; and hence the perceptual impacts to surrounding Green Belt from release of the sub-area are likely to be limited. Nonetheless, removal in isolation would still have overall negative impacts on the wider Green Belt as it would constitute a deterioration of the strategic role of the Green Belt.</p> <p>In combination with SA-79, SA-80, SA-85 and SA-92, the removal of the sub-area is likely to impact on the performance of the wider Green Belt, as this would constitute irregular and disproportionate spread of the large built-up area. In addition, it would represent a notable erosion of the strategic gap between St Albans and Hatfield.</p> <p>In combination with SA-92 only, the removal of the sub-area is unlikely to impact on the performance of the wider Green Belt, due to the extensive existing urban land uses and existing perceptual connections to the large built-up area. In addition, these sub-areas also have limited connection to the wider countryside.</p> <p>In combination with the wider cluster of sub-areas (SA-74, SA-75, SA-76, SA-77a, SA-77b, SA-77c, SA-78a, SA-78b, SA-79, SA-80, SA-81, SA-82, SA-83, SA-85, SA-86, SA-87, SA-88, SA-89, SA-90, SA-91, SA-92 and SA-93) in which the sub-area is located, the removal of the sub-area would result in extensive irregular and disproportionate sprawl of the large built-up area. In addition it would constitute a notable erosion of the strategic gap between St Albans and Hatfield.</p> <p>The sub-area is located adjacent to the Smallford washed over settlement. The Washed Over Villages Assessment concludes that the settlement is open in character and hence makes an important contribution to the openness of the Green Belt. The assessment recommends that the settlement should be retained as washed over.</p> <p>[Continues overleaf]</p>				

Assessment of wide impact (continued)	As it is located near the District boundary, the sub-area may be impacted by potential Green Belt releases in the neighbouring authority of Welwyn Hatfield Borough Council. The Welwyn Hatfield Green Belt Study – Stage 3 (2018) identified P48 to the east of the sub-area. The study categorised P48 as 'most essential Green Belt area' based on its strong performance against NPPF purposes overall, meaning that it is critical or essential to retain as Green Belt. If recommended for release, the cumulative impact on the strategic gap between St Albans and Hatfield would need to be considered.
Summary	Overall, the sub-area does not play an important role with respect to the strategic land parcel, and if released in combination with SA-92, is unlikely to significantly harm the performance of the wider Green Belt.

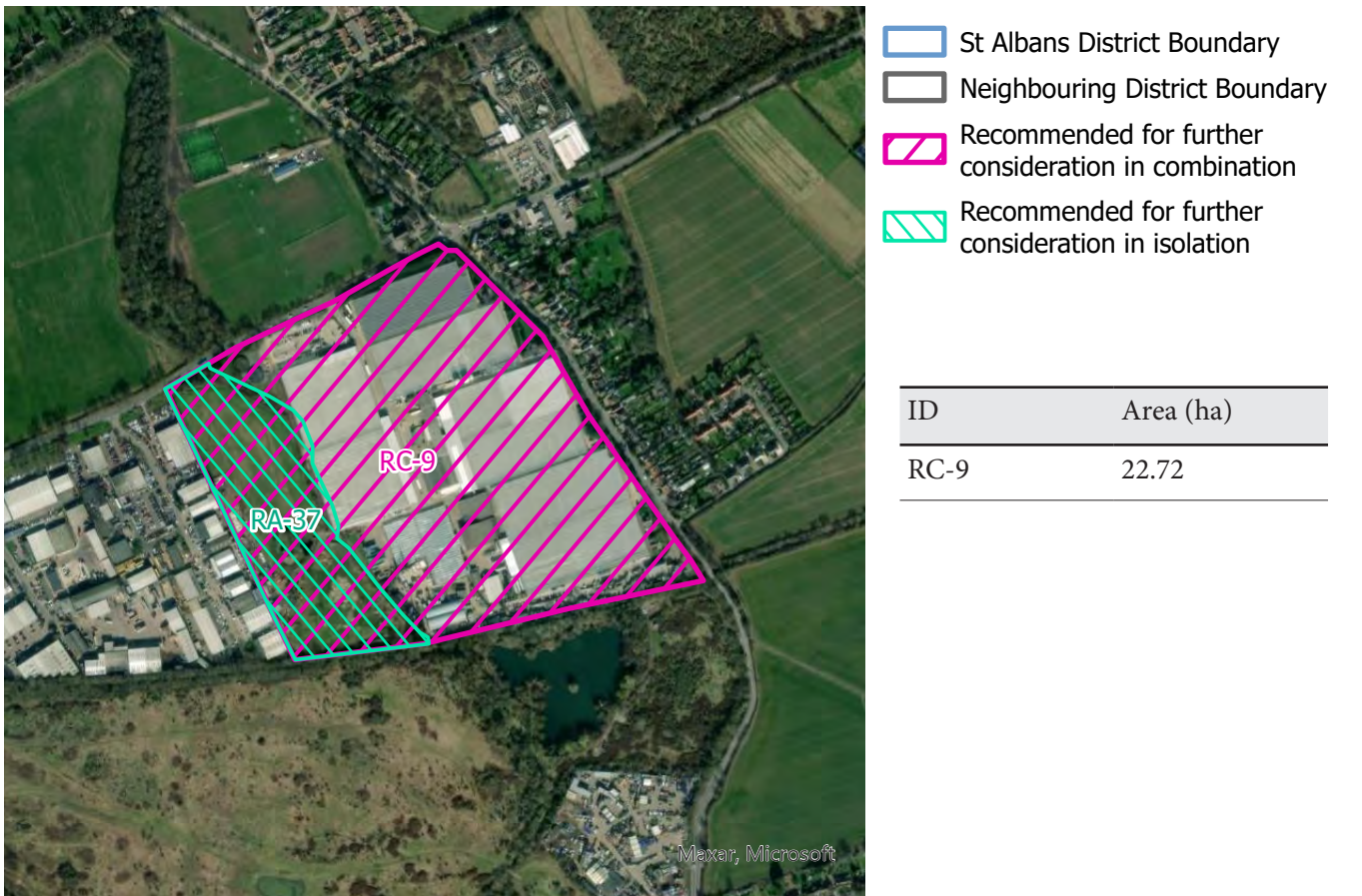
Consideration of Boundaries

Commentary on boundary features and impact on Green Belt boundary strength.	If the sub-area was released, it would result in the creation of new Green Belt boundaries. These boundaries would be predominantly readily recognisable but not necessarily permanent and would not meet the NPPF definition. The new boundaries would require strengthening.
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Categorisation & Recommendation

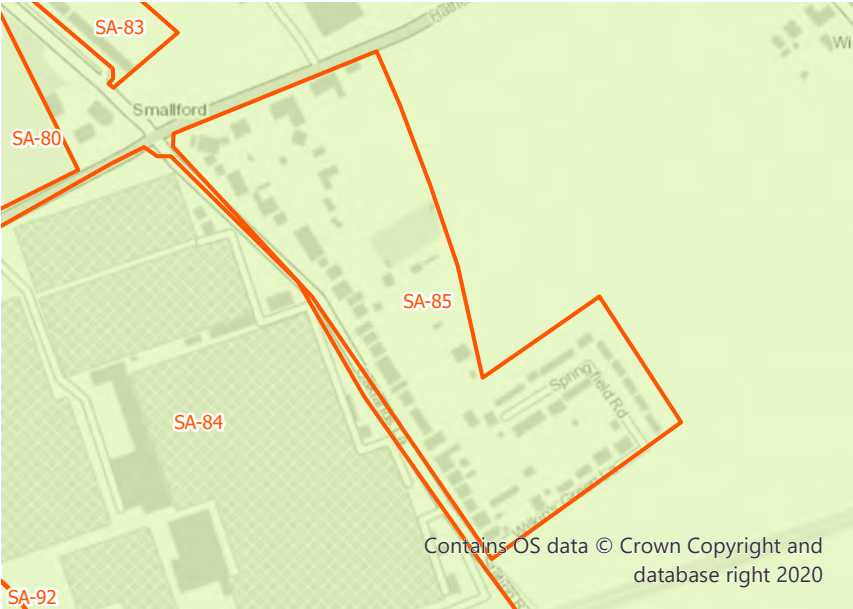
Sub-area category & recommendation	The sub-area performs moderately against NPPF purposes and makes a less important contribution to the wider Green Belt. If the sub-area is released in combination with SA-92, the new inner Green Belt boundary would meet the NPPF definition for readily recognisable and likely to be permanent boundaries. Recommended for further consideration in combination with SA-92 as RC-9.
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Recommended Area Map



Sub-area (SA): SA-85

Strategic Land Parcel: 35 Area (ha): 7.55 Location East of St Albans



Sub-area map



Looking south along west boundary with views of residential properties



Looking east along south boundary with views of residential properties



Looking east from west boundary with views of pub garden



Looking west along north boundary with views of pub building and petrol garage

Boundaries

The sub-area is bounded by Hatfield Road (A1057) to the north, intermittent tree line and hedgerow along field boundaries to the east, Wilkins Green Lane to the south and Station Road to the west. Inner boundaries: none. Outer boundaries: north, west and south.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	3	1	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area

The sub-area is not at the edge of a large built-up area, in physical or perceptual terms.

(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.

The sub-area does not meet purpose 1.

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.

The sub-area forms a wider part of the gap between St Albans and Hatfield. However, it is an anomaly in the Green Belt as it has already been predominantly developed diminishing its contribution to the scale of the gap.

Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.

Approximately 16% of the sub-area is covered by built form (excluding hardstanding). The sub-area is formed predominantly of residential properties and their curtilages. The sub-area also contains a petrol garage; the Three Horseshoes Public House and associated pub garden; and a small undeveloped green space to the south of the Public House, distinguished by a relatively dense tree line to the north and east. The built form, combined with the relatively dense tree line to the east boundary, limits views to the surrounding countryside. Overall the sub-area has an urban character.

Purpose (4) To preserve the setting and special character of historic towns	
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
Summary	
	The sub-area performs moderately against the purposes overall. The sub-area does not meet purposes 1 criteria (a) or 4; and performs weakly against purpose 3, and moderately against purpose 2.

Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	35	Limited or No Contribution	Significant	Limited or No Contribution	Partial

Assessment of wider impact	<p>At the more granular level, the sub-area performs similarly against purposes 1 and 3, and plays a lesser role against purposes 2 and 4 compared to the strategic land parcel. As the sub-area is not located at the edge of a large built-up area it makes no contribution to preventing outward sprawl. Due to the small scale nature of the sub-area, it makes a lesser contribution to preventing neighbouring settlements from coalescing. As the sub-area is entirely covered by residential development, it makes a limited contribution to the sense of openness of the wider countryside. As the sub-area does not abut or provide views to an identified historic place, it makes no contribution to purpose 4 in preserving a historic context.</p> <p>The sub-area adjoins SA-84 to the west; as well as wider Green Belt to the north, east and south. The removal of the sub-area in isolation would create a ‘hole’ in the Green Belt, however, is unlikely to impact on the performance of surrounding sub-areas, as the urban use of the sub-area has already been established; and hence the perceptual impacts to surrounding Green Belt from release of the sub-area are likely to be limited. Nonetheless, removal in isolation would still have overall negative impacts on the wider Green Belt as it would constitute a deterioration of the strategic role of the Green Belt.</p> <p>In combination with SA-84, the removal of the sub-area would also create a ‘hole’ in the Green Belt.</p> <p>In combination with SA-84 and SA-92, the removal of the sub-area is likely to impact on the performance of the wider Green Belt as it would constitute an erosion of the strategic gap between St Albans and Hatfield. It would also represent the irregular spread of the large built-up area, including physical and perceptual merging with the washed over settlement of Smallford.</p> <p>In combination with the wider cluster of sub-areas (SA-74, SA-75, SA-76, SA-77a, SA-77b, SA-77c, SA-78a, SA-78b, SA-79, SA-80, SA-81, SA-82, SA-83, SA-84, SA-86, SA-87, SA-88, SA-89, SA-90, SA-91, SA-92 and SA-93) in which the sub-area is located, the removal of the sub-area would result in extensive irregular and disproportionate sprawl of the large built-up area. In addition it would constitute a notable erosion of the strategic gap between St Albans and Hatfield.</p> <p>[Continues overleaf]</p>
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Assessment of wide impact (continued)	<p>The sub-area is located within the Smallford washed over settlement. The Washed Over Villages Assessment concludes that the settlement is open in character and hence makes an important contribution to the openness of the Green Belt. The assessment recommends that the settlement should be retained as washed over and therefore the removal of the sub-area in isolation or in combination would harm the immediate context of the washed over settlement.</p> <p>As it is located near the District boundary, the sub-area may be impacted by potential Green Belt releases in the neighbouring authority of Welwyn Hatfield Borough Council. The Welwyn Hatfield Green Belt Study – Stage 3 (2018) identified P48 to the east of the sub-area. The study categorised P48 as 'most essential Green Belt area' based on its strong performance against NPPF purposes overall, meaning that it is critical or essential to retain as Green Belt. If recommended for release, the cumulative impact on the strategic gap between St Albans and Hatfield would need to be considered.</p>
Summary	Overall, the sub-area plays an important role with respect to the strategic land parcel, and if released in isolation or in combination, is likely to significantly harm the performance of the wider Green Belt.

Consideration of Boundaries

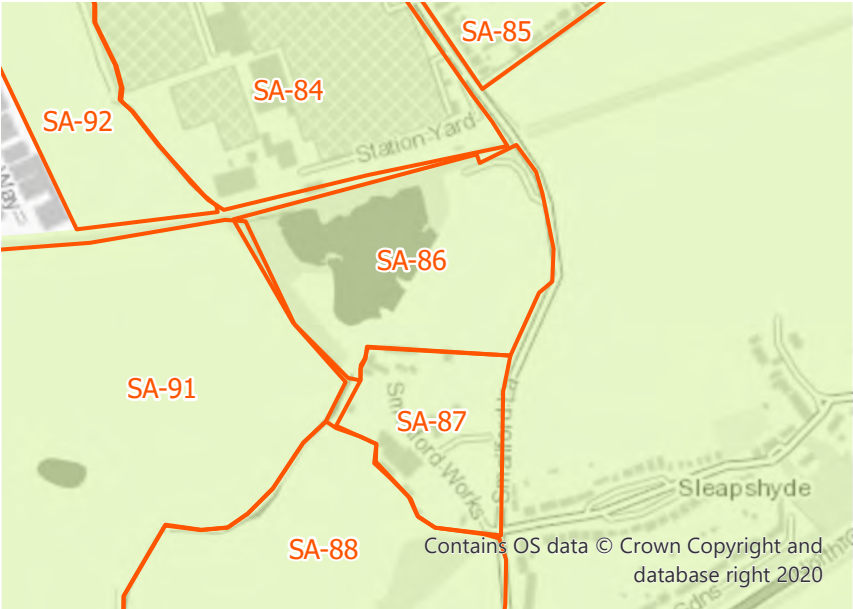
Commentary on boundary features and impact on Green Belt boundary strength.	<p>If the sub-area was released, it would result in the creation of new Green Belt boundaries. These boundaries would be predominantly readily recognisable but not necessarily permanent and would not meet the NPPF definition. The new boundaries would require strengthening.</p>
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Categorisation & Recommendation

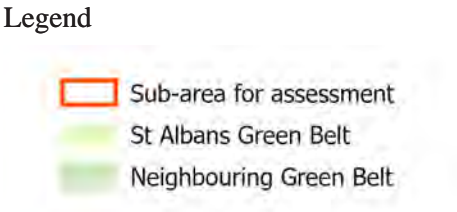
Sub-area category & recommendation	The sub-area performs moderately against NPPF purposes but makes an important contribution to the wider Green Belt. Not recommended for further consideration.
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Sub-area (SA): SA-86

Strategic Land Parcel: 35 Area (ha): 7.41 Location East of St Albans



Sub-area map



Aerial photography used as a result of limited access to and / or views of sub-area at the time of the site visit (Bing Aerial, September 2021)

Boundaries

The sub-area is bounded by the edge of a mature and unbroken tree line with the industrial park beyond to the north, Smallford Lane to the east, the edge of a mature and unbroken tree line with Smallford Works beyond to the south, and Butterwick Brook to the west. Inner boundaries: none. Outer boundaries: north, east, south, west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	1	3	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area

The sub-area is not at the edge of a large built-up area, in physical or perceptual terms.

(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.

The sub-area does not meet purpose 1.

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.

The sub-area forms a less essential part of the gap between St Albans and Hatfield. It is judged that the release of the sub-area would not result in the physical or perceptual merging of neighbouring built-up areas.

Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.

Note: Unable to access site. This assessment has been completed largely from aerial photography.

Approximately 1% of the sub-area is covered by built form (excluding hardstanding). Built form is limited to a small electrical sub-station to the north-east corner of the sub-area. The sub-area comprises a fishery, with a pond and connecting tracks occupying a large portion of the sub-area, which contributes to a more urban, managed character. Due to the dense woodland surrounding most of the sub-area, there is a high level of visual enclosure, with limited views to adjacent built form to the north and south, and the surrounding countryside. Overall the sub-area has a largely rural character.

Purpose (4) To preserve the setting and special character of historic towns

Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
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Summary

	The sub-area performs moderately against the purposes overall. The sub-area does not meet purposes 1 criteria (a) or 4; and performs weakly against purpose 2, and moderately against purpose 3.
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Wider Green Belt Impacts

Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	35	Limited or No Contribution	Significant	Limited or No Contribution	Partial

Assessment of wider impact	At the more granular level, the sub-area performs similarly against purpose 1, and plays a lesser role against purposes 2 and 4, and makes a more significant contribution to purpose 3 compared to the strategic land parcel. As the sub-area is not located at the edge of a large built-up area it makes no contribution to preventing outward sprawl. Due to the small scale nature of the sub-area, compared to the strategic land parcel, it makes a lesser contribution to preventing settlements from coalescing. Although it is situated between two areas of light industrial development, the sub-area retains a largely rural character. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to purpose 4 in preserving a historic context.
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The sub-area abuts SA-84, SA-87 and SA-91 to the north, south and west respectively; as well as wider Green Belt to the east. The removal of the sub-area in isolation would create a 'hole' in the Green Belt and is likely to impact on the performance of surrounding Green Belt. The high level of visual enclosure within the sub-area means that the perceptual impacts of a 'hole' in the Green Belt would be limited; furthermore, due to extensive built development in SA-84 and SA-86, perceptual impacts on these sub-areas would be minimal. However, this would still have overall negative impacts on the wider Green Belt as it would constitute a deterioration of the strategic role of the Green Belt.

In combination with SA-84, SA-87 and SA-91, the removal of the sub-area is likely to impact on the performance of the wider Green Belt, as this would constitute a significant erosion of the strategic gap between St Albans and Hatfield. It would also represent the irregular spread of the large built-up area, including physical and perceptual merging with the washed over settlement of Sleepshyde.

In combination with the wider cluster of sub-areas (SA-74, SA-75, SA-76, SA-77a, SA-77b, SA-77c, SA-78a, SA-78b, SA-79, SA-80, SA-81, SA-82, SA-83, SA-84, SA-85, SA-87, SA-88, SA-89, SA-90, SA-91, SA-92 and SA-93) in which the sub-area is located, the removal of the sub-area would result in extensive irregular and disproportionate sprawl of the large built-up area. In addition it would constitute a notable erosion of the strategic gap between St Albans and Hatfield.

As it is located near the District boundary, the sub-area may be impacted by potential Green Belt releases in the neighbouring authority of Welwyn Hatfield Borough Council. The Welwyn Hatfield Green Belt Study – Stage 3 (2018) identified P48 to the east of the sub-area. The study categorised P48 as 'most essential Green Belt area' based on its strong performance against NPPF purposes overall, meaning that it is critical or essential to retain as Green Belt. If recommended for release, the cumulative impact on the strategic gap between St Albans and Hatfield would need to be considered.

Summary	Overall, the sub-area plays an important role with respect to the strategic land parcel, and its release in isolation or in combination would harm the performance of the wider Green Belt.
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Consideration of Boundaries

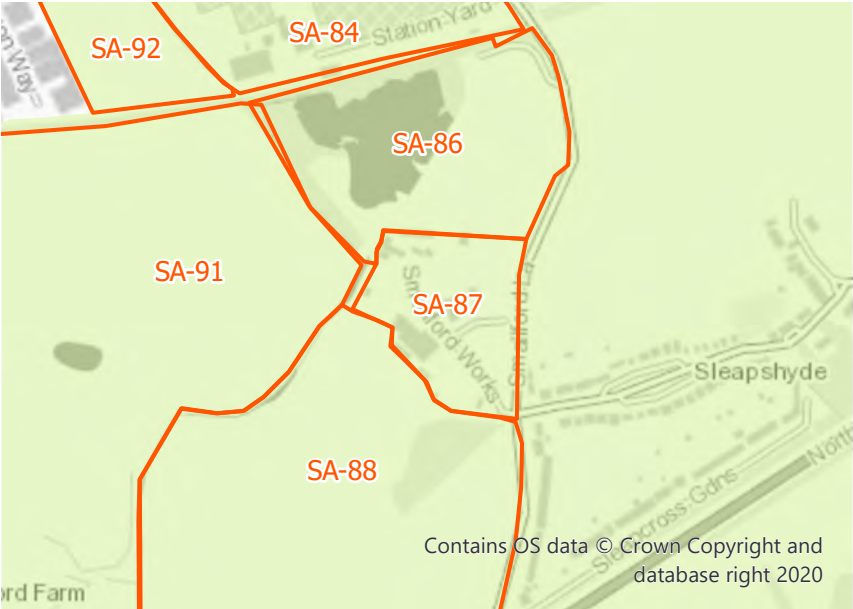
Commentary on boundary features and impact on Green Belt boundary strength.	If the sub-area was released, it would result in the creation of new Green Belt boundaries. These boundaries would be predominantly readily recognisable but not necessarily permanent and would not meet the NPPF definition. The new boundaries would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs moderately against NPPF purposes but makes an important contribution to the wider Green Belt. Not recommended for further consideration.
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Sub-area (SA): SA-87

Strategic Land Parcel: 35 Area (ha): 3.52 Location East of St Albans



Sub-area map

Legend

- Sub-area for assessment
- St Albans Green Belt
- Neighbouring Green Belt



Looking west towards industrial park from Smallford Lane on east boundary of sub-area



Looking south towards industrial park from Smallford Lane on east boundary of sub-area



Aerial photography used as a result of limited access to and / or views of sub-area at the time of the site visit (Bing Aerial, September 2021)

Boundaries

The sub-area is bounded by a mature and unbroken tree line to the north, Smallford Lane to the east, an intermittent tree line to the south, and a mature and unbroken tree line to the west. Inner boundaries: none. Outer boundaries: north, east, south and west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	0	0	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area

The sub-area is not at the edge of a large built-up area in physical or perceptual terms.

(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.

The sub-area does not meet purpose 1.

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.

As a result of its very small scale, the sub-area makes no discernible contribution to the separation of neighbouring built-up areas in physical or perceptual terms. The sub-area is also an anomaly in the Green Belt as it has already been developed further diminishing its contribution to the scale of the gap.

Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.

Approximately 18% of the sub-area is covered by built form (excluding hardstanding). The sense of openness is diminished by existing built form, including small-scale construction depot enterprises and other light industrial uses, covering the entire sub-area. Due to predominantly unbroken tree lines to three of the sub-area boundaries, there is a high level of visual enclosure, with limited views to the surrounding countryside. There are also urbanising influences adjacent to the sub-area, including the small village of Sleapshyde to the south-east, across Smallford Lane. Overall, the sub-area has an urban character.

Purpose (4) To preserve the setting and special character of historic towns

Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
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Summary

The sub-area does not meet any of the purposes.

Wider Green Belt Impacts

Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	35	Limited or No Contribution	Significant	Limited or No Contribution	Partial

Assessment of wider impact	<p>At a more granular level, the sub-area makes a similar contribution to purposes 1 and 3, and plays a lesser role against purposes 2 and 4 compared to the strategic land parcel. As the sub-area is not located at the edge of a large built-up area it makes no contribution to preventing outward sprawl. The small scale nature of the sub-area means that it makes no discernible contribution to preventing neighbouring settlements from merging. Due to the existing built form within the sub-area, its sense of openness and connection to the wider countryside is diminished; hence it plays no role in safeguarding the countryside from encroachment. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to purpose 4 in preserving a historic context.</p> <p>The sub-area adjoins SA-86 to the north, SA-88 to the south and SA-91 to the west. The removal of the sub-area in isolation would create a 'hole' in the Green Belt; however, it is unlikely to alter the contribution of surrounding Green Belt to purpose 3 since the urban use of the sub-area has already been established. The sub-area also has a high level of visual enclosure, with a weak perceptual relationship to the surrounding sub-areas. Nonetheless, the removal of the sub-area would have overall negative impacts on the wider Green Belt as it would constitute a deterioration of the strategic role of the Green Belt</p> <p>In combination with SA-86, SA-88 and SA-91, the removal of the sub-area is likely to impact on the performance of the wider Green Belt, as this would constitute a significant erosion of the strategic gap between St Albans and Hatfield. It would also represent the irregular spread of the large built-up area, including physical and perceptual merging with the washed over settlement of Sleepshyde.</p> <p>In combination with the wider cluster of sub-areas (SA-74, SA-75, SA-76, SA-77a, SA-77b, SA-77c, SA-78a, SA-78b, SA-79, SA-80, SA-81, SA-82, SA-83, SA-84, SA-85, SA-86, SA-88, SA-89, SA-90, SA-91, SA-92 and SA-93) in which the sub-area is located, the removal of the sub-area would result in extensive irregular and disproportionate sprawl of the large built-up area. In addition it would constitute a notable erosion of the strategic gap between St Albans and Hatfield.</p> <p>The sub-area is located adjacent to the Sleepshyde washed over settlement. The Washed Over Villages Assessment concludes that the settlement is open in character and hence makes an important contribution to the openness of the Green Belt. The assessment recommends that the settlement should be retained as washed over and therefore the removal of the sub-area in isolation or in combination would harm the immediate context of the washed over settlement.</p> <p>As it is located near the District boundary, the sub-area may be impacted by potential Green Belt releases in the neighbouring authority of Welwyn Hatfield Borough Council. The Welwyn Hatfield Green Belt Study – Stage 3 (2018) identified P48 to the east of the sub-area. The study categorised P48 as 'most essential Green Belt area' based on its strong performance against NPPF purposes overall, meaning that it is critical or essential to retain as Green Belt. If recommended for release, the cumulative impact on the strategic gap between St Albans and Hatfield would need to be considered.</p>
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Summary	Overall, the sub-area does not play an important role with respect to the strategic land parcel, however its release in isolation or in combination would harm the performance of the wider Green Belt.
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Consideration of Boundaries

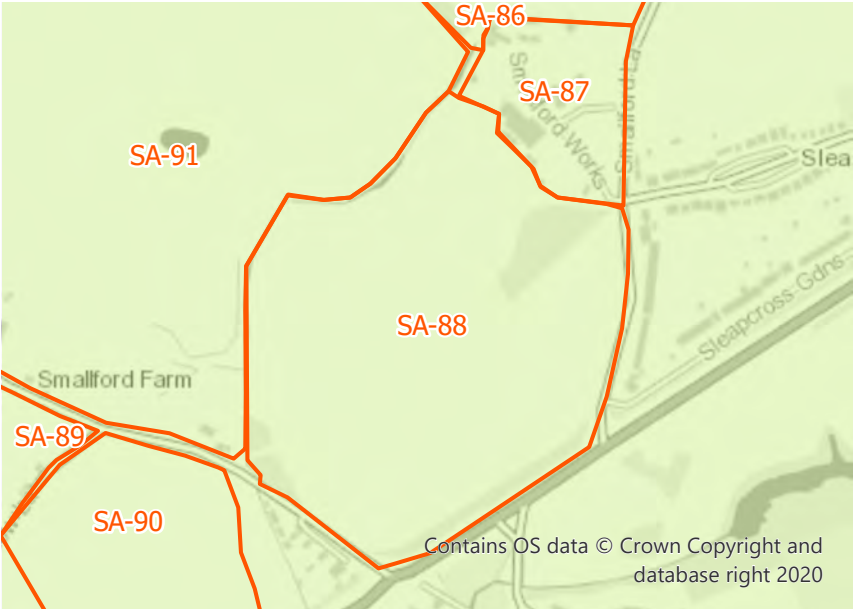
Commentary on boundary features and impact on Green Belt boundary strength.	If the sub-area was released, it would result in the creation of new Green Belt boundaries. These boundaries would be predominantly readily recognisable but not necessarily permanent and would not meet the NPPF definition. The new boundaries would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area does not meet the NPPF purposes however it makes an important contribution to the wider Green Belt. Not recommended for further consideration.
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Sub-area (SA): SA-88

Strategic Land Parcel: 35 Area (ha): 20.3 Location East of St Albans



Legend

- Sub-area for assessment
- St Albans Green Belt
- Neighbouring Green Belt

Sub-area map



Looking south towards overgrown vegetation from footpath at south part of sub-area



Looking north towards scrubland from south part of sub-area



Looking east towards meadow from footpath at centre of sub-area

Boundaries

The sub-area is bounded by Smallford Works industrial site to the north, Smallford Lane to the east, the North Orbital Road (A414) and Colney Heath Lane to the south, and Butterwick Brook to the west. Inner boundaries: None. Outer boundaries: North, East and West.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	1	5	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area

The sub-area is not at the edge of a large built-up area in physical or perceptual terms.

(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.

The sub-area does not meet purpose 1.

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.

The sub-area forms a less essential part of the gap between St Albans and Hatfield. It is judged that the gap is of sufficient scale that the removal of the sub-area would not result in the physical or perceptual merging of neighbouring built-up areas.

Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.

The sub-area is not covered by any built form. The sub-area is formed of open scrubland and meadows with some dispersed trees. Due to the dense woodland surrounding most of the sub-area, there is a high level of visual enclosure with limited views to the surrounding countryside. Although the sub-area is adjacent to the North Orbital Road (A414), there are negligible visual links to the highway. Overall the sub-area has a strongly unspoilt rural character.

Purpose (4) To preserve the setting and special character of historic towns	
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
Summary	
	The sub-area performs strongly against the purposes overall. The sub-area does not meet purposes 1 criteria (a) or 4; and performs weakly against purpose 2, and strongly against purpose 3.

Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	35	Limited or No Contribution	Significant	Limited or No Contribution	Partial

Assessment of wider impact	<p>At a more granular level, the sub-area makes a similar contribution to purpose 1. As the sub-area plays only a less essential role in preventing neighbouring settlements from coalescing, it makes a lesser contribution to purpose 2 than the strategic land parcel which forms the entire gap between St Albans and Hatfield. It also makes a lesser contribution to purpose 4 as it does not abut an identified historic place or provide views to a historic place. It makes a greater contribution to purpose 3 as it is largely rural in character with limited adjacent urbanising influences.</p> <p>The sub-area adjoins SA-87 to the north and SA-91 to the west. The removal of the sub-area in isolation would create a 'hole' in the Green Belt and is likely to impact on the performance of surrounding Green Belt. The high level of visual enclosure within the sub-area means that the perceptual impacts of a 'hole' in the Green Belt would be limited; however, this would still have overall negative impacts on the wider Green Belt as it would constitute a deterioration of the strategic role of the Green Belt.</p> <p>In combination with SA-87 and SA-91, the removal of the sub-area is likely to impact on the performance of the wider Green Belt, as this would constitute a significant erosion of the strategic gap between St Albans and Hatfield. It would also represent the irregular spread of the large built-up area, including physical and perceptual merging with the washed over settlement of Sleepshyde.</p> <p>In combination with the wider cluster of sub-areas (SA-74, SA-75, SA-76, SA-77a, SA-77b, SA-77c, SA-78a, SA-78b, SA-79, SA-80, SA-81, SA-82, SA-83, SA-84, SA-85, SA-86, SA-87, SA-89, SA-90, SA-91, SA-92 and SA-93) in which the sub-area is located, the removal of the sub-area would result in extensive irregular and disproportionate sprawl of the large built-up area. In addition it would constitute a notable erosion of the strategic gap between St Albans and Hatfield.</p> <p>The sub-area is located adjacent to the Sleepshyde washed over settlement. The Washed Over Villages Assessment concludes that the settlement is open in character and hence makes an important contribution to the openness of the Green Belt. The assessment recommends that the settlement should be retained as washed over and therefore the removal of the sub-area in isolation or in combination would harm the immediate context of the washed over settlement.</p> <p>[Continues overleaf]</p>
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Assessment of wide impact (continued)	As it is located near the District boundary, the sub-area may be impacted by potential Green Belt releases in the neighbouring authority of Welwyn Hatfield Borough Council. The Welwyn Hatfield Green Belt Study – Stage 3 (2018) identified P48 to the east of the sub-area. The study categorised P48 as 'most essential Green Belt area' based on its strong performance against NPPF purposes overall, meaning that it is critical or essential to retain as Green Belt. If recommended for release, the cumulative impact on the strategic gap between St Albans and Hatfield would need to be considered.
Summary	Overall, the sub-area plays a partly important role with respect to the strategic land parcel, and its release in isolation or in combination would harm the performance of the wider Green Belt.

Consideration of Boundaries

Commentary on boundary features and impact on Green Belt boundary strength.	If the sub-area was released, it would result in the creation of new Green Belt boundaries. These boundaries would be predominantly readily recognisable but not necessarily permanent and would not meet the NPPF definition. The new boundaries would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.
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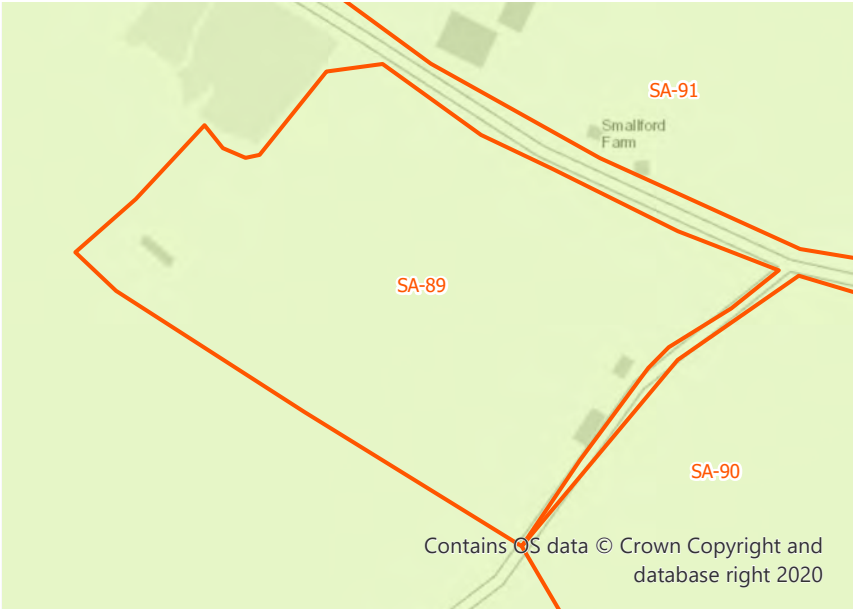
Sub-area (SA):

SA-89

Strategic Land Parcel: 33

Area (ha): 3.66

Location East of St Albans



Legend

Sub-area for assessment

St Albans Green Belt

Neighbouring Green Belt

Sub-area map



Looking south from north-west corner of sub-area with views of open field



Aerial photography used as a result of limited access to and / or views of sub-area at the time of the site visit (Bing Aerial, September 2021)

Boundaries

The sub-area is bounded by Colney Heath Lane to the north, Barley Mow Lane to the east, and a dense and unbroken tree line and hedgerow to the south and west. Inner boundaries: none. Outer boundaries: north, east, south and west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	0	5	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is not at the edge of a large built-up area, in physical or perceptual terms.
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(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The sub-area does not meet purpose 1.
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Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	As a result of its very small scale, the sub-area makes no discernible contribution to the separation of neighbouring built-up areas in physical or perceptual terms. It also appears that dense woodland and hedgerows to the sub-area boundaries means that it has strong perceptual enclosure from the wider Green Belt.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	Less than 1% of the sub-area is covered by built form. Much of the sub-area is formed of an open field. Built form is limited to two adjoining properties and their curtilages to the south-east sub-area boundary and one building to the east part of the sub-area. It appears that dense woodland and hedgerows to the sub-area boundaries means that there is a high level of visual enclosure with limited views to the surrounding countryside or adjacent area. Overall the sub-area has a strongly unspoilt rural character.
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Purpose (4) To preserve the setting and special character of historic towns	
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
Summary	
	The sub-area performs strongly against the purposes overall. The sub-area does not meet purposes 1 criteria (a), 2 or 4. It performs strongly against purpose 3.

Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	33	Limited or No Contribution	Partial	Partial	Limited or No Contribution

Assessment of wider impact	<p>At the more granular level, the sub-area makes a similar contribution to purposes 1 and 4, and plays a lesser role against purpose 2, and makes a more significant contribution to purpose 3 compared to the strategic land parcel. As the sub-area is not located at the edge of a large built-up area it makes no contribution to preventing outward sprawl. Due to the small scale nature of the sub-area as compared to the strategic land parcel, it makes a lesser contribution to preventing settlements from coalescing. The sub-area maintains a rural character with limited influences from built development or large built-up areas. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to purpose 4 in preserving a historic context.</p> <p>The sub-area adjoins SA-90 to the south-east and SA-91 to the north; as well as wider Green Belt to the north-west and south-west. The removal of the sub-area in isolation would create a 'hole' in the Green Belt and is likely to impact on the performance of surrounding Green Belt. The high level of visual enclosure within the sub-area means that the perceptual impacts of a 'hole' in the Green Belt would be limited; however, this would still have overall negative impacts on the wider Green Belt as it would constitute a deterioration of the strategic role of the Green Belt.</p> <p>In combination with sub-areas SA-90 and SA-91, the removal of the sub-area is likely to impact the performance of the wider Green Belt, as it would result in the irregular and disproportionate spread of the large built-up area of St Albans. In addition, this would constitute a notable erosion of the strategic gap between St Albans and Hatfield.</p> <p>In combination with the wider cluster of sub-areas (SA-74, SA-75, SA-76, SA-77a, SA-77b, SA-77c, SA-78a, SA-78b, SA-79, SA-80, SA-81, SA-82, SA-83, SA-84, SA-85, SA-86, SA-87, SA-88, SA-90, SA-91, SA-92 and SA-93) in which the sub-area is located, the removal of the sub-area would result in extensive irregular and disproportionate sprawl of the large built-up area. In addition it would constitute a notable erosion of the strategic gap between St Albans and Hatfield.</p>
Summary	Overall, the sub-area plays an important role with respect to the strategic land parcel, and its release in isolation or in combination would harm the performance of the wider Green Belt.

Consideration of Boundaries

Commentary on boundary features and impact on Green Belt boundary strength.	If the sub-area was released, it would result in the creation of new Green Belt boundaries. These boundaries would be predominantly readily recognisable but not necessarily permanent and would not meet the NPPF definition. The new boundaries would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.
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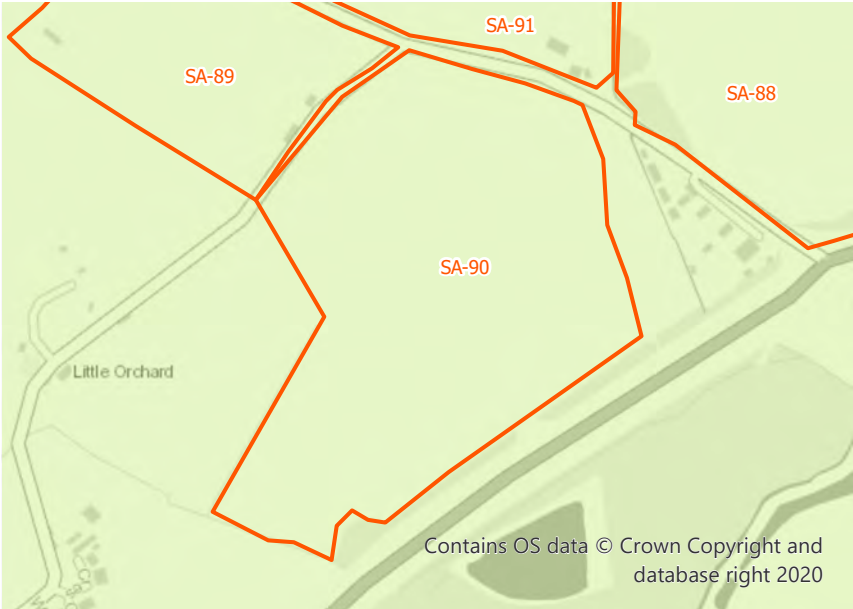
Sub-area (SA):

SA-90

Strategic Land Parcel: 33

Area (ha): 9.32

Location East of St Albans



Sub-area map



Looking south towards agricultural field from north-west part of sub-area



Looking south towards agricultural field from north boundary of sub-area



Aerial photography used as a result of limited access to and / or views of sub-area at the time of the site visit (Bing Aerial, September 2021)

Boundaries

The sub-area is bounded by Colney Heath Lane to the north, a dense and unbroken tree line to the east, the North Orbital Road (A414) and a dense and unbroken tree line to the south, and Barley Mow Lane to the west. Inner boundaries: none. Outer boundaries: north, east, south and west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	1	5	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area

The sub-area is not at the edge of a large built-up area in physical or perceptual terms.

(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.

The sub-area does not meet purpose 1.

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.

The sub-area forms a less essential part of the gap between St Albans and Hatfield. It is judged that the gap is of sufficient scale that the removal of the sub-area would not result in the physical or perceptual merging of neighbouring built-up areas.

Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.

The sub-area is not covered by any built form. The sub-area is formed of open agricultural fields with a band of dense trees in the centre. There are limited urbanising influences, including visual links to two adjacent properties to the west on Barley Mow Lane. Although the sub-area is adjacent to the North Orbital Road (A414) to the south and a mobile home park to the north-east, there are negligible visual links to these features. Due to the dense woodland and hedgerows surrounding most of the sub-area, there is a high level of visual enclosure, with limited views to the surrounding countryside. Overall the sub-area has a strongly unspoilt rural character.

Purpose (4) To preserve the setting and special character of historic towns

Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
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Summary

	The sub-area performs strongly against the purposes overall. The sub-area does not meet purposes 1 criteria (a) or 4; and performs weakly against purpose 2 and strongly against purpose 3.
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Wider Green Belt Impacts

Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	33	Limited or No Contribution	Partial	Partial	Limited or No Contribution

Assessment of wider impact	<p>At a more granular level, the sub-area makes a similar contribution to purposes 1 and 4, and plays a lesser role against purpose 2, and makes a more significant contribution to purpose 3 compared to the strategic land parcel. As the sub-area is not located at the edge of a large built-up area it makes no contribution to preventing outward sprawl. Due to the small scale nature of the sub-area compared to the strategic land parcel, it makes a lesser contribution to preventing settlements from coalescing. The sub-area maintains a rural character with limited adjacent urbanising influences. As the sub-area does not adjoin a historic settlement or feature, it makes no contribution to preserving the character of a historic place.</p> <p>The sub-area adjoins SA-91 to the north-east and SA-89 to the north-west; as well as wider Green Belt to the south-east and south-west. The removal of the sub-area in isolation would create a 'hole' in the Green Belt and is likely to impact on the performance of surrounding Green Belt. The high level of visual enclosure within the sub-area means that the perceptual impacts of a 'hole' in the Green Belt would be limited; however, this would still have overall negative impacts on the wider Green Belt as it would constitute a deterioration of the strategic role of the Green Belt.</p> <p>In combination with sub-areas SA-89 and SA-91, the removal of the sub-area is likely to impact the performance of the wider Green Belt, as it would result in the irregular and disproportionate spread of the large built-up area of St Albans. In addition, this would constitute a notable erosion of the strategic gap between St Albans and Hatfield.</p> <p>In combination with the wider cluster of sub-areas (SA-74, SA-75, SA-76, SA-77a, SA-77b, SA-77c, SA-78a, SA-78b, SA-79, SA-80, SA-81, SA-82, SA-83, SA-84, SA-85, SA-86, SA-87, SA-88, SA-89, SA-91, SA-92 and SA-93) in which the sub-area is located, the removal of the sub-area would result in extensive irregular and disproportionate sprawl of the large built-up area. In addition it would constitute a notable erosion of the strategic gap between St Albans and Hatfield.</p>
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Summary	Overall, the sub-area plays an important role with respect to the strategic land parcel, and its release in isolation or in combination would harm the performance of the wider Green Belt.
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Consideration of Boundaries

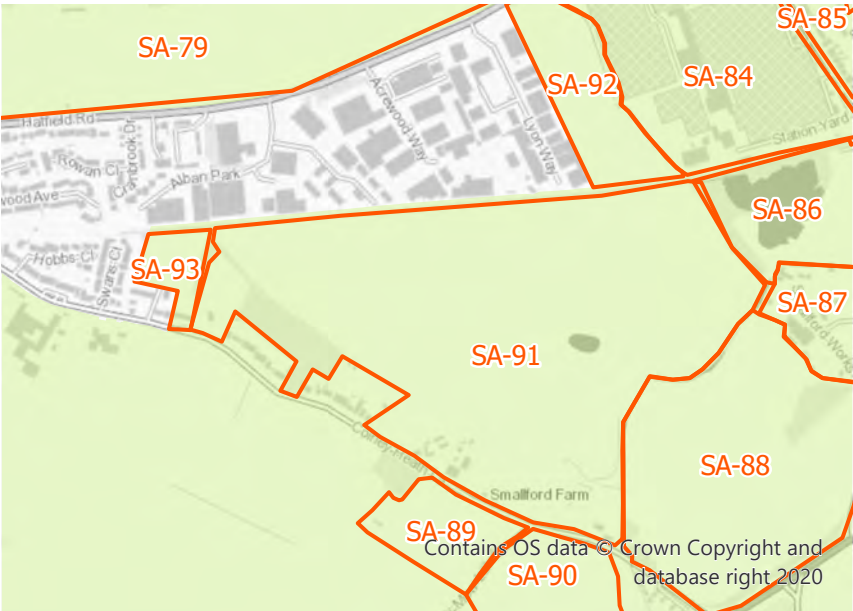
Commentary on boundary features and impact on Green Belt boundary strength.	If the sub-area was released, it would result in the creation of new Green Belt boundaries. These boundaries would be predominantly readily recognisable but not necessarily permanent and would not meet the NPPF definition. The new boundaries would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.
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Sub-area (SA): SA-91

Strategic Land Parcel: 35 Area (ha): 42.9 Location East of St Albans



Sub-area map



Looking north from south boundary of the sub-area



Looking east along north part of the sub-area



Looking south from north part of the sub-area



Looking east along north boundary of the sub-area

Boundaries

The sub-area is bounded by a mature and unbroken tree line and adjacent footpath to the north, Butterwick Brook to the east, Colney Heath Lane and regular backs of residential properties along Colney Heath Lane to the south, and a mature and unbroken tree line to the west. Inner boundaries: north. Outer boundaries: south, east and west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	3	5	0
	Yes	5+			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is located at the edge of St Albans with physical connections on its north boundary.
(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	<p>The sub-area is connected to a large built-up area. There are no prominent outer boundary features for St Albans within a reasonable distance of the sub-area which are likely to prevent outward sprawl. Development within this sub-area would lead to disproportionate and irregular sprawl of the large built-up area.</p> <p>The inner boundaries of the sub-area are predominantly not likely to be permanent; hence these would not provide a barrier to sprawl.</p>

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	As a result of its open character and gently declining topography, the removal of the sub-area would increase perceptual links between St Albans and Hatfield to the east. It would therefore erode the limited gap between these settlements, albeit it would not result in total physical or perceptual merging.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	Approximately 2% of the sub-area is covered by built form (excluding hardstanding) and is limited to a small cluster of agricultural and farmhouse buildings to the south. The rest of the sub-area is open, comprising scrubland and meadow with some dispersed tree and hedge lines. There is gently declining topography and dispersed shrubs to the north-west part of the sub-area, creating long views into the wider open countryside. Overall the sub-area has a largely unspoilt rural character.
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Purpose (4) To preserve the setting and special character of historic towns					
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.				
Summary					
The sub-area performs strongly against the purposes overall. The sub-area meets purpose 1 criteria (a) and performs strongly against purpose 1 criteria (b). It does not meet purpose 4, and performs moderately against purpose 2 and strongly against purpose 3.					
Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	35	Limited or No Contribution	Significant	Limited or No Contribution	Partial
Assessment of wider impact	At a more granular level, the sub-area plays a lesser role against purpose 2 and 4, and makes a more significant contribution against purposes 1 and 3 compared to the strategic land parcel. The sub-area has physical connections to St Albans and prominent outer boundary features, which contribute to checking the unrestricted sprawl of the large built-up area. Due to the smaller scale nature of the sub-area, it plays a lesser role in preventing the coalescence of settlements. The sub-area maintains a strongly rural character including perceptual connections to the wider countryside from its sense of openness. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to purpose 4 in preserving a historic context.				
	The sub-area adjoins SA-86, SA-87 and SA-88 to the east, SA-89, SA-90 to the south and SA-92 to the north-east; and SA-93 to the west; as well as wider Green Belt to the south-west. The removal of the sub-area in isolation is likely to alter the contribution of surrounding sub-areas and wider Green Belt to the NPPF purposes. The sub-area is large in scale and has visual connections to the wider countryside, meaning that its release would create a significant urbanising influences and lessen the contribution of surrounding Green Belt against purpose 3.				
	In combination with SA-86, SA-87, SA-88, SA-89, SA-90 and SA-93, the removal of the sub-area is likely to impact on the performance of the wider Green Belt, as it would represent irregular and disproportionate spread of the large built-up area, including physical and perceptual merging with the washed over settlement of Sleepshyde. Furthermore, it would constitute a significant erosion of the strategic gap between St Albans and Hatfield.				
	In combination with the wider cluster of sub-areas (SA-74, SA-75, SA-76, SA-77a, SA-77b, SA-77c, SA-78a, SA-78b, SA-79, SA-80, SA-81, SA-82, SA-83, SA-84, SA-85, SA-86, SA-87, SA-88, SA-89, SA-90, SA-92 and SA-93) in which the sub-area is located, the removal of the sub-area would result in extensive irregular and disproportionate sprawl of the large built-up area. In addition it would constitute a notable erosion of the strategic gap between St Albans and Hatfield.				
	As it is located near the District boundary, the sub-area may be impacted by potential Green Belt releases in the neighbouring authority of Welwyn Hatfield Borough Council. The Welwyn Hatfield Green Belt Study – Stage 3 (2018) identified P48 to the east of the sub-area. The study categorised P48 as 'most essential Green Belt area' based on its strong performance against NPPF purposes overall, meaning that it is critical or essential to retain as Green Belt. If recommended for release, the cumulative impact on the strategic gap between St Albans and Hatfield would need to be considered.				
Summary	Overall, the sub-area plays an important role with respect to the strategic land parcel and, if released in isolation or in combination, is likely to significantly harm the performance of the wider Green Belt.				

Consideration of Boundaries

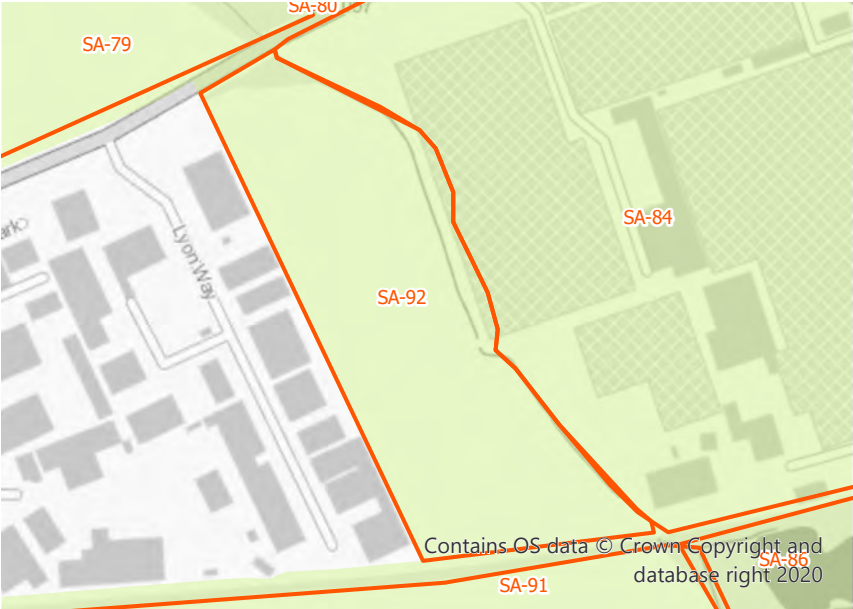
Commentary on boundary features and impact on Green Belt boundary strength.	If the sub-area was released, it would result in the creation of new Green Belt boundaries. These boundaries would be predominantly readily recognisable but not necessarily permanent and would not meet the NPPF definition. The new boundaries would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.
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Sub-area (SA): SA-92

Strategic Land Parcel: 35 Area (ha): 5.42 Location East of St Albans



Sub-area map

Legend

- Sub-area for assessment
- St Albans Green Belt
- Neighbouring Green Belt



Looking south from highway on north boundary of the sub-area



Aerial photography used as a result of limited access to and / or views of sub-area at the time of the site visit (Bing Aerial, September 2021)

Boundaries

The sub-area is bounded by Hatfield Road (A1057) to the north, Butterwick Brook to the east, a mature and unbroken tree line to the south and a dispersed tree line along the edge of the built-up area of the industrial park to the west. Inner boundaries: west. Outer boundaries: north, east and south.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	0	3	0
	Yes	5			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is located at the edge of St Albans with physical connections on its west boundary.
(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The sub-area is connected to a large built-up area. While there are prominent outer boundary features to the north in the form of Hatfield Road (A1057), there are no prominent outer boundary features to the south for St Albans within a reasonable distance of the sub-area which are likely to prevent outward sprawl. Development within this sub-area would lead to irregular sprawl of the large built-up area. The inner boundary of the sub-area is readily recognisable and permanent, which provide an additional barrier to sprawl.

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	As a result of its very small scale and strong perceptual enclosure from the wider Green Belt, the sub-area makes no discernible contribution to separation between neighbouring built-up areas in physical or perceptual terms.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	Approximately 2% of the sub-area is covered by built form (excluding hardstanding). The sub-area is formed of an open field intersected by an informal track towards the south. However, the sub-area is notably enclosed by sizeable industrial warehouses on both the east and west boundaries, which prevent views to the wider countryside. Overall the sub-area has a largely rural character.
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Purpose (4) To preserve the setting and special character of historic towns					
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.				
Summary					
The sub-area performs strongly against the purposes overall. The sub-area meets purpose 1 criteria (a) and performs strongly against purpose 1 criteria (b). It does not meet purposes 2 or 4; and performs moderately against purpose 3.					
Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	35	Limited or No Contribution	Significant	Limited or No Contribution	Partial
Assessment of wider impact	At a more granular level, the sub-area makes a greater contribution to purpose 1, and plays a lesser role against purposes 2 and 4, and makes a greater contribution to purpose 3 compared to the strategic land parcel. The sub-area performs an important role in checking the unrestricted sprawl of the large built-up area of St Albans, in the absence of other prominent outer boundary features. Due to its very small in scale and strong perceptual enclosure from the wider Green Belt, the sub-area plays a limited role in preventing the coalescence of settlements. Despite the surrounding urbanising influences, which diminish its sense of openness, the sub-area maintains rural features that contribute towards its connection to the wider countryside. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to purpose 4 in preserving a historic context.				
	The sub-area adjoins SA-79 to the north, SA-84 to the east and SA-91 to the south. The removal of the sub-area in isolation is unlikely to alter the contribution of the surrounding sub-areas to the purposes as it is visually separated by boundary features to the north and south, and by built-up areas to the west and east which link the sub-area to St Albans.				
	In combination with SA-79, SA-84 and SA-91, the removal of the sub-area is likely to impact on the performance of the wider Green Belt, as it would represent significant spread of the large built-up area. Furthermore, it would encroach on the rural character of the wider Green Belt and represent an erosion of the strategic gap between St Albans and Hatfield..				
	In combination with SA-84 only, the removal of the sub-area is unlikely to impact on the performance of the wider Green Belt, due to the extensive existing urban land uses and existing perceptual connections to the large built-up area. In addition, these sub-areas also have limited connection to the wider countryside.				
	In combination with the wider cluster of sub-areas (SA-74, SA-75, SA-76, SA-77a, SA-77b, SA-77c, SA-78a, SA-78b, SA-79, SA-80, SA-81, SA-82, SA-83, SA-84, SA-85, SA-86, SA-87, SA-88, SA-89, SA-90, SA-91 and SA-93) in which the sub-area is located, the removal of the sub-area would result in extensive irregular and disproportionate sprawl of the large built-up area. In addition it would constitute a notable erosion of the strategic gap between St Albans and Hatfield.				
Summary	Overall, the sub-area plays an important role with respect to the strategic land parcel, however its release in isolation or in combination with SA-84 would not harm the performance of the wider Green Belt.				

Consideration of Boundaries

Commentary on boundary features and impact on Green Belt boundary strength.	The inner boundary to the west of the sub-area is readily recognisable and likely to be permanent. The outer boundaries to the east and north of the sub-area are readily recognisable and likely to be permanent. The outer boundary to the south is readily recognisable but not necessarily permanent. If the sub-area was released, the new inner Green Belt boundaries would not meet the NPPF definition. The new boundaries would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against the purposes but makes a less important contribution to the wider Green Belt. If the sub-area is released, the new inner Green Belt boundary would not meet the NPPF definition for readily recognisable and likely to be permanent boundaries. The new boundary would require strengthening. Recommended for further consideration in isolation as RA-37 (including a small strip of Green Belt land along the A1057 Hatfield Road to the north of the sub-area) or in combination with SA-84 as RC-9.
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Recommended Area Map



- St Albans District Boundary
- Neighbouring District Boundary
- Recommended for further consideration in combination
- Recommended for further consideration in isolation

ID	Area (ha)
RA-37	5.46
RC-9	22.72

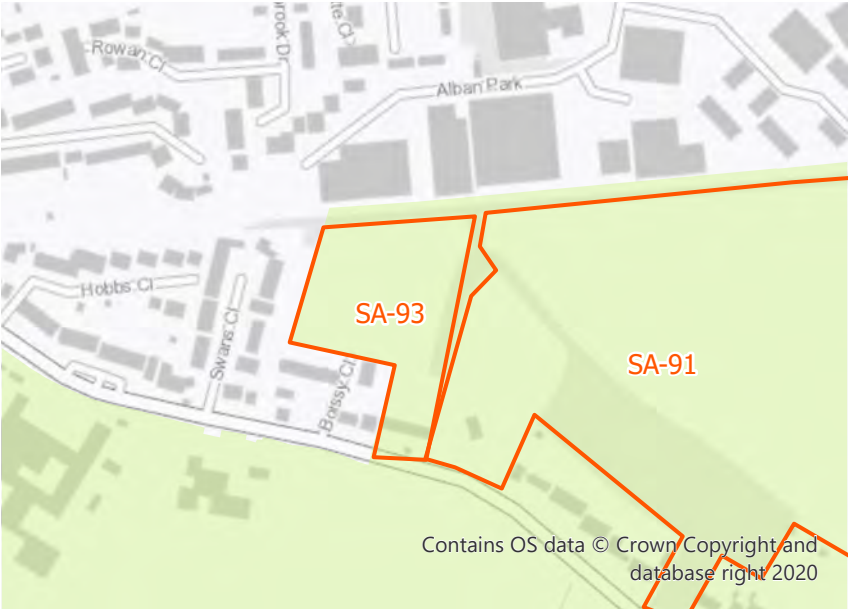
Sub-area (SA):

SA-93

Strategic Land Parcel: 35

Area (ha): 1.65

Location East of St Albans



Sub-area map



Looking north from footpath at the south part of the sub-area



Looking west from footpath in the centre of the sub-area



Looking north from footpath in the centre of the sub-area

Boundaries

The sub-area is bounded by a mature and unbroken tree line and adjacent footpath to the north, a mature and unbroken tree line to the east, Colney Heath Lane and regular backs of residential properties along Boissy Close to the south, and regular backs of residential properties along Swans Close to the west. Inner boundaries: west, approximately two thirds of south and north. Outer boundaries: east and approximately one third of south.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	0	3	0
	Yes	1+			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is located at the edge of St Albans with physical connections on its south and west boundaries.
(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The sub-area is enclosed by a large built-up area. The inner boundaries of the sub-area are predominantly readily recognisable and / or not likely to be permanent. Development within the sub-area would round-off the settlement edge and would constitute regular development form.

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	As a result of its very small scale and strong perceptual enclosure from the wider Green Belt, the sub-area makes no discernible contribution to the separation of neighbouring built-up areas in physical or perceptual terms.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	Approximately 5% of the sub-area is covered by built form, comprising a row of adjoining residential properties and associated rear gardens and hardstanding to the south part of the sub-area. To the north of the residential curtilages, the rest of the sub-area is formed of an open field comprising scrubland. There are urbanising influences, including direct visual links to the adjacent built-up area to the south and west. However, due to the dense woodland surrounding the sub-area to the north and east, there is a high level of visual enclosure, with limited views to the surrounding countryside. Overall the sub-area has a largely rural character.
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Purpose (4) To preserve the setting and special character of historic towns					
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.				
Summary					
	The sub-area performs moderately against the purposes overall. The sub-area meets purpose 1 criteria (a) and performs weakly against purpose 1 criteria (b). It does not meet purposes 2 or 4, and performs moderately against purpose 3.				
Strategic Assessment					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	35	Limited or No Contribution	Significant	Limited or No Contribution	Partial
Assessment of wider impact	<p>At a more granular level, the sub-area makes a similar contribution to purpose 1, and plays a lesser role against purposes 2 and 4, and makes a greater contribution to purpose 3 compared to the strategic land parcel. As the sub-area is enclosed by the large built-up area, the contribution it makes to preventing outward sprawl is limited. Due to the very small scale nature of the sub-area and enclosure within the St Albans built-up area context, the sub-area makes no discernible contribution to the gap between St Albans and Hatfield. The sub-area maintains a largely rural character despite adjacent urbanising influences. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to preserving a historic context.</p> <p>The sub-area adjoins SA-91 to the east; as well as wider Green Belt to the south. The removal of the sub-area in isolation is unlikely to alter the contribution of surrounding sub-areas and wider Green Belt to the NPPF purposes due to its location directly adjoining St Albans and being surrounded by built form on three sides, as well as the dense woodland along the east boundary, which prevents longer views and connections to the wider countryside.</p> <p>In combination with SA-91, the removal of the sub-area is likely to impact on the performance of the wider Green Belt, as this would represent disproportion spread of the large built-up area and constitute a significant erosion of the strategic gap between St Albans and Hatfield.</p> <p>In combination with the wider cluster of sub-areas (SA-74, SA-75, SA-76, SA-77a, SA-77b, SA-77c, SA-78a, SA-78b, SA-79, SA-80, SA-81, SA-82, SA-83, SA-84, SA-85, SA-86, SA-87, SA-88, SA-89, SA-90, SA-91 and SA-92) in which the sub-area is located, the removal of the sub-area would result in extensive irregular and disproportionate sprawl of the large built-up area. In addition it would constitute a notable erosion of the strategic gap between St Albans and Hatfield.</p>				
Summary	Overall, the sub-area does not play an important role with respect to the strategic land parcel and if released in isolation, is unlikely to significantly harm the performance of the wider Green Belt.				

Consideration of Boundaries

Commentary on boundary features and impact on Green Belt boundary strength.	The inner boundary to the north is readily recognisable but not necessarily permanent. The inner boundary to the west is readily recognisable and likely to be permanent. The outer boundary to the south is readily recognisable and likely to be permanent. The outer boundary to the east is readily recognisable but not necessarily permanent. If the sub-area was released, the new inner Green Belt boundaries would not meet the NPPF definition. The new boundaries would require strengthening.
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Categorisation & Recommendation

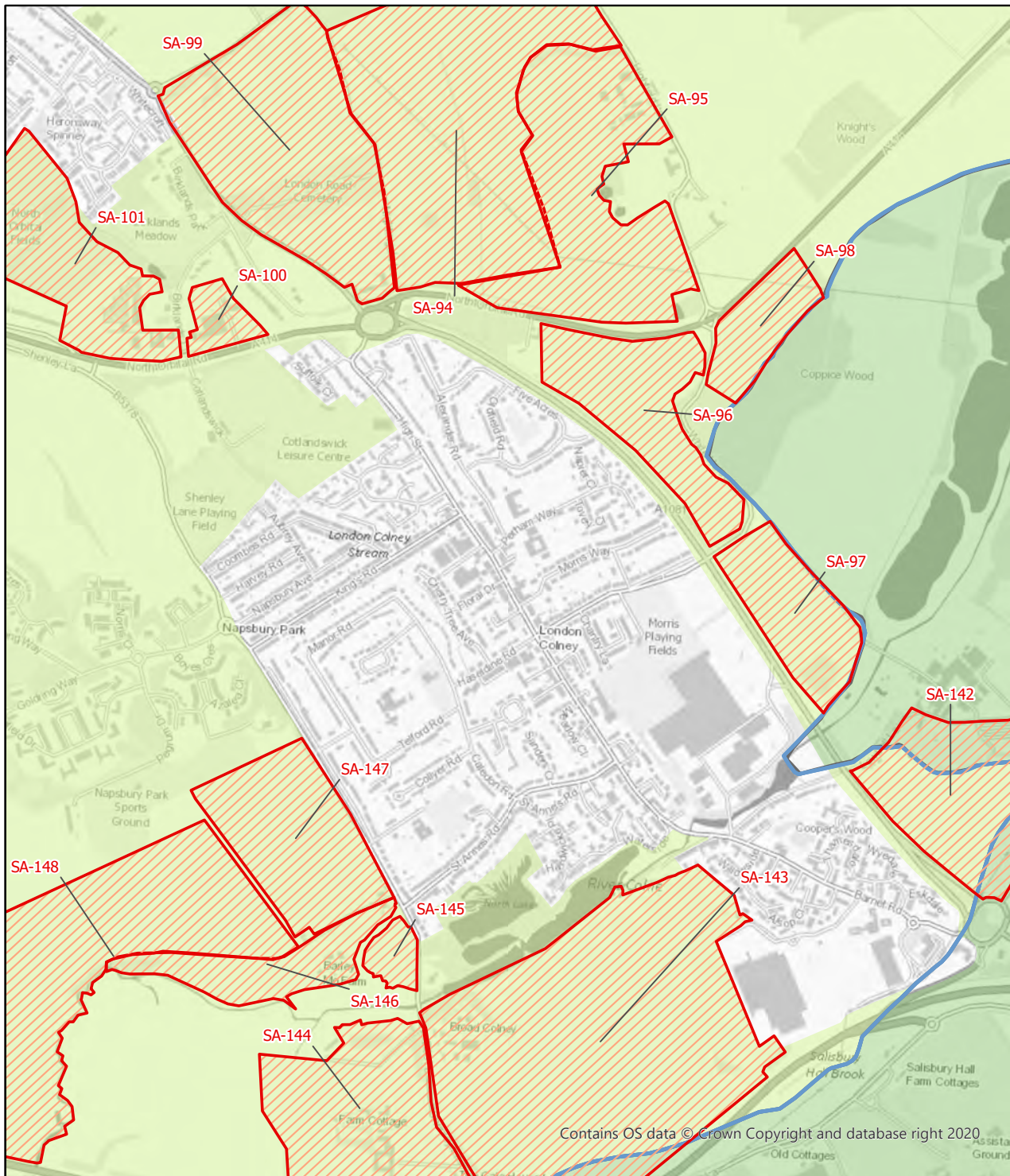
Sub-area category & recommendation	The sub-area performs moderately against NPPF purposes and makes a less important contribution to the wider Green Belt. If the sub-area is released, the new inner Green Belt boundary would not meet the NPPF definition for readily recognisable and likely to be permanent boundaries. The new boundary would require strengthening. Recommended for further consideration as RA-38 (including a small strip of Green Belt land to the north of the sub-area).
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Recommended Area Map



- St Albans District Boundary
- Neighbouring District Boundary
- Recommended for further consideration in combination
- Recommended for further consideration in isolation

ID	Area (ha)
RA-38	1.90



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Legend

- Sub-area for assessment
- St Albans Green Belt
- Neighbouring Green Belt
- St Albans District Boundary
- Neighbouring District Boundary

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P1	09/2022	AD	KF	CT
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Issue	Date	By	Chkd	Appd
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ARUP

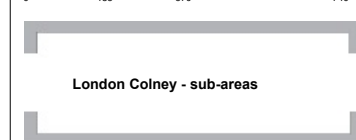
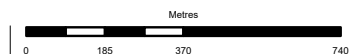
8 Fitzroy Street
London W1T 4BJ
Tel +44 20 7636 1531 Fax +44 20 7580 3924
www.arup.com

Client

St Albans City & District Council

Job Title

St Albans Green Belt Review



Scale at A4

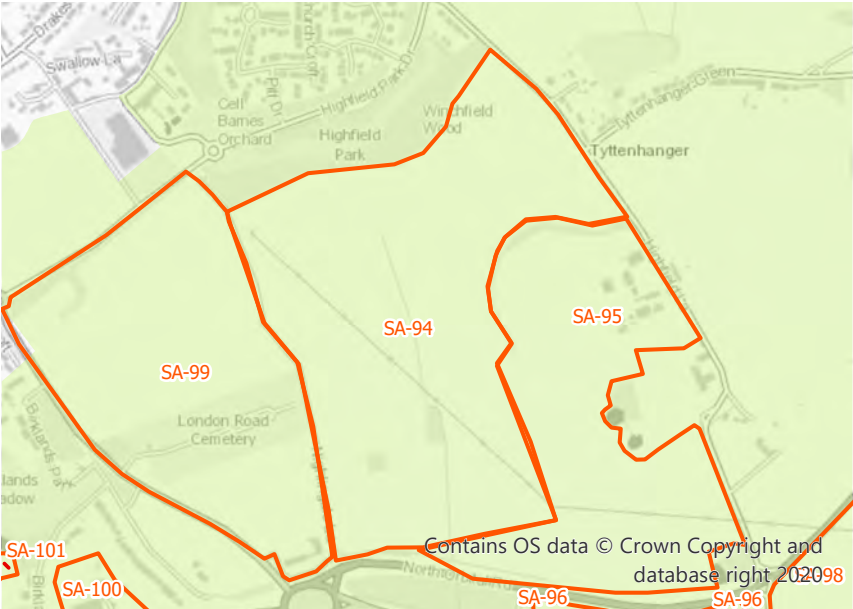
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Job No	Drawing Status
280045-00	Issued

Drawing No	Issue
001	P1

Sub-area (SA): SA-94

Strategic Land Parcel: 33 Area (ha): 35.84 Location: South-east of St Albans



Legend

- Sub-area for assessment
- St Albans Green Belt
- Neighbouring Green Belt

Sub-area map



Looking west from east boundary



Looking south from footpath in the centre of the sub-area



Looking south-east from footpath at the centre of the sub-area



Looking west from east boundary

Boundaries

The sub-area is bounded by a mature and unbroken tree line to the north, Highfield Lane to the east, Nightingale Lane and a mature and unbroken tree line to the south, and Nightingale Lane to the west. Inner boundaries: none. Outer boundaries: north, east, south and west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	3	5	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area

The sub-area is not at the edge of a large built-up area in physical or perceptual terms.

(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.

The sub-area does not meet purpose 1.

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.

The sub-area forms a wider part of the gap between St Albans and London Colney contributing to the overall openness and scale of the gap. It is judged that there may be some scope for development without significant physical or perceptual erosion of the gap between neighbouring built-up areas.

Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.

The sub-area is not covered by any built form. The sub-area comprises agricultural fields. There are urbanising influences including pylons running from the south-east to the north-west and limited visual links to the built-up area of St Albans. There is rising topography to the south of the sub-area creating views into the wider open countryside. Although the sub-area is adjacent to the North Orbital Road (A414) to the south, there are negligible visual links to the highway. Overall the sub-area has a strongly unspoilt rural character.

Purpose (4) To preserve the setting and special character of historic towns					
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.				
Summary					
	The sub-area performs strongly against the purposes overall. The sub-area does not meet purposes 1 criteria (a) or 4; and performs moderately against purpose 2 and strongly against purpose 3.				
Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	33	Limited or No Contribution	Partial	Partial	Limited or No Contribution
Assessment of wider impact	At the more granular level, the sub-area performs similarly against purposes 1, 2 and 4, and makes a greater contribution to purpose 3 compared to the strategic land parcel. As the sub-area is not located at the edge of a large built-up area it makes no contribution to preventing outward sprawl. Similar to the strategic land parcel, the sub-area forms a wider part of the gap between settlements and makes a contribution towards preventing coalescence. Despite urbanising influences, including proximity to both the built-up area of London Colney and washed over development to the north, the sub-area maintains a strongly rural character. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to purpose 4 in preserving a historic context.				
	The sub-area adjoins sub-area SA-99 to the west and sub-area SA-95 to the south-east; as well as wider Green Belt to the north and south. The removal of the sub-area in isolation would create a ‘hole’ in the Green Belt and is likely to impact on the performance of surrounding Green Belt. The sub-area has strong visual and perceptual links to the wider countryside and hence the introduction of urbanising influences would diminish the contribution of the surrounding Green Belt against purpose 3. Furthermore, such a 'hole' would significantly contribute to a perceptual coalescence of neighbouring settlements.				
	In combination with SA-95, the removal of the sub-area would still result in the creation of a 'hole' in the Green Belt.				
	In combination with sub-areas SA-99, the removal of the sub-area is likely to impact the performance of the wider Green Belt by effectively closing the entire gap between St Albans and London Colney and by impacting on the largely rural character of the area. In addition, this would also represent a notable erosion of the strategic gap between St Albans and Hatfield.				
	In combination with the wider cluster (SA-95, SA-96, SA-97, SA-98 and SA-99) in which the sub-area is located, the removal of the sub-area would result in extensive irregular and disproportionate sprawl of the settlement of London Colney, and effectively lead to the merging of London Colney with St Albans.				
Summary	Overall, the sub-area plays an important role with respect to the strategic land parcel, and its release in isolation or in combination would harm the performance of the wider Green Belt.				

Consideration of Boundaries

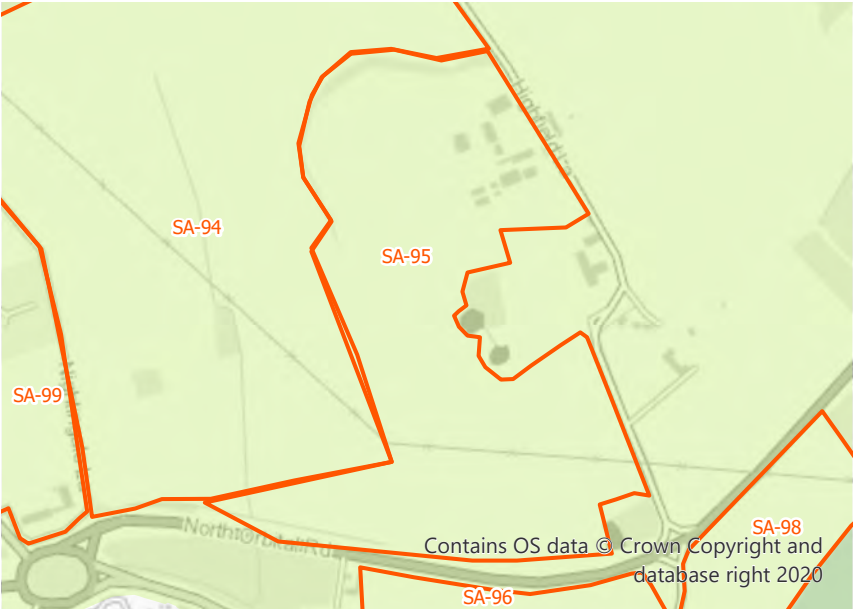
Commentary on boundary features and impact on Green Belt boundary strength.	If the sub-area was released, it would result in the creation of new Green Belt boundaries. These boundaries would be predominantly readily recognisable but not necessarily permanent and would not meet the NPPF definition. The new boundaries would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.
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Sub-area (SA): SA-95

Strategic Land Parcel: 33 Area (ha): 21.97 Location: South-east of St Albans



Legend

- Sub-area for assessment
- St Albans Green Belt
- Neighbouring Green Belt

Sub-area map



Looking east from west boundary of the sub-area



Looking south from east boundary of the sub-area



Looking east from the centre of the sub-area

Boundaries

The sub-area is bounded by a mature and unbroken tree line to the north, Highfield Lane and a mature and unbroken tree line to the east, the North Orbital Road (A414) to the south, an unclassified road and a mature and unbroken tree line to the west. Inner boundary: none. Outer boundary: north, east, south and west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	3	5	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area

The sub-area is not at the edge of a built-up area in physical or perceptual terms.

(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.

The sub-area does not meet purpose 1.

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.

The sub-area forms a wider part of the gap between St Albans and London Colney, contributing to the overall openness and scale of the gap. It is judged that there may be some scope for development without significant physical or perceptual erosion of the gap between neighbouring built-up areas.

Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.

Approximately 2% of the sub-area is covered by built form. Built form is concentrated in the north-east of the sub-area comprising agricultural buildings, as well as a prominent pylons to the south. Much of the rest of the sub-area is open comprising agricultural fields. Due to a dispersed tree line along the eastern boundary there are longer views into the wider countryside. Although the sub-area is adjacent to the North Orbital Road (A414), there are negligible visual links to the highway. Overall the sub-area has a strongly unspoilt rural character.

Purpose (4) To preserve the setting and special character of historic towns

Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
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Summary

	The sub-area performs strongly against the purposes overall. The sub-area does not meet purposes 1 criteria (a) or 4; and performs moderately against purpose 2 and strongly against purpose 3.
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Wider Green Belt Impacts

Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	33	Limited or No Contribution	Partial	Partial	Limited or No Contribution

Assessment of wider impact	<p>At the more granular level, the sub-area performs similarly against purposes 1, 2 and 4, and makes a more significant contribution to purpose 3 compared to the strategic land parcel. As the sub-area is not located at the edge of a large built-up area it makes no contribution to preventing outward sprawl. Similar to the strategic land parcel, the sub-area forms a wider part of the gap between settlements and makes a contribution towards preventing coalescence. The sub-area has a strong rural character with perceptual and visual connections to the wider countryside, which contributes to its sense of openness. As the sub-area does not adjoin a historic settlement or feature, it makes no contribution to preserving the character of a historic place.</p> <p>The sub-area adjoins sub-area SA-94 to the north and west, and sub-area SA-96 to the south; as well as wider Green Belt to the east. The removal of the sub-area in isolation would create a 'hole' in the Green Belt and is likely to impact the performance of the surrounding sub-areas. The sub-area has strong visual and perceptual links to the wider countryside and hence the introduction of urbanising influences would diminish the contribution of the surrounding Green Belt against purpose 3.</p> <p>In combination with sub-areas SA-94 and SA-96, the removal of the sub-area is likely to impact the performance of the wider Green Belt by significantly eroding the gap between St Albans and London Colney, including a strong sense of perceptual merging of these settlements due to existing washed over development to the south of St Albans and north of SA-94. In addition, this would also represent a notable erosion of the strategic gap between St Albans and Hatfield. Furthermore, it would introduce significant urbanising influences on the wider Green Belt.</p> <p>In combination with the wider cluster (SA-94, SA-96, SA-97, SA-98 and SA-99) in which the sub-area is located, the removal of the sub-area would result in extensive irregular and disproportionate sprawl of the settlement of London Colney, and effectively lead to the merging of London Colney with St Albans.</p> <p>As the sub-area is located near the District boundary, the sub-area may be impacted by potential Green Belt releases in the neighbouring authority of Hertsmere. The Hertsmere Green Belt Assessment Stage 2 (2019) did not identify any parcels adjacent to or in close proximity of the sub-area; however, it did outline a proposed new settlement (Redwell Garden Village) in close proximity to the sub-area, which could significantly erode the gap between London Colney, Shenley and South Mimms. If recommended for release, the cumulative impact would need to be considered.</p>
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Summary	Overall, the sub-area plays an important role with respect to the strategic land parcel, and its release in isolation or in combination would harm the performance of the wider Green Belt.
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Consideration of Boundaries

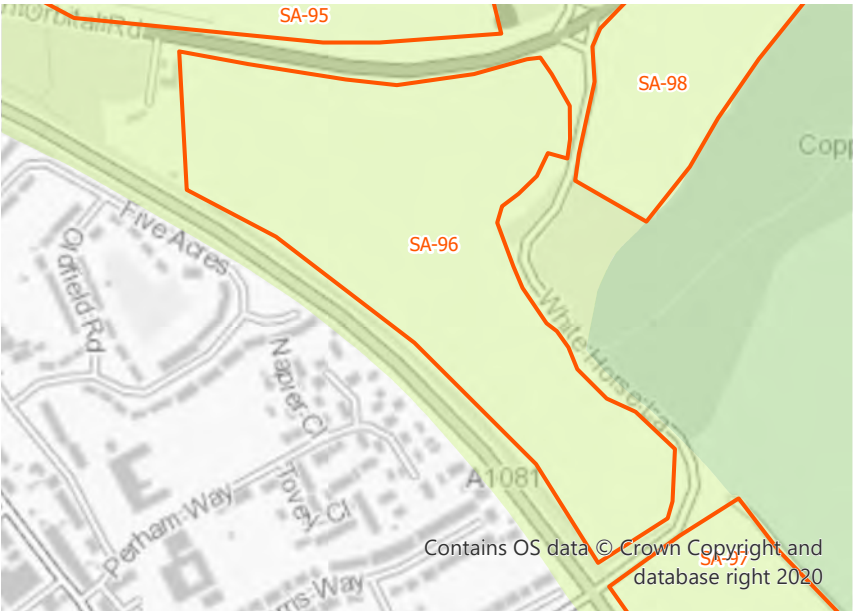
Commentary on boundary features and impact on Green Belt boundary strength.	If the sub-area was released, it would result in the creation of new Green Belt boundaries. These boundaries would be predominantly readily recognisable but not necessarily permanent and would not meet the NPPF definition. The new boundaries would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.
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Sub-area (SA): SA-96

Strategic Land Parcel: 34 Area (ha): 11.84 Location North-east of London Colney



Sub-area map

Legend

- Sub-area for assessment
- St Albans Green Belt
- Neighbouring Green Belt



Aerial photography used as a result of limited access to and / or views of sub-area at the time of the site visit (Bing Aerial, September 2021)

Boundaries

The sub-area is bound by North Orbital Road (A414) to the north, by White Horse Lane to the east and south, and by London Road (A1081) to the west. Inner boundaries: west. Outer boundaries: north, east and south.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	1	5	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area

The sub-area is not at the edge of a large built-up area, in physical or perceptual terms.

(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.

The sub-area does not meet purpose 1.

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.

The sub-area forms a less essential part of the gap between St Albans and London Colney; and St Albans and Hatfield. It is judged that the gap is of sufficient scale that the removal of the sub-area would not result in physical or perceptual merging between neighbouring built-up areas.

Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.

Note: Unable to access site. This assessment has been completed largely from aerial photography.

The sub-area is not covered by any built form. The sub-area comprises open agricultural fields. The intermittent hedgerow and tree line along the sub-area boundaries permit limited views of traffic on the North Orbital Road (A414), and to a lesser extent London Colney Bypass (A1081). Overall the sub-area has a strongly unspoilt rural character.

Purpose (4) To preserve the setting and special character of historic towns

Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
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Summary

	The sub-area meets the purposes strongly overall. The sub-area does not meet purposes 1 criteria (a) or 4. The sub-area performs weakly against purpose 2, and strongly against purpose 3.
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Wider Green Belt Impacts

Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	34	Limited or No Contribution	Partial	Significant	Partial

Assessment of wider impact	<p>At the more granular level, the sub-area performs similarly against purposes 1 and 3, and plays a lesser role against purposes 2 and 4 compared to the strategic land parcel. As the sub-area is not located at the edge of a large built-up area it makes no contribution to preventing outward sprawl. Due to the small scale nature of the sub-area as compared to the strategic land parcel, it makes a lesser contribution to preventing settlements from coalescing. Despite some urbanising influences, the sub-area maintains a strongly unspoilt rural character, and hence makes a similarly strong contribution to safeguarding the countryside from encroachment as the strategic land parcel. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to preserving a historic context.</p> <p>The sub-area adjoins SA-95 to the north, SA-97 to the south and SA-98 to the north-east; as well as wider Green Belt to the east. The removal of the sub-area in isolation is likely to impact the performance of the wider Green Belt, as it would introduce built form to the east of the A1081, which currently acts as a readily recognisable and likely to be permanent settlement edge for London Colney. Hence, the release of the sub-area is likely to result in irregular sprawl of London Colney.</p> <p>In combination with SA-95, SA-97 and SA-98, the removal of the sub-area is likely to impact the performance of the wider Green Belt, as it would represent irregular and disproportionate sprawl with regards to the scale of London Colney, and this would introduce significant urbanising influences to an otherwise unspoilt rural landscape.</p> <p>In combination with the wider cluster (SA-94, SA-95, SA-97, SA-98 and SA-99) in which the sub-area is located, the removal of the sub-area would result in extensive irregular and disproportionate sprawl of the settlement of London Colney, and effectively lead to the merging of London Colney with St Albans.</p> <p>As the sub-area is located on the District boundary, the sub-area may be impacted by potential Green Belt releases in the neighbouring authority of Hertsmere. The Hertsmere Green Belt Assessment Stage 2 (2019) did not identify any parcels adjacent to or in close proximity of the sub-area; however, it did outline a proposed new settlement (Redwell Garden Village) in close proximity to the sub-area, which could significantly erode the gap between London Colney, Shenley and South Mimms. If recommended for release, the cumulative impact would need to be considered.</p>
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Summary	Overall, the sub-area plays an important role with respect to the strategic land parcel, and its release in isolation or in combination would harm the performance of the wider Green Belt.
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Consideration of Boundaries

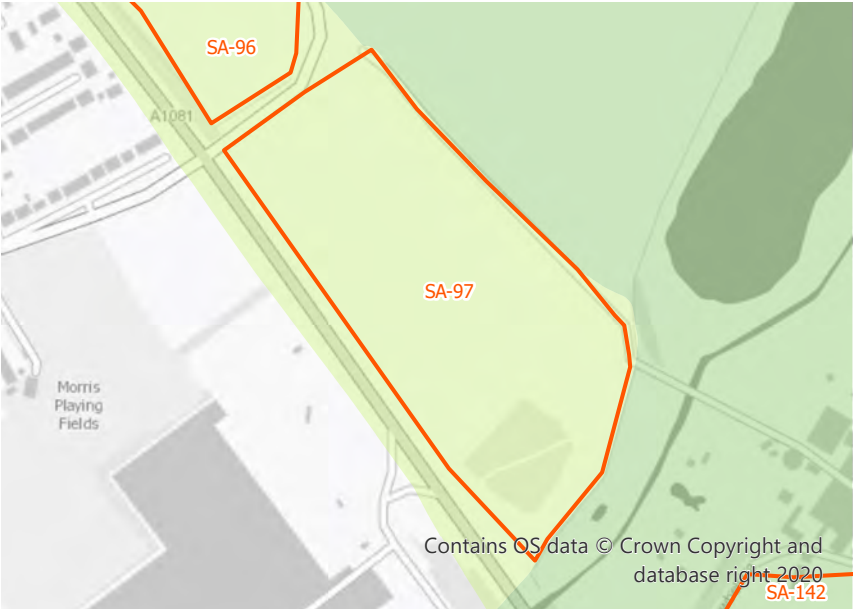
Commentary on boundary features and impact on Green Belt boundary strength.	If the sub-area was released, it would result in the creation of new Green Belt boundaries. These boundaries would be predominantly readily recognisable and likely to be permanent and would meet the NPPF definition.
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Categorisation & Recommendation

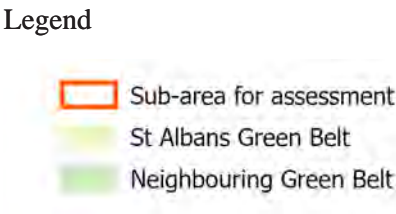
Sub-area category & recommendation	The sub-area performs strongly against NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.
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Sub-area (SA): SA-97

Strategic Land Parcel: 34 Area (ha): 8.46 Location East of London Colney



Sub-area map



Looking east from west boundary of sub-area with views of open agricultural field



Looking north from west boundary of sub-area with views of open agricultural field and dense tree boundary



Looking south along west boundary of sub-area with views of open agricultural field and Public Right of Way footpath

Boundaries

The sub-area is bound by White Horse Lane to the north, an unmade private road to the east, a dispersed mature tree line to the south, and by London Road (A1081) to the west. Inner boundaries: west. Outer boundaries: north, east, south.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	1	5	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area

The sub-area is not at the edge of a large built-up area, in physical or perceptual terms.

(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.

The sub-area does not meet purpose 1.

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.

The sub-area forms a less essential part of the gap between St Albans and London Colney; and London Colney and Hatfield. It is judged that the gap is of sufficient scale that the removal of the sub-area would not result in physical or perceptual merging between neighbouring built-up areas.

Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.

Less than 1% of the sub-area is covered by built form (excluding hardstanding), comprising a few structures associated with the agricultural use of the sub-area. The majority of the sub-area comprises open agricultural fields. Due to the topography and the intermittent hedgerow and tree line to the south part of the west sub-area boundary, some views of traffic on the London Colney Bypass (A1081) and the industrial area to the west are permitted. Nonetheless, due to the rising topography of the sub-area, there are also long views into the wider open countryside. Overall the sub-area has a strongly unspoilt rural character.

Purpose (4) To preserve the setting and special character of historic towns

Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
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Summary

	The sub-area performs strongly against the purposes overall. The sub-area does not meet purposes 1 criteria (a) or 4, and performs weakly against purpose 2, and strongly against purpose 3.
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Wider Green Belt Impacts

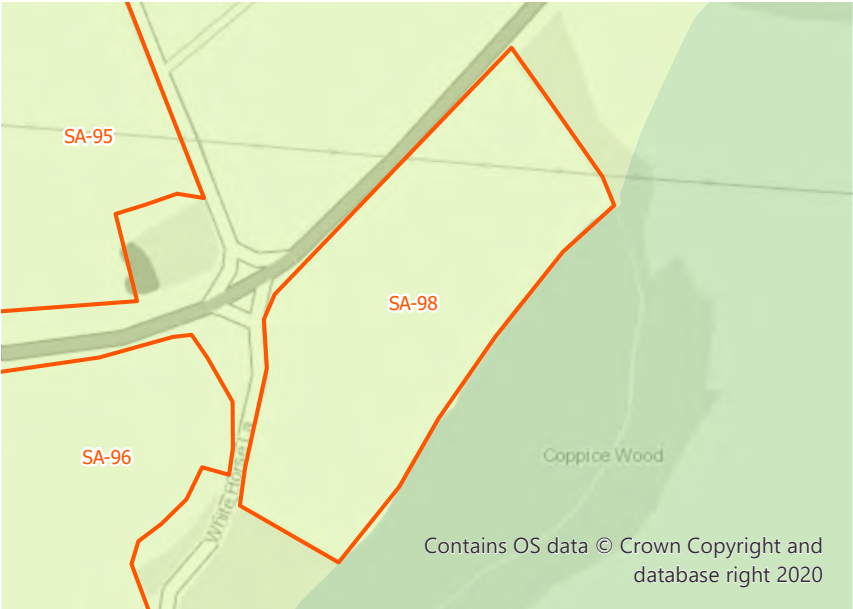
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	34	Limited or No Contribution	Partial	Significant	Partial

Assessment of wider impact	<p>At the more granular level, the sub-area performs similarly against purposes 1 and 3, and plays a lesser role against purposes 2 and 4 compared to the strategic land parcel. As the sub-area is not located at the edge of a large built-up area it makes no contribution to preventing outward sprawl. Due to the very small scale nature of the sub-area as compared to the strategic land parcel, it makes a lesser contribution to preventing settlements from coalescing. Despite some urbanising influences, the sub-area maintains a strongly unspoilt rural character, and hence makes a similarly strong contribution to safeguarding the countryside from encroachment as the strategic land parcel. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to preserving a historic context.</p> <p>The sub-area adjoins SA-96 to the north; as well as wider Green Belt to the east and south. The removal of the sub-area in isolation is likely to alter the performance of the wider Green Belt, as it would introduce built form to the east of the A1081, which currently acts as a readily recognisable and likely to be permanent settlement edge for London Colney. Hence, the release of the sub-area is likely to result in irregular sprawl of London Colney.</p> <p>In combination with SA-96, the removal of the sub-area is likely to impact the performance of the wider Green Belt, as it would represent irregular and disproportionate spread of the built-up area, and would introduce significant urbanising influences to an otherwise unspoilt rural landscape.</p> <p>In combination with the wider cluster (SA-94, SA-95, SA-96, SA-98 and SA-99) in which the sub-area is located, the removal of the sub-area would result in extensive irregular and disproportionate sprawl of the settlement of London Colney, and effectively lead to the merging of London Colney with St Albans.</p> <p>As the sub-area is located on the District boundary, the sub-area may be impacted by potential Green Belt releases in the neighbouring authority of Hertsmere. The Hertsmere Green Belt Assessment Stage 2 (2019) did not identify any parcels adjacent to or in close proximity of the sub-area; however, it did outline a proposed new settlement (Redwell Garden Village) in close proximity to the sub-area, which could significantly erode the gap between London Colney, Shenley and South Mimms. If recommended for release, the cumulative impact would need to be considered.</p>
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Summary	Overall, the sub-area plays an important role with respect to the strategic land parcel, and its release in isolation or in combination would harm the performance of the wider Green Belt.
Consideration of Boundaries	
Commentary on boundary features and impact on Green Belt boundary strength.	The inner boundary is readily recognisable and likely to be permanent. The outer boundaries are predominantly readily recognisable but not necessarily permanent. If the sub-area was released, the new inner Green Belt boundaries would not meet the NPPF definition. The new boundaries would require strengthening.
Categorisation & Recommendation	
Sub-area category & recommendation	The sub-area performs strongly against NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.

Sub-area (SA): SA-98

Strategic Land Parcel: 34 Area (ha): 5.27 Location North-east of London Colney



Sub-area map



Aerial photography used as a result of limited access to and / or views of sub-area at the time of the site visit (Bing Aerial, September 2021)

Boundaries

The sub-area is bounded by the North Orbital Road (A414) to the north, a mature and unbroken tree line to the east and south and a mature and unbroken tree line and White Horse Lane to the west. Inner boundaries: none. Outer boundaries: north, east, south and west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	1	5	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area

The sub-area is not at the edge of a large built-up area in physical or perceptual terms.

(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.

The sub-area does not meet purpose 1.

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.

The sub-area forms a less essential part of the gap between London Colney and Hatfield. It is judged that the gap is of sufficient scale that the removal of the sub-area would not result in physical or perceptual merging between neighbouring built-up areas.

Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.

Note: Unable to access site. This assessment has been completed largely from aerial photography.

The sub-area is not covered by any built form. The sub-area is open, comprising agricultural fields. Although the sub-area is adjacent to the North Orbital Road (A414) to the north-east, there are limited views of traffic due to a predominantly mature and unbroken tree line along the sub-area boundary. Due to woodland surrounding most of the sub-area, there is a high level of visual enclosure, with limited views of the surrounding countryside. Overall the sub-area has a strongly unspoilt rural character.

Purpose (4) To preserve the setting and special character of historic towns					
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.				
Summary					
	The sub-area performs strongly against the purposes overall. The sub-area does not meet purpose 1 criteria (a) or purpose 4; and performs weakly against purpose 2 and strongly against purpose 3.				
Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	34	Limited or No Contribution	Partial	Significant	Partial
Assessment of wider impact	At the more granular level, the sub-area performs similarly against purposes 1 and 3 and plays a lesser role against purposes 2 and 4 compared to the strategic land parcel. As the sub-area is not located at the edge of a large built-up area it makes no contribution to preventing outward sprawl. Due to the small scale nature of the sub-area as compared to the strategic land parcel, it makes a lesser contribution to preventing settlements from coalescing. Despite some urbanising influences, the sub-area maintains a strongly unspoilt rural character, and hence makes a similarly strong contribution to safeguarding the countryside from encroachment as the strategic land parcel. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to preserving a historic context.				
	The sub-area adjoins sub-area SA-96 to the west; as well as wider Green Belt to the north, east and south. The removal of the sub-area in isolation would create a 'hole' in the Green Belt and is likely to impact on the performance of surrounding sub-areas. The high level of visual enclosure within the sub-area means that the perceptual impacts of a 'hole' in the Green Belt would be limited; however, this would still have overall negative impacts on the wider Green Belt as it would constitute a deterioration of the strategic role of the Green Belt.				
	In combination with SA-96, the removal of the sub-area is likely to impact on the performance of the wider Green Belt, as it would constitute an irregular and disproportionate spread of the built-up area.				
	In combination with the wider cluster (SA-94, SA-95, SA-96, SA-97 and SA-99) in which the sub-area is located, the removal of the sub-area would result in extensive irregular and disproportionate sprawl of the settlement of London Colney, and effectively lead to the merging of London Colney with St Albans.				
	As the sub-area is located on the District boundary, the sub-area may be impacted by potential Green Belt releases in the neighbouring authority of Hertsmere. The Hertsmere Green Belt Assessment Stage 2 (2019) did not identify any parcels adjacent to or in close proximity of the sub-area; however, it did outline a proposed new settlement (Redwell Garden Village) in close proximity to the sub-area, which could significantly erode the gap between London Colney, Shenley and South Mimms. If recommended for release, the cumulative impact would need to be considered.				
Summary	Overall, the sub-area plays an important role with respect to the strategic land parcel, and its release in isolation or in combination would harm the performance of the wider Green Belt.				

Consideration of Boundaries

Commentary on boundary features and impact on Green Belt boundary strength.	If the sub-area was released, it would result in the creation of new Green Belt boundaries. These boundaries would be predominantly readily recognisable but not necessarily permanent. The new boundaries to the east, south and west would require strengthening to ensure they are readily recognisable and likely to be permanent.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.
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Sub-area (SA): SA-99

Strategic Land Parcel: 32 Area (ha): 24.94 Location South-east of St Albans



Legend

- Sub-area for assessment
- St Albans Green Belt
- Neighbouring Green Belt

Sub-area map



Looking east from west boundary



Looking south from west boundary



Looking south-west from west boundary

Boundaries

The sub-area is bounded by Highfield Park Drive to the north, Nightingale Lane to the east, Nightingale Lane to the south, and London Road (A1081) to the west. Inner boundaries: small section of west. Outer boundaries: north, east, south and the majority of west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	5	3	0
	Yes	5+			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is located at the edge of St Albans with physical connections on its north-west boundary.
(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	<p>The sub-area is connected to a large built-up area. While there is a prominent outer boundary feature to the west in the form of London Road (A1081), there are no prominent outer boundary features to the east or south-east for St Albans within a reasonable distance of the sub-area which are likely to prevent outward sprawl. Development within this sub-area would lead to disproportionate and irregular sprawl of the large built-up area.</p> <p>While the sub-area has a predominantly recognisable and likely to be permanent inner boundary, its very small extent is unlikely to provide an additional barrier to sprawl.</p>

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area forms almost the entire gap between St Albans and London Colney; and a less essential part of the gap between St Albans and Hatfield. It is judged that development in this sub-area would lead to the physical and perceptual merging between neighbouring built-up areas.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	Approximately 5% of the sub-area is covered by built form. Built form is concentrated in the centre of the sub-area comprising a cemetery and associated development. Much of the rest of the sub-area is open comprising agricultural fields. Due to the dense woodland surrounding most of the sub-area, there is a high level of visual enclosure, with limited views to the surrounding countryside. Overall the sub-area has a largely rural character.
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Purpose (4) To preserve the setting and special character of historic towns					
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.				
Summary					
	The sub-area performs strongly against the purposes overall. The sub-area meets purpose 1 criteria (a) and performs strongly against purpose 1 criteria (b). It does not meet purpose 4; and performs moderately against purpose 3 and strongly against purpose 2.				
Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	32	Limited or No Contribution	Limited or No Contribution	Limited or No Contribution	Partial
Assessment of wider impact	At the more granular level, the sub-area plays a stronger role against purposes 1, 2 and 3, but makes a lesser contribution to purpose 4 compared to the strategic land parcel. The sub-area plays an important role in preventing outward sprawl, and as such development within the sub-area would lead to significant sprawl to the south of St Albans. The sub-area forms almost the entire gap between St Albans and London Colney. The mixed use and enclosed nature of the sub-area diminishes its sense of openness and connection to the wider countryside. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to preserving a historic context. The sub-area forms a substantial part of the strategic land parcel and therefore makes an important contribution to the role of the strategic land parcel.				
	The sub-area adjoins SA-94 to the east; as well as wider Green Belt to the north, west and south. The removal of the sub-area in isolation would effectively create a 'hole' in the Green Belt with only a small connection to the large built-up area of St Albans, and is likely to impact the performance of the surrounding Green Belt. Such a 'hole' would significantly contribute to a perceptual coalescence of neighbouring built-up areas.				
	In combination with SA-94, the removal of the sub-area is likely to impact the performance of the wider Green Belt by closing almost the entire gap between St Albans and London Colney and by impacting on the largely rural character of the area.				
	In combination with the wider cluster (SA-94, SA-95, SA-96, SA-97 and SA-98) in which the sub-area is located, the removal of the sub-area would result in extensive irregular and disproportionate sprawl of the settlement of London Colney, and effectively lead to the merging of London Colney with St Albans.				
Summary	Overall, the sub-area plays an important role with respect to the strategic land parcel, and its release in isolation or combination would harm the performance of the wider Green Belt.				

Consideration of Boundaries

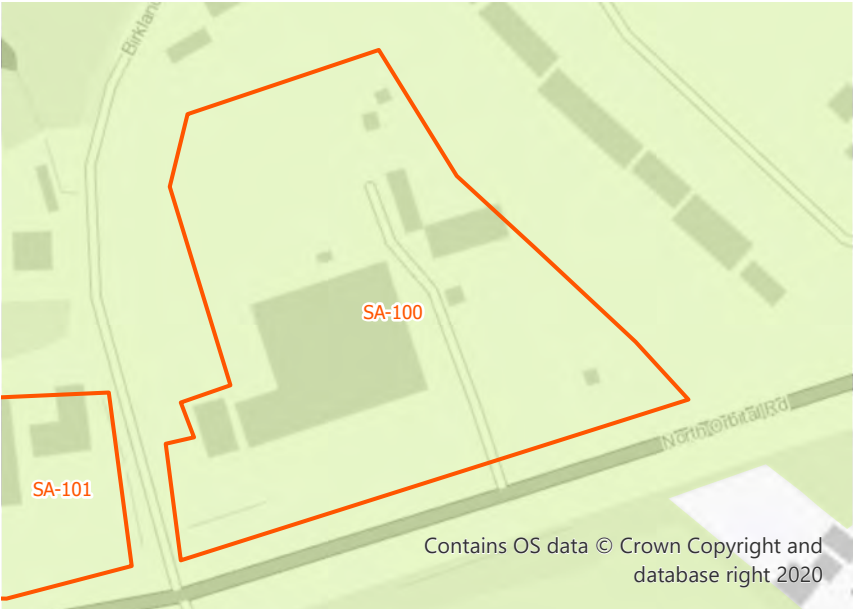
Commentary on boundary features and impact on Green Belt boundary strength.	The inner and outer boundaries are readily recognisable and likely to be permanent. If the sub-area was released, the new inner Green Belt boundaries would meet the NPPF definition.
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Categorisation & Recommendation	
Category	Recommendation
Highly Satisfactory	Continue current practices, seek opportunities for innovation and improvement.
Satisfactory	Maintain current practices, monitor for areas of improvement.
Needs Improvement	Identify areas for improvement, develop action plans, and implement changes.
Unsatisfactory	Conduct a thorough review, identify root causes, and implement significant improvements.

Sub-area category & recommendation	The sub-area performs strongly against NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.
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Sub-area (SA): SA-100

Strategic Land Parcel: 32 Area (ha): 2.3 Location: South of St Albans, north of London Colney



Sub-area map

Legend

- Sub-area for assessment
- St Albans Green Belt
- Neighbouring Green Belt



Looking south-east from centre of sub-area



Looking north from southern boundary



Aerial photography used as a result of limited access to and / or views of sub-area at the time of the site visit (Bing Aerial, September 2021)

Boundaries

The sub-area is bounded by regular backs of residential properties and gardens along Birklands Lane to the north and along London Road to the east, the North Orbital Road (A414) to the south and a retail park's edge to the west. Inner boundaries: none. Outer boundaries: north, east, south and west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	0	0	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area

The sub-area is not at the edge of a large built-up area in physical or perceptual terms.

(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.

The sub-area does not meet purpose 1.

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.

The sub-area forms a less essential part of the gap between St Albans and London Colney; and makes no discernible contribution to the separation of the neighbouring built-up areas of St Albans and Hatfield, in physical or perceptual terms. Overall, it is judged that the gap between St Albans and London Colney is of sufficient scale that the removal of the sub-area would not result in physical or perceptual merging between these neighbouring built-up areas. However, the sub-area is an anomaly in the Green Belt as it has already been developed, diminishing its contribution to the scale of the gap between these neighbouring built-up areas.

Purpose (3) To assist in safeguarding the countryside from encroachment

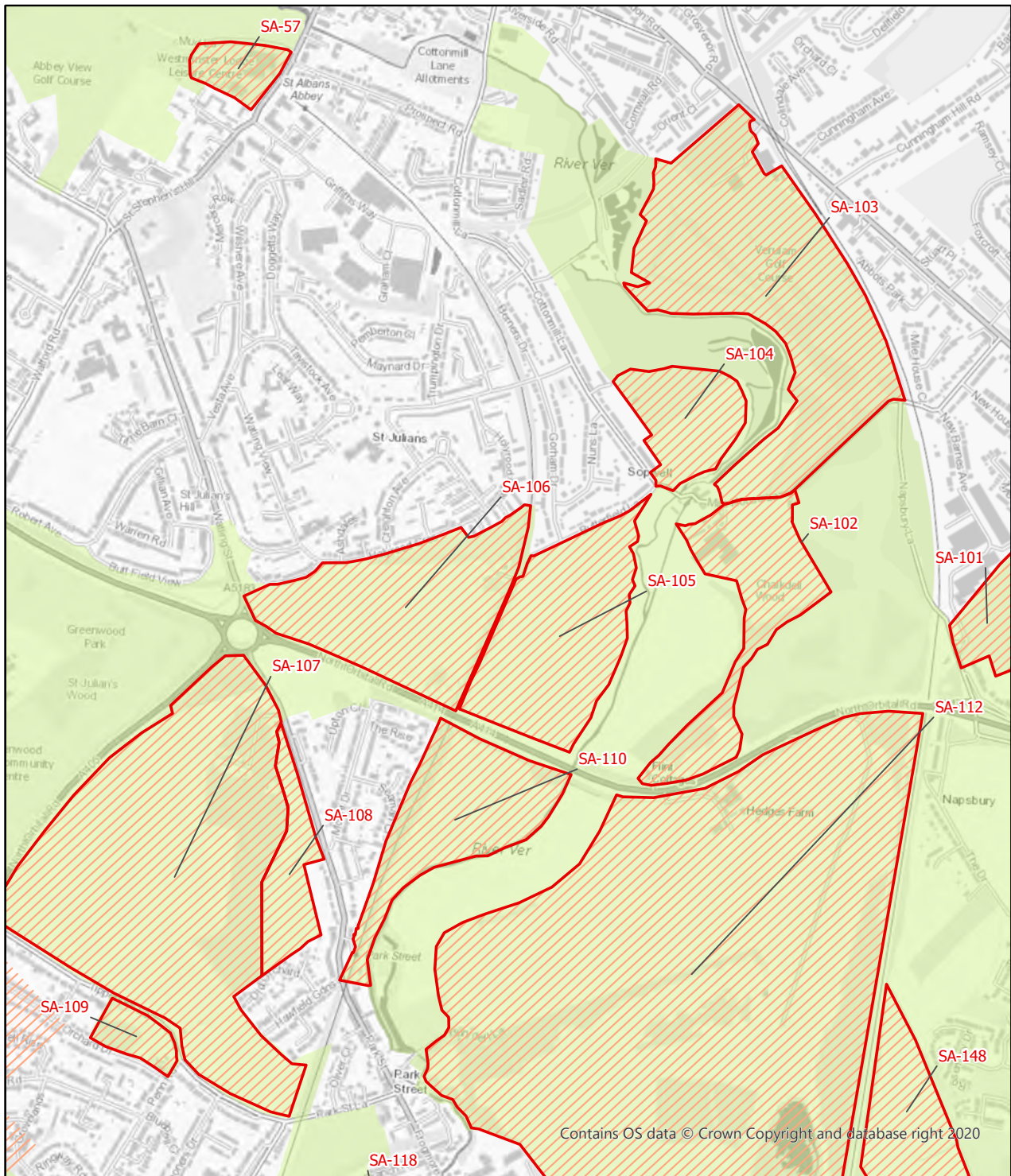
Protects the openness of the countryside and is least covered by development.

Approximately 27% of the sub-area is covered by built form (excluding hardstanding). The sense of openness is diminished by existing built form, including retail outlets, light industrial uses and car parking, covering the entire sub-area. Due to the absence of screening, there are also direct visual links to traffic on the North Orbital Road (A414) along the southern boundary of the sub-area. Overall the sub-area has an urban character.

Purpose (4) To preserve the setting and special character of historic towns					
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.				
Summary					
	The sub-area does not meet any of the purposes overall.				
Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	32	Limited or No Contribution	Limited or No Contribution	Limited or No Contribution	Partial
Assessment of wider impact	<p>At the more granular level, the sub-area performs similarly against purposes 1, 2 and 3, and plays a lesser role against purpose 4 compared to the strategic land parcel. As the sub-area is not located at the edge of a large built-up area it makes no contribution to preventing outward sprawl. Due to the very small scale nature of the sub-area and urban character, it makes no notable contribution to preventing settlements from coalescing. The sub-area has extensive existing build form, which limits its connection with the wider countryside and hence it plays a similarly weak role in protecting the countryside from encroachment as the strategic land parcel. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to preserving a historic context.</p> <p>The sub-area adjoins SA-101 to the west; as well as wider Green Belt to the north, east and south. The removal of the sub-area in isolation would create a 'hole' in the Green Belt, with only a thin strip of Green Belt separating the sub-area from London Colney. However, given that the sub-area has extensive existing built form it is unlikely to impact on the performance of surrounding Green Belt against purpose 3 as the urban use is already established. Nonetheless, this would still have overall negative impacts on the wider Green Belt as it would constitute a deterioration of the strategic role of the Green Belt.</p> <p>In combination with SA-101 the removal of the sub-area would effectively lead to closing the gap between St Albans and London Colney. However, its location directly adjoining the North Orbital Road would act as an additional barrier to sprawl and reduce perceptual coalescence. Release in combination with SA-101 would also represent the irregular spread of the large built-up area of St Albans.</p>				
Summary	Overall, the sub-area does not play an important role with respect to the strategic land parcel, however its release in isolation or in combination would harm the performance of the wider Green Belt.				

Consideration of Boundaries	
Commentary on boundary features and impact on Green Belt boundary strength.	If the sub-area was released, it would result in the creation of new Green Belt boundaries. These boundaries would be predominantly readily recognisable and likely to be permanent and would meet the NPPF definition.

Categorisation & Recommendation	
Sub-area category & recommendation	The sub-area does not meet the NPPF purposes however it makes an important contribution to the wider Green Belt. Not recommended for further consideration.



Legend

- Sub-area for assessment
- St Albans Green Belt
- Neighbouring Green Belt
- St Albans District Boundary
- Neighbouring District Boundary

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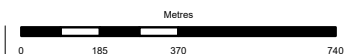
Issue	Date	By	Chkd	Appd
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Client
St Albans City & District Council

Job Title
St Albans Green Belt Review



St Albans south - sub-areas

Scale at A4

1:13,714

Job No
280045-00

Drawing Status
Issued

Drawing No
001

Issue
P1

Sub-area (SA): SA-101

Strategic Land Parcel: 32 Area (ha): 17.10 Location: South of St Albans



Legend

- Sub-area for assessment
- St Albans Green Belt
- Neighbouring Green Belt

Sub-area map



Looking east from west boundary with views towards garden centre and nursery



Looking north from south boundary with views of open meadow



Looking west from east boundary with views of open meadow



Looking north from east boundary with views of open meadow

Boundaries

The sub-area is bounded by regular backs of residential properties along The Willows, The Firs and The Poplars, and a mature and unbroken tree line to the north, a mature and unbroken tree line to the east, the North Orbital Road (A414), Napsbury Lane and regular backs of residential properties along Napsbury Lane to the south, Napsbury Lane, the edge of a mature and broken tree line abutting the industrial park and regular backs of residential properties along Meadowcroft to the west. Inner boundaries: west and approximately a third of north. Outer boundaries: east, south and the remainder of north.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	3	2	0
	Yes	3			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is located at the edge of St Albans with physical connections on its north and east boundaries.
(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	<p>The sub-area is connected to a large built-up area. There are prominent outer boundary features to the south and west, in the form of the North Orbital Road (A414) and a railway respectively, for St Albans within a reasonable distance of the sub-area which are likely to predominantly regularise built form and prevent outward sprawl.</p> <p>The sub-area has predominantly recognisable and likely to be permanent inner boundaries, which provide an additional barrier to sprawl.</p>

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area forms a wider part of the gap between St Albans and London Colney, contributing to the overall openness and scale of the gap. It also forms a less essential part of the gap between St Albans and Hatfield; and St Albans and Park Street/ Frogmore. Overall it is judged that there may be some scope for development without significant physical or perceptual erosion of the gap between neighbouring built-up areas.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	<p>Approximately 8% of the sub-area is covered by built form (excluding hardstanding). The south part of the sub-area comprises built form, including a substantial garden centre and nursery complex. This urbanised part of the sub-area also has direct views of traffic on the North Orbital Road (A414), permitted by flat topography and lack of boundary features.</p> <p>The north part of the sub-area comprises wild meadows crossed by public footpaths and surrounded by dense woodland. There is a high level of visual enclosure in the northern section of the sub-area, with limited views to the surrounding countryside and the built form to the north. However, there are strong visual connections between the more rural and urban land uses of the sub-area, which diminishes the sense of openness in the northern section. Overall the sub-area has a semi-urban character.</p>
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Purpose (4) To preserve the setting and special character of historic towns

Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
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Summary

	The sub-area performs moderately against the purposes overall. The sub-area meets purpose 1 criteria (a) and performs moderately against purpose 1 criteria (b). It does not meet purpose 4; performs weakly against purpose 3 and moderately against purpose 2.
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Wider Green Belt Impacts

Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	32	Limited or No Contribution	Limited or No Contribution	Limited or No Contribution	Partial

Assessment of wider impact	<p>At the more granular level, the sub-area performs similarly against purpose 3, and plays a lesser role against purpose 4, and plays a stronger role against purposes 1 and 2 compared to the strategic land parcel. The sub-area performs a more important role against purpose 1 compared to the Stage 1 parcel; however, this is due to the use of the updated St Albans City and District Council settlement hierarchy in this study, St Albans was not identified as a large built-up area at the time of the Stage 1 assessment. The sub-area's more important role when compared to the Stage 1 parcel is therefore due to the categorisation of settlements as opposed to the role it plays against Purpose 1. Similarly, the sub-area makes a greater contribution to preventing settlements from merging as it forms a wider part of the gap between St Albans and London Colney, neither of which were identified as settlements for the purpose 2 assessment in Stage 1. Due to the semi-urban character of the sub-area it plays an equally weak role in protecting the openness of the countryside, as compared to the strategic land parcel. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to purpose 4. The sub-area forms a substantial part of the strategic land parcel and therefore makes an important contribution to the role of the strategic land parcel.</p> <p>The sub-area adjoins sub-area SA-100 to the south-east; as well as wider Green Belt to the east, south and west. The removal of the sub-area in isolation is likely to alter the performance of the wider Green Belt, as it would constitute irregular spread of the large built-up area. Although the sub-area is already surrounded by built development, both inset and washed over, which would limit impacts to purpose 3; the removal of the sub-area would result in a significant erosion of the gap between St Albans and London Colney. In addition, it would represent the physical and perceptual merging of St Albans with existing ribbon development along the North Orbital Road (A414).</p> <p>In combination with sub-area SA-100, the removal of the sub-area is likely to impact on the performance of the wider Green Belt as it will potentially result in closing the entire gap between St Albans and London Colney. However, the presence of the North Orbital Road (A414) would limit the perceptual merging of these settlements.</p>
Summary	Overall, the sub-area plays an important role with respect to the strategic land parcel, and its release in isolation or in combination would harm the performance of the wider Green Belt.

Consideration of Boundaries

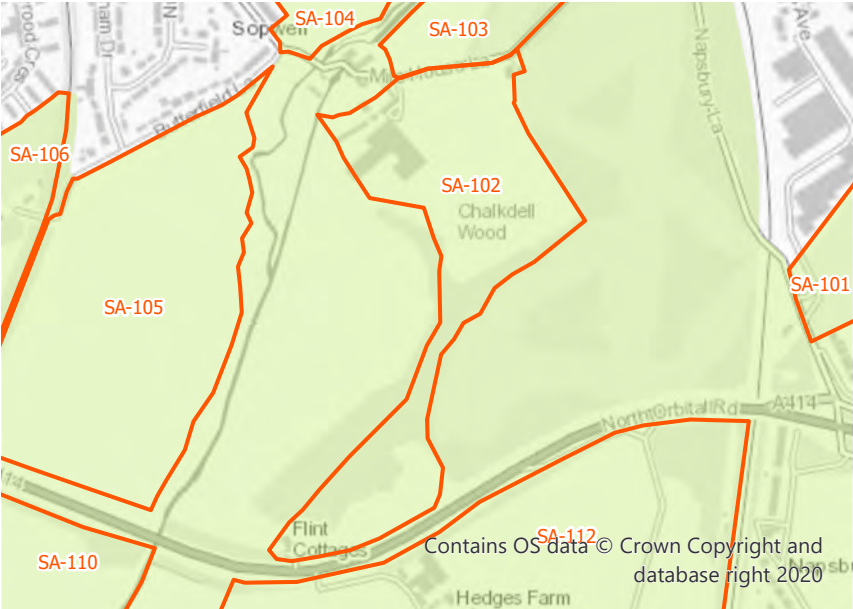
Commentary on boundary features and impact on Green Belt boundary strength.	The inner and outer boundaries are readily recognisable but not necessarily permanent. If the sub-area was released, the new inner Green Belt boundaries would not meet the NPPF definition. The new boundaries would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs moderately against NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.
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Sub-area (SA): SA-102

Strategic Land Parcel: 30 Area (ha): 11.39 Location: South of St Albans



Legend

- Sub-area for assessment
- St Albans Green Belt
- Neighbouring Green Belt

Sub-area map



Looking south from north section of sub-area with views of hotel building



Looking west from footpath in centre of sub-area with views towards woodland and walled garden



Looking south from western section of sub-area with views of woodland



Looking west from footpath in centre of sub-area with views of an open agricultural field

Boundaries

The sub-area is bounded by the policy constraint of the River Ver flood zone 3b and Cottonmill Lane to the north, an intermittent hedgerow and a mature and unbroken tree line to the east, the North Orbital Road (A414) to the south, and the policy constraint of the River Ver flood zone 3b to the west. Inner boundaries: none. Outer boundaries: north, east, south and west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	1	3	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area

The sub-area is not at the edge of a large built-up area in physical or perceptual terms.

(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.

The sub-area does not meet purpose 1.

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.

The sub-area forms a less essential part of the gap between St Albans and Park Street/Frogmore. It is judged that the gap is of sufficient scale that the removal of the sub-area would not result in physical or perceptual merging between neighbouring built-up areas.

Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.

Approximately 7% of the sub-area is covered by built form (excluding hardstanding). Built form is concentrated in the north-west section of the sub-area, including a hotel, parking area and a maintained garden, partly enclosed by woodland. There are also isolated buildings in the north-east and the south of the sub-area, the latter being enclosed by woodland.

Much of the rest of the sub-area is open, comprising an agricultural field to the east and woodland to the south. Overall the sub-area has a largely rural character.

Purpose (4) To preserve the setting and special character of historic towns	
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
Summary	
	The sub-area performs moderately against the purposes overall. The sub-area does not meet purposes 1 criteria (a) or 4; and performs weakly against purpose 2; and moderately against purpose 3.

Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	30	Limited or No Contribution	Partial	Significant	Significant
Assessment of wider impact	<p>At the more granular level, the sub-area performs similarly against purpose 1, and plays a lesser role against purposes 2, 3 and 4 compared to the strategic land parcel. As the sub-area is not located at the edge of a large built-up area it makes no contribution to preventing outward sprawl. Due to the enclosed nature of the sub-area it makes only a limited contribution to preventing settlements from merging. The sub-area contains notable built form and urban uses, which diminish its sense of openness and connection to the wider countryside. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to purpose 4 in preserving a historic context.</p> <p>The sub-area adjoins sub-areas SA-103 to the north and SA-112 to the south; as well as wider Green Belt to the east and west. The removal of the sub-area in isolation would create a 'hole' in the Green Belt and is likely to impact on the performance of surrounding sub-areas. Although, the sub-area contains some built form, other areas of the sub-area remain open and therefore would change significantly in character from development, and would impact on the performance of the wider Green Belt against purpose 3.</p> <p>In combination with SA-103 and SA-112, the removal of the sub-area is likely to impact on the performance of the wider Green Belt, as it would result in the coalescence of St Albans and Park Street/Frogmore, and result in significant irregular sprawl. Furthermore, it would represent an erosion of the strategic gap between St Albans and Radlett.</p> <p>In combination with the wider cluster of sub-areas (SA-103, SA-112, SA-113, SA-115, SA-116, SA-117, SA-118, SA-119, SA-126 and SA-127) in which the sub-area is located, the removal of the sub-area would result in extensive irregular and disproportionate sprawl of the large built-up area of St Albans and the settlement of Park Street / Frogmore. Furthermore, it would result in the merging of these settlements, as well as an erosion of the strategic gap between St Albans and Radlett.</p>				
Summary	Overall the sub-area plays an important role with respect to the strategic land parcel, and its release in isolation or combination would harm the performance of the wider Green Belt.				

Consideration of Boundaries

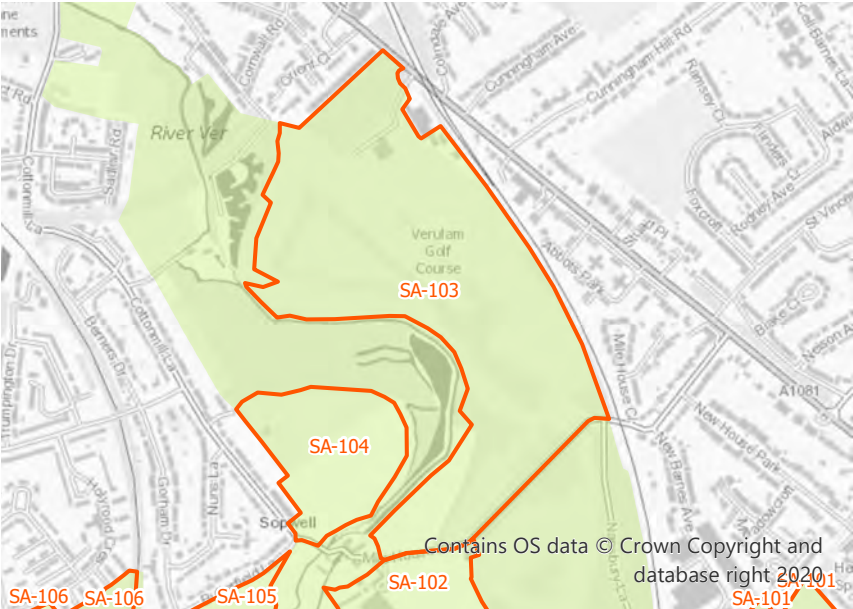
Commentary on boundary features and impact on Green Belt boundary strength.	If the sub-area was released, it would result in the creation of new Green Belt boundaries. These boundaries would be predominantly readily recognisable but not necessarily permanent. The new boundaries would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area moderately strongly against NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.
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Sub-area (SA): SA-103

Strategic Land Parcel: 30 Area (ha): 31.13 Location: South of St Albans



Sub-area map



Looking east from north-east section of sub-area with views of car parking



Looking east from footpath in centre of sub-area with views of golf course fairway



Looking north from footpath in southern section of sub-area with views of golf course fairway



Looking east from footpath in north section of sub-area with views of unmanaged grassland

Boundaries

The sub-area is bounded by an intermittent tree line along the backs of commercial properties to the north, London Road (A1081), a mature and unbroken tree line around the curtilage of commercial properties and the rail line to the east, Cottonmill Lane to the south, and intermittent tree line to the west. Inner boundaries: north and east. Outer boundaries: south and west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	0	1	1
	Yes	1			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is located at the edge of St Albans with physical connections on its north and east boundaries.
(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The sub-area is enclosed by a large built-up area. The sub-area has predominantly readily recognisable and likely to be permanent inner boundaries. Development within the sub-area would round-off the settlement edge and would constitute regular development form.

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	As a result of its location set within the built extent of St Albans, the sub-area makes no discernible contribution to the separation of neighbouring built-up areas in physical or perceptual terms.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	<p>Approximately 6% of the sub-area is covered by built form (excluding hardstanding). The built form is concentrated to the north of the sub-area, comprising a golf course club house building and car park. To the north of the built form, there is a small agricultural field.</p> <p>The majority of the sub-area is formed of a golf course and associated facilities which contributes to a more urban, managed character. There are some urbanising influences including visual links to the adjacent built form to the north from the north-east of the sub-area and a railway line along the east boundary. Overall the sub-area has an urban character.</p>
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Purpose (4) To preserve the setting and special character of historic towns

Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	Although the sub-area abuts the St Albans Conservation Area to the north, the relationship between the sub-area and the Conservation Area is weak due to the predominantly flat topography and modern development that fronts the south part of the Conservation Area. There is therefore little sense that the Green Belt directly contributes to the special historic character. Overall, the sub-area has a weak relationship with the historical place.
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Summary

The sub-area performs weakly against the purposes overall. The sub-area meets purpose 1 criteria (a) and performs weakly against purpose 1 criteria (b). It does not meet purpose 2, and performs weakly against purposes 3 and 4.
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Wider Green Belt Impacts

Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	30	Limited or No Contribution	Partial	Significant	Significant

Assessment of wider impact	<p>At the more granular level, the sub-area makes a performs similarly against purpose 1, and plays a lesser role against purpose 2, 3 and 4 compared to the strategic land parcel. Due to the location of the sub-area within an enclosed section of wider Green Belt within the St Albans context, and the small scale nature of the sub-area compared to the strategic parcel, the sub-area plays a lesser role in both preventing outward sprawl and preventing settlements from coalescing. The urban, managed use of the sub-area diminishes its sense of openness and connection to the wider countryside. Whilst the sub-area abuts the Conservation Area, there is little sense that the sub-area contributes to its immediate context due to weak visual connections and intervening built form within the northern section of the sub-area.</p> <p>The sub-area adjoins SA-102 to the south; as well as wider Green Belt to the north-west, west and south-east. The removal of the sub-area in isolation is likely to impact the performance of the surrounding Green Belt, as it would represent irregular spread of the large built-up area in this location, and would effectively result in the creation of an 'island' of Green Belt to the west of the sub-area, with only a thin connection to the wider Green Belt by Butterfield Lane and Cottonmill Lane</p> <p>However, the removal of only the northern section of the sub-area (containing course club house building and car parking) in isolation is unlikely to alter the contribution of surrounding Green Belt to purpose 3 since the urban use of the sub-area has already been established, which limits the sense of openness and connection to the wider countryside. Nonetheless, the removal of the sub-area would increase the importance of the surrounding Green Belt.</p> <p>In combination with SA-102, the removal of the sub-area is likely to impact on the performance of the wider Green Belt, as it would result in irregular spread of the large built-up area of St Albans. Furthermore, it would narrow the gap between St Albans and Park Street / Frogmore.</p> <p>In combination with the wider cluster of sub-areas (SA-102, SA-112, SA-113, SA-115, SA-116, SA-117, SA-118, SA-119, SA-126 and SA-127) in which the sub-area is located, the removal of the sub-area would result in extensive irregular and disproportionate sprawl of the large built-up area of St Albans and the settlement of Park Street / Frogmore. Furthermore, it would result in the merging of these settlements, as well as an erosion of the strategic gap between St Albans and Radlett.</p>
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Summary	Overall, the northern section of the sub-area does not play an important role with respect to the strategic land parcel, and if released in isolation is unlikely to significantly harm the performance of the wider Green Belt.
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Consideration of Boundaries

<div> <div> Commentary on boundary features and impact on Green Belt boundary strength. </div> </div>	<div> The inner and outer boundaries are predominantly partially readily recognisable and likely to be permanent. If the sub-area was released, the new inner Green Belt boundaries would meet the NPPF definition. </div>
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Categorisation & Recommendation

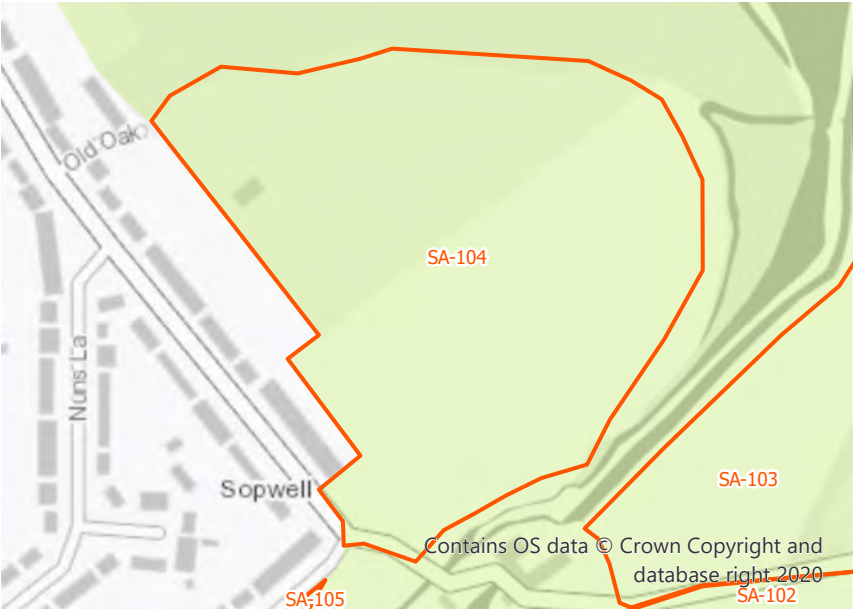
<div> <div> Sub-area category & recommendation </div> </div>	<div> The sub-area performs weakly against NPPF purposes and makes a partly less important contribution to the wider Green Belt. If the sub-area is released, the new inner Green Belt boundary would not meet the NPPF definition for readily recognisable and likely to be permanent boundaries. The new boundary would require strengthening. Partly recommended for further consideration as RA-39. </div>
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Recommended Area Map



Sub-area (SA): SA-104

Strategic Land Parcel: 30 Area (ha): 6.75 Location: South of St Albans



Legend

- Sub-area for assessment
- St Albans Green Belt
- Neighbouring Green Belt

Sub-area map



Looking south from north-west corner of sub-area with views of sports facility building and car parking



Looking north towards St Albans from centre of sub-area with views of open grass parkland and tree line boundary



Looking north-west from centre of sub-area with views of multi-use games area



Looking west from north section of sub-area with views of open grass parkland and BMX track

Boundaries

The sub-area is bounded by a mature and mostly unbroken tree line to the north and east, Cottonmill Lane and a mature and unbroken tree line to the south, Cottonmill Lane and regular backs of residential properties along Cottonmill Lane to the west. Inner boundaries: west. Outer boundaries: north, east and south.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	0	2	1
	Yes	1			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(F) Land parcel is located at the edge of a discrete built-up area	The sub-area is located at the edge of St Albans with physical connections on its south-west boundary.
(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The sub-area is enclosed by a large built-up area. The inner boundaries of the sub-area are predominantly readily recognisable and likely to be permanent. Development within the sub-area would round-off the settlement edge and would constitute regular development form.

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	As a result of its location set within the built extent of St Albans, the sub-area makes no discernible contribution to the separation of neighbouring built-up areas in physical or perceptual terms.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	Less than 1% of the sub-area is covered by built form (excluding hardstanding). Built form is limited to a sports changing facility and associated car park to the north-west part of the sub-area. These facilities are accompanied by open grass parkland with football posts, multi-use games area and a BMX cycle track, which all contribute to a more managed urban character to the north part of the sub-area. The south part of the sub-area contains a large open meadow. Due to the dense woodland surrounding most of the sub-area, there is a high level of visual enclosure, with limited views to adjacent built form (to the north and west) and the surrounding countryside. Overall the sub-area has a semi-urban character.
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Purpose (4) To preserve the setting and special character of historic towns	
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	<p>Although the sub-area does not abut the St Albans Conservation Area, there is a visual connection between the sub-area and the Conservation Area, including St Albans Cathedral, due to the sloping topography of the sub-area. However, these views are interrupted by intervening built form over a significant distance between the sub-area and the Conservation Area, and hence the sub-area makes little contribution to the immediate setting of the Conservation Area.</p> <p>Overall, the sub-area has a weak relationship with the historic place.</p>
Summary	
	The sub-area performs weakly against the purposes overall. The sub-area meets purpose 1 criteria (a) and performs weakly against purpose 1 criteria (b). It does not meet purpose 2; and performs weakly against purposes 3 and 4.

Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	30	Limited or No Contribution	Partial	Significant	Significant

Assessment of wider impact	<p>At the more granular level, the sub-area performs similarly against purpose 1, and plays a lesser role against purposes 2, 3 and 4 compared to the strategic land parcel. Due to the location of the sub-area within an enclosed section of wider Green Belt within the St Albans context, and the small scale nature of the sub-area compared to the strategic parcel, the sub-area plays a limited role in both checking unrestricted sprawl and preventing settlements from coalescing. The urban managed use of the sub-area diminishes its sense of openness and connection to the wider countryside. Whilst the sub-area abuts the Conservation Area, there is little sense that the sub-area contributes to its immediate context.</p> <p>The sub-area does not adjoin any other sub-areas; but does adjoin wider Green Belt to the north and south. The removal of the sub-area in isolation is unlikely to alter the performance of the wider Green Belt to purpose 3 since the urban use of the sub-area has already been established; whilst not all of the sub-area comprises built form, the recreation and sports uses limits the sense of openness and connection to the wider countryside. Nonetheless, the removal of the sub-area would increase the importance of the surrounding sub-areas in the wider Green Belt.</p>
Summary	Overall, the sub-area does not play an important role with respect to the strategic land parcel and if released in isolation, is unlikely to significantly harm the performance of the wider Green Belt.

Consideration of Boundaries

Commentary on boundary features and impact on Green Belt boundary strength.	The inner boundary is readily recognisable and likely to be permanent. The outer boundaries are predominantly readily recognisable but not necessarily permanent. If the sub-area was released, the new inner Green Belt boundaries would not meet the NPPF definition. The new boundaries would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs weakly against NPPF purposes and makes a less important contribution to the wider Green Belt. If the sub-area is released, it would result in the designation of a weaker boundary compared to the existing inner Green Belt boundary. The new boundary would require strengthening to ensure it is readily recognisable and likely to be permanent. Recommended for further consideration as RA-40.
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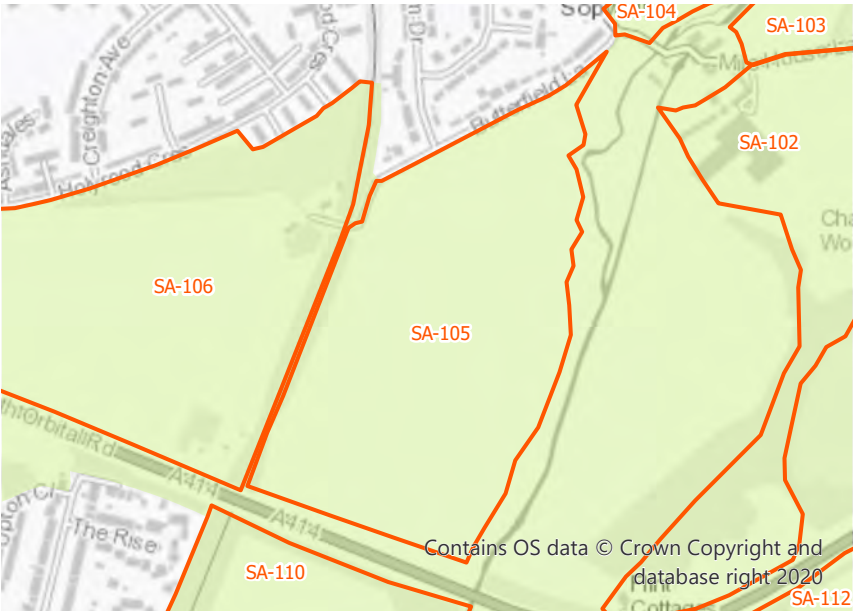
Recommended Area Map



ID	Area (ha)
RA-40	6.75

Sub-area (SA): SA-105

Strategic Land Parcel: 30 Area (ha): 16.2 Location South of St Albans, north-west of Park Street/Frogmore



Sub-area map



Looking south from footpath in centre of sub-area with views of open agricultural fields



Looking east from footpath in centre of sub-area with views of open agricultural fields and eastern boundary with hedgerow in front of River Ver



Looking south from footpath in centre of sub-area with views of open agricultural fields



Looking west from southern section of sub-area with views of open agricultural field on rising topography

Boundaries

The sub-area is bounded by Butterfield Lane to the north, the River Ver to the east, the North Orbital Road (A414) to the south and the railway and Butterfield Lane to the west. Inner boundaries: north. Outer boundaries: east, south and west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	5	5	0
	Yes	5			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is located at the edge of St Albans with physical connections on its north boundary. The sub-area is also perceptually at the edge of St Albans due to the strong visual links between the east boundary of the sub-area and St Albans beyond.
(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	<p>The sub-area is connected to a large built-up area. While there are prominent outer boundary features to the east and south, in the form of a railway and the North Orbital Road (A414) respectively, there is no prominent outer boundary feature to the west for St Albans within a reasonable distance of the sub-area which is likely to prevent outward sprawl. Development within this sub-area would lead to disproportionate and irregular sprawl of the large built-up area.</p> <p>The sub-area has predominantly recognisable and likely to be permanent inner boundaries, which provide an additional barrier to sprawl.</p>

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area forms almost the entire gap between St Albans and Park Street/Frogmore. It is judged that development in the sub-area would lead to the physical and perceptual merging of neighbouring built-up areas.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	<p>Less than 1% of the sub-area is covered by built form, including pedestrian bridges across the River Ver. The sub-area comprises open agricultural fields. Rising topography to the south of the sub-area creates views into the wider open countryside. There are limited urbanising influences including visual links to the built-up area of St Albans.</p> <p>Although the sub-area is adjacent to the North Orbital Road (A414) to the south, there are negligible visual links to the highway due to predominantly unbroken tree lines along the south sub-area boundary. Overall the sub-area has a strongly unspoilt rural character.</p>
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Purpose (4) To preserve the setting and special character of historic towns	
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
Summary	
	The sub-area performs strongly against the purposes overall. The sub-area meets purpose 1 criteria (a) and performs strongly against purpose 1 criteria (b). It does not meet purpose 4; and performs strongly against purposes 2 and 3.

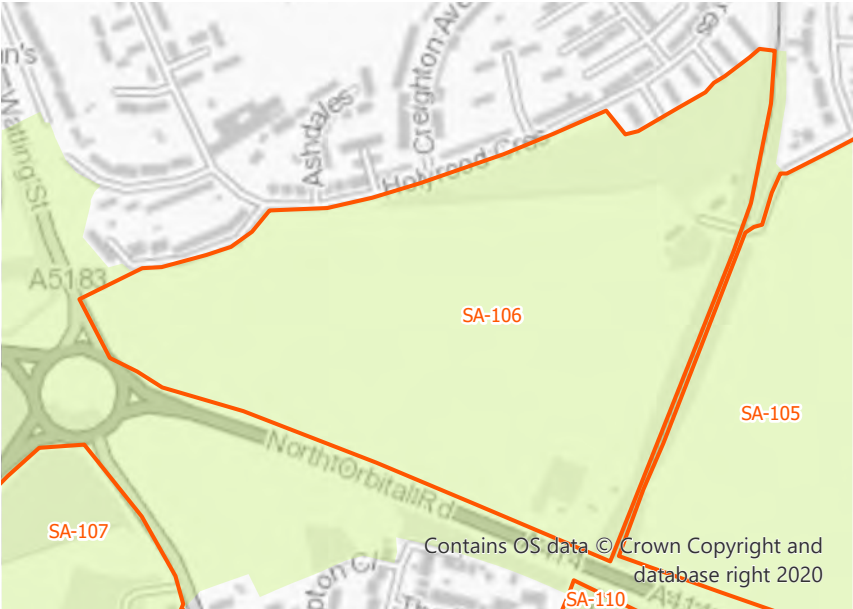
Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	30	Limited or No Contribution	Partial	Significant	Significant

Assessment of wider impact	<p>At the more granular level, the sub-area makes a similar contribution to purpose 3, and a greater contribution purposes 1 and 2, whilst it makes a lesser contribution to purpose 4 compared to the strategic land parcel. The sub-area performs a more important role against purpose 1 compared to the Stage 1 parcel; however, this is due to the use of the updated St Albans City and District Council settlement hierarchy in this study, St Albans was not identified as a large built-up area at the time of the Stage 1 assessment. The sub-area's more important role when compared to the Stage 1 parcel is therefore due to the categorisation of settlements as opposed to the role it plays against Purpose 1. Similarly, the sub-area makes a greater contribution to preventing settlements from merging as it forms a wider part of the gap between St Albans and Park Street/Frogmore, neither of which were identified as settlements for the purpose 2 assessment in Stage 1. Similar to the strategic land parcel, the sub-area maintains a strongly unspoilt rural character with visual connections to the wider countryside, and hence plays an important role in safeguarding the countryside from encroachment. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to preserving a historic context.</p> <p>The sub-area adjoins sub-areas SA-106 to the west and SA-110 to the south; as well as wider Green Belt to the east. The removal of the sub area in isolation is likely to alter the performance of SA-106 against purpose 3 by adding further urbanising influence, which diminishes the sense of openness; as well as altering the performance of SA-106 against purpose 1 as it would be enclosed by built development. The removal of the sub area in isolation is likely to alter the performance of SA-110 against purpose 2 as it would become contiguous between St Albans and Park Street/Frogmore, and therefore play an essential role in maintaining the entire gap between these settlements.</p> <p>In combination with SA-106 and SA-110, the removal of the sub-area is likely to impact on the performance of the wider Green Belt, as it would result in closing the entire gap between Park Street/Frogmore and St Albans, with only a thin strip of Green Belt along the North Orbital Road (A414) remaining.</p>
Summary	Overall the sub-area plays an important role with respect to the strategic land parcel, and its release in isolation or in combination would harm the performance of the wider Green Belt.

Consideration of Boundaries	
Commentary on boundary features and impact on Green Belt boundary strength.	The inner boundary and outer boundaries to the south and west are readily recognisable and likely to be permanent. The outer boundary to the west is not readily recognisable or likely to be permanent. If the sub-area was released, the new inner Green Belt boundaries would not meet the NPPF definition. The new boundaries would require strengthening.
Categorisation & Recommendation	
Sub-area category & recommendation	The sub-area performs strongly against NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.

Sub-area (SA): SA-106

Strategic Land Parcel: 28 Area (ha): 18.5 Location: South of St Albans, north of Park Street/Frogmore



Sub-area map

Legend

- Sub-area for assessment
- St Albans Green Belt
- Neighbouring Green Belt



Looking west from footpath in centre of sub-area with views of open agricultural fields



Looking south from north boundary with views of playground and children's playground



Looking north from south section of sub-area with views across internal hedgerows to open agricultural fields



Looking west from east section of sub-area with views of out-buildings and yard

Boundaries

The sub-area is bounded by Coningsby Bank, Holyrood Crescent, regular backs of residential properties along Holyrood Crescent and a small section of mature and unbroken tree line to the north, the rail line to the east, the North Orbital Road (A414) and Park Street Roundabout to the south, with Park Street Roundabout connecting to Watling Street (A5183) to the west. Inner boundaries: north. Outer boundaries: east, south and west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	5	3	0
	Yes	3			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is located at the edge of St Albans with physical connections on its north boundary.
(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	<p>The sub-area is connected to a large built-up area. There are prominent outer boundary feature(s) to the south and west, in the form of the North Orbital Road (A414) and a railway respectively, for St Albans within a reasonable distance of the sub-area which are likely to regularise built form and prevent outward sprawl.</p> <p>The sub-area has predominantly recognisable and likely to be permanent inner boundaries, which provide an additional barrier to sprawl.</p>

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area forms almost the entire gap between St Albans and Park Street/Frogmore. It is judged that development in the sub-area would lead to the physical and perceptual merging of neighbouring built-up areas.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	<p>Approximately 1% of the sub-area is covered by built form (excluding hardstanding). Built form is limited to the north-east part of the sub-area, including a residential property and outbuildings, and to the south-east, including a utilities compound. To a small part of the north of the sub-area, there is a playground which contributes towards a more urban, managed character. The rest of the sub-area comprises agricultural fields, partially enclosed with trees and with limited views to built form and the surrounding countryside.</p> <p>There are limited urbanising influences including visual links to the built-up area of St Albans and occasional visual links to traffic on the North Orbital Road (A414) to the south. Overall the sub-area has a largely rural character.</p>
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Purpose (4) To preserve the setting and special character of historic towns	
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
Summary	
	The sub-area performs strongly against the purposes overall. The sub-area meets purpose 1 criteria (a) and performs moderately against purpose 1 criteria (b). It does not meet purpose 4; and performs moderately against purpose 3, and strongly against purpose 2.

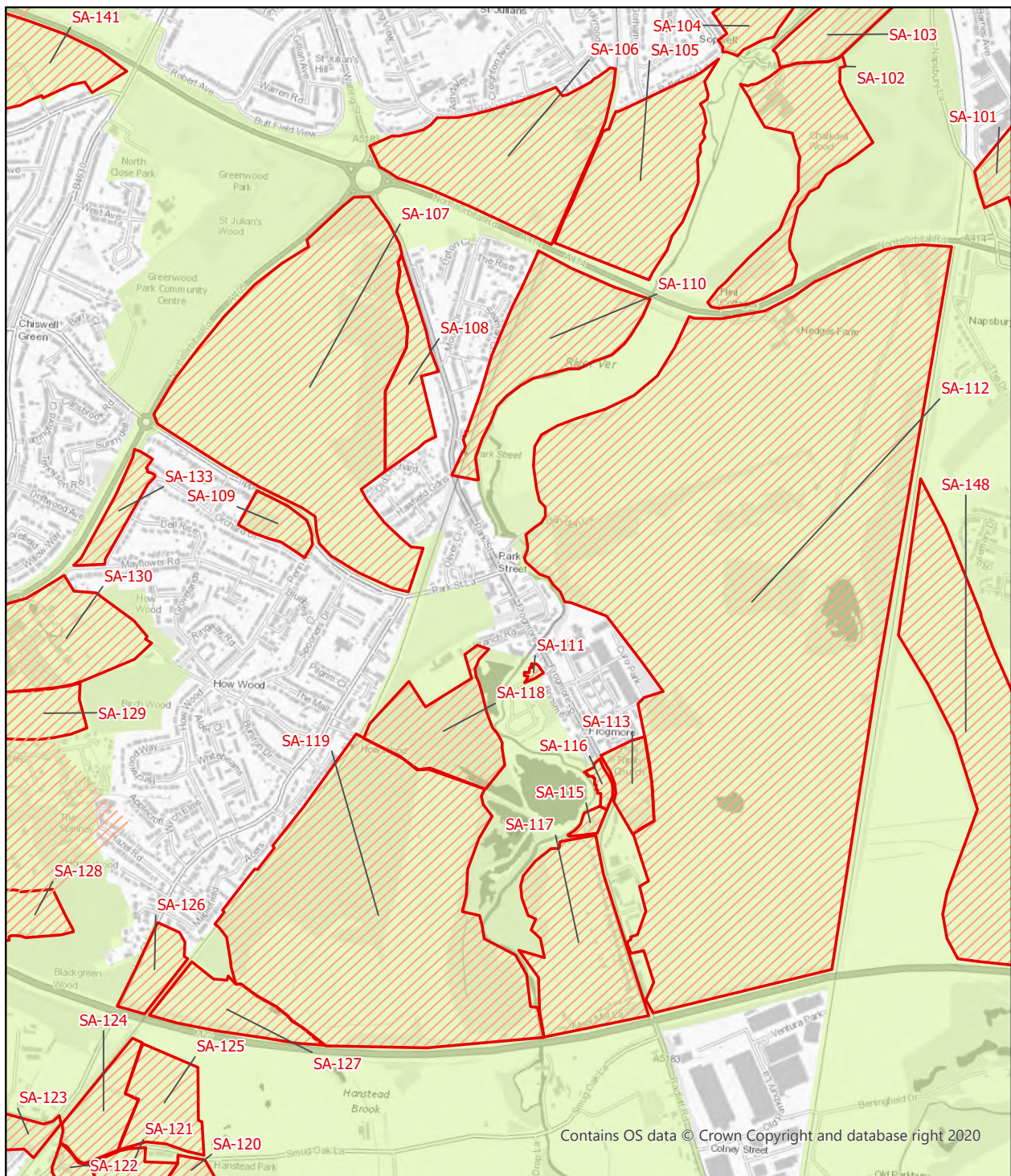
Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	28	Limited or No Contribution	Partial	Partial	Limited or No Contribution
Assessment of wider impact	<p>At the more granular level, the sub-area performs similarly against purposes 3 and 4, and plays a stronger role against purposes 1 and 2 compared to the strategic land parcel. The sub-area performs a more important role against purpose 1 compared to the Stage 1 parcel; however, this is due to the use of the updated St Albans City and District Council settlement hierarchy in this study, St Albans was not identified as a large built-up area at the time of the Stage 1 assessment. The sub-area's more important role when compared to the Stage 1 parcel is therefore due to the categorisation of settlements as opposed to the role it plays against Purpose 1. Similarly, the sub-area makes a greater contribution to preventing settlements from merging as it forms a wider part of the gap between St Albans and Park Street/Frogmore, neither of which were identified as settlements for the purpose 2 assessment in Stage 1. Existing built form and urban uses within the site diminish the sense of openness and contribution to safeguarding the countryside from encroachment, despite the majority of the sub-area comprising agricultural uses. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to preserving a historic context.</p> <p>The sub-area adjoins SA-105 to the east and SA-110 to the south-east; as well as wider Green Belt to the west. The removal of the sub-area in isolation is likely to alter the performance of the surrounding Green Belt as it would introduce urbanising influences that are likely to alter the performance of SA-105 against purpose 3, and increase the role of SA-105 against purpose 1. Furthermore, it would result in closing almost the entire gap between Park Street/Frogmore and St Albans.</p> <p>In combination with SA-105 and SA-110, the removal of the sub-area is likely to impact on the performance of the wider Green Belt, as it would result in the entire gap between Park Street/Frogmore and St Albans being closed, with only a thin strip of Green Belt along the North Orbital Road (A414) remaining.</p>				
Summary	Overall the sub-area plays an important role with respect to the strategic land parcel, and its release in isolation or in combination would harm the performance of the wider Green Belt.				

Consideration of Boundaries

Commentary on boundary features and impact on Green Belt boundary strength.	The inner and outer boundaries are predominantly readily recognisable and likely to be permanent. If the sub-area was released, the new inner Green Belt boundaries would meet the NPPF definition.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.
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Legend

- Sub-area for assessment
- St Albans District Boundary
- Neighbouring District Boundary
- St Albans Green Belt
- Neighbouring Green Belt

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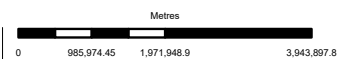
Issue	Date	By	Chkd	Appd
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Client
St Albans City & District Council

Job Title
St Albans Green Belt Review



Park Street and Frogmore- sub-areas

Scale at A4

1:16,000

Job No
280045-00

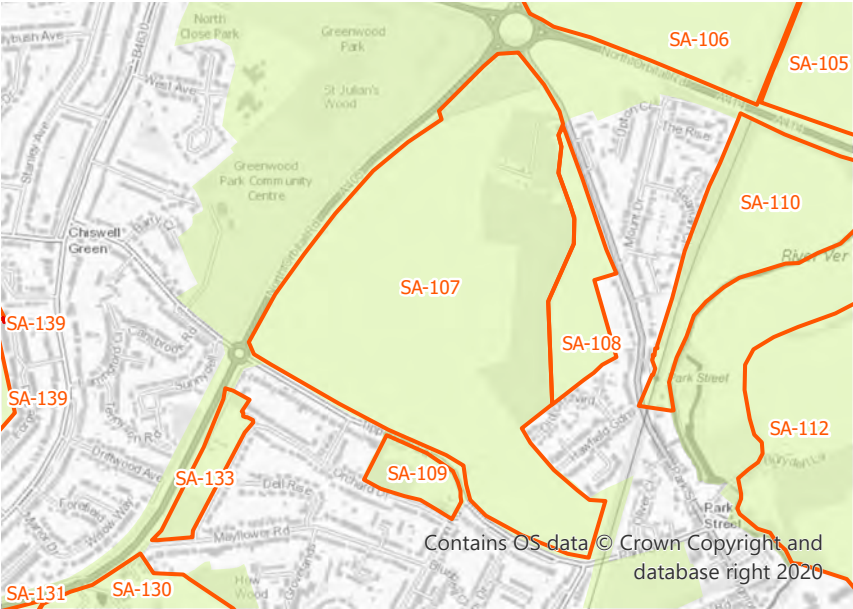
Drawing Status
Issued

Drawing No
001

Issue
P1

Sub-area (SA): SA-107

Strategic Land Parcel: 28 Area (ha): 47.15 Location: West of Park Street/Frogmore, North of How Wood



Legend

- Sub-area for assessment
- St Albans Green Belt
- Neighbouring Green Belt

Sub-area map



Looking north-east from southern-most corner of sub-area with views of open agricultural fields and the built form within Park Street/Frogmore beyond



Looking north from south boundary of sub-area with views across open agricultural fields



Aerial photography used as a result of limited access to and / or views of sub-area at the time of the site visit (Bing Aerial, September 2021)

Boundaries

The sub-area is bounded by Park Street Roundabout to the north, Watling Street, an unbroken tree line, regular backs of houses along Old Orchard, Hawfield Gardens and Magnolia Close and an unbroken tree line to the east, Tippendell Lane to the south, and the North Orbital Road (A414) to the west. Inner boundaries: east and south. Outer boundaries: north and west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	5	3	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area

The sub-area is not at the edge of a large built-up area in physical terms, although it is very closely located to St Albans. The sub-area is also not at the edge of a built-up area in perceptual terms, as the dense woodland and North Orbital Road (A414) provide a visual buffer and interrupt direct views between the sub-area and the built-up area. As such, the sub-area is not at the edge of a large built-up area in physical or perceptual terms.

(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.

The sub-area does not meet purpose 1.

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.

The sub-area forms the entire gap between St Albans and Park Street/Frogmore; St Albans and How Wood; and Park Street/ Frogmore and How Wood. It is judged that development in the sub-area would lead to the physical and perceptual merging of neighbouring built-up areas.

Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.

Less than 1% of the sub-area is covered by built form (excluding hardstanding and temporary development on this sub-area). Built form is concentrated in the north-west corner of the sub-area, including temporary development in the form of mobile homes and an electrical substation. Although the rest of the sub-area comprises open agricultural fields and an area of woodland, there are significant urbanising influences arising from strong visual links to both How Wood on the south-west sub-area boundary and Park Street/ Frogmore to the north-east sub-area boundary.

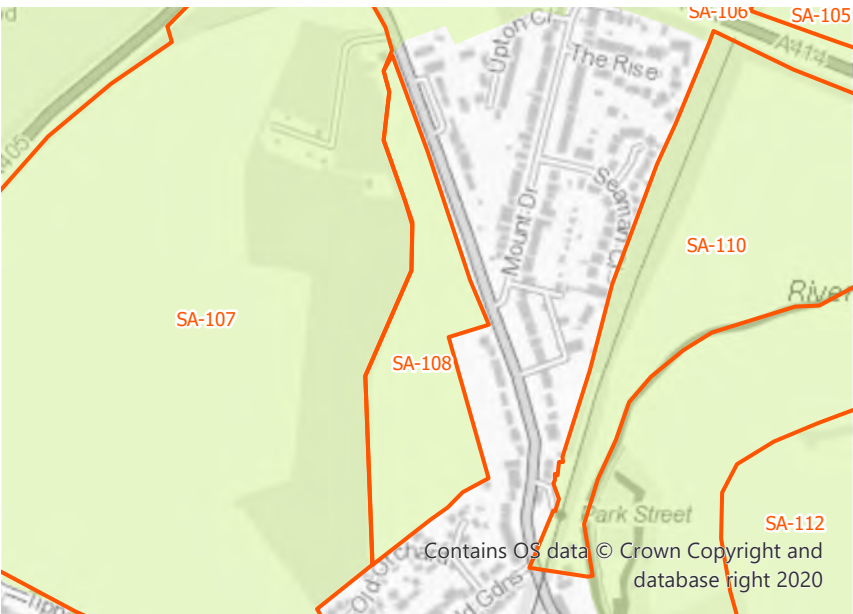
While the sub-area is adjacent to the North Orbital Road (A414) to the west, there are negligible visual links to the highway due to the topography and intervening dense tree lines. Overall the sub-area has a largely rural character.

Purpose (4) To preserve the setting and special character of historic towns					
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.				
Summary					
	The sub-area performs strongly against the purposes overall. The sub-area does not meet purposes 1 criteria (a) or 4; and performs moderately against purpose 3 and strongly against purpose 2.				
Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	28	Limited or No Contribution	Partial	Partial	Limited or No Contribution
Assessment of wider impact	<p>At the more granular level, the sub-area performs similarly against purposes 1, 3 and 4, and plays a more significant role against purpose 2 compared to the strategic land parcel. As the sub-area is not located at the edge of a large built-up area, it does not contribute to checking unrestricted sprawl. The sub-area makes a greater contribution to preventing settlements from merging as it forms a wider part of the gap between Park Street/Frogmore and How Wood, neither of which were identified as settlements for the purpose 2 assessment in Stage 1. The sub-area’s more important role when compared to the Stage 1 parcel is therefore due to the categorisation of settlements as opposed to the role it plays against Purpose 2. Whilst the sub-area comprises largely agricultural uses, it has strong visual and perceptual connections to the adjacent settlements and hence the contribution it makes to preserving the openness of the countryside is diminished. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to preserving a historic context. The sub-area forms a substantial part of the strategic land parcel and therefore makes an important contribution to the role of the strategic land parcel.</p> <p>The sub-area adjoins SA-109 and SA-108 to the west and east respectively; as well as wider Green Belt to the north and south. The removal of the sub-area in isolation is likely to alter the performance of surrounding Green Belt against the NPPF purposes as this would result in closing the entire gap between How Wood and Park Street/Frogmore; as well as closing almost the entire gap between these settlements and St Albans. In addition, it would result in both SA-108 and SA-109 becoming isolated areas of Green Belt, not connected to the wider countryside.</p> <p>In combination with sub-area SA-108 and SA-109, the removal of the sub-area is likely to similarly impact on the performance of the wider Green Belt, as it would close the entire gap between How Wood and Park Street/Frogmore; as well as closing almost the entire gap between these settlements and St Albans.</p>				
Summary	Overall, the sub-area plays an important role with respect to the strategic land parcel, and its release in isolation or in combination would harm the performance of the wider Green Belt.				

Consideration of Boundaries	
Commentary on boundary features and impact on Green Belt boundary strength.	The inner and majority of the outer boundaries are predominantly readily recognisable and likely to be permanent. A section of the outer boundary to the east is predominantly readily recognisable but not necessarily permanent. If the sub-area was released, the new inner Green Belt boundaries would not meet the NPPF definition. The new boundaries would require strengthening.
Categorisation & Recommendation	
Sub-area category & recommendation	The sub-area performs strongly against NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.

Sub-area (SA): SA-108

Strategic Land Parcel: 28 Area (ha): 5.0 Location Park Street/Frogmore



Sub-area map

Legend

- Sub-area for assessment
- St Albans Green Belt
- Neighbouring Green Belt



Looking west from east boundary of sub-area with views of agricultural field and tree line boundary



Aerial photography used as a result of limited access to and / or views of sub-area at the time of the site visit (Bing Aerial, September 2021)

Boundaries

The sub-area is bounded by Watling Street and regular backs of houses along Watling Street to the east, regular backs of houses along Old Orchard to the south, and unbroken tree lines to the west. Inner boundaries: east and south. Outer boundaries: west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	1	5	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is not at the edge of a large built-up area, in physical or perceptual terms.
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(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The sub-area does not meet purpose 1.
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Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area forms a less essential part of the gap between St Albans and Park Street/ Frogmore; St Albans and How Wood; and Park Street/ Frogmore and How Wood. It is judged that the gap is of sufficient scale that the removal of the sub-area would not result in physical or perceptual merging between neighbouring built-up areas.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	The sub-area is not covered by any built form. The sub-area comprises open agricultural fields with limited views to the wider countryside through the tree line along the west sub-area boundary. There are limited urbanising influences, including occasional views to dwellings along Old Orchard. Overall the sub-area has a strongly unspoilt rural character.
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Purpose (4) To preserve the setting and special character of historic towns	
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
Summary	
	The sub-area performs strongly against the purposes overall. The sub-area does not meet purposes 1 criteria (a) or 4, and performs weakly against purpose 2, and strongly against purpose 3.

Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	28	Limited or No Contribution	Partial	Partial	Limited or No Contribution

Assessment of wider impact	<p>At the more granular level, the sub-area performs similarly against purposes 1 and 4, and play a lesser role against purpose 2, and makes a more significant contribution to purpose 3 compared to the strategic land parcel. As the sub-area is not located at the edge of a large built-up area, it does not contribute to checking unrestricted sprawl. Due to the small scale and thin nature of the sub-area as compared to the strategic land parcel, it makes a lesser contribution to preventing settlements from coalescing. Furthermore, the sub-area maintains a strong rural character despite its location immediately adjacent to a built-up area. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to preserving a historic context.</p> <p>The sub-area adjoins SA-107 to the west. The removal of the sub-area in isolation is unlikely to alter the performance of SA-107 against NPPF purposes, as there are already significant urbanising influences for SA-107 due to visual and perceptual connections to the built-up areas of both How Wood and Park Street/Frogmore.</p> <p>In combination with SA-107, the removal of the sub-area is likely to impact the performance of the wider Green Belt, as it would close the entire gap between How Wood and Park Street/Frogmore; as well as closing almost the entire gap between these settlements and St Albans.</p>
Summary	Overall, the sub-area plays an important role with respect to the strategic land parcel, however if released in isolation, is unlikely to significantly harm the performance of the wider Green Belt.

Consideration of Boundaries

Commentary on boundary features and impact on Green Belt boundary strength.	The inner boundaries are predominantly readily recognisable and likely to be permanent. The outer boundary is readily recognisable but not necessarily permanent. If the sub-area was released, the new inner Green Belt boundaries would not meet the NPPF definition. The new boundaries would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against NPPF purposes but makes a less important contribution to the wider Green Belt. If the sub-area is released, the new inner Green Belt boundary would not meet the NPPF definition for readily recognisable and likely to be permanent boundaries. The new boundary would require strengthening. Recommended for further consideration as RA-41.
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Recommended Area Map

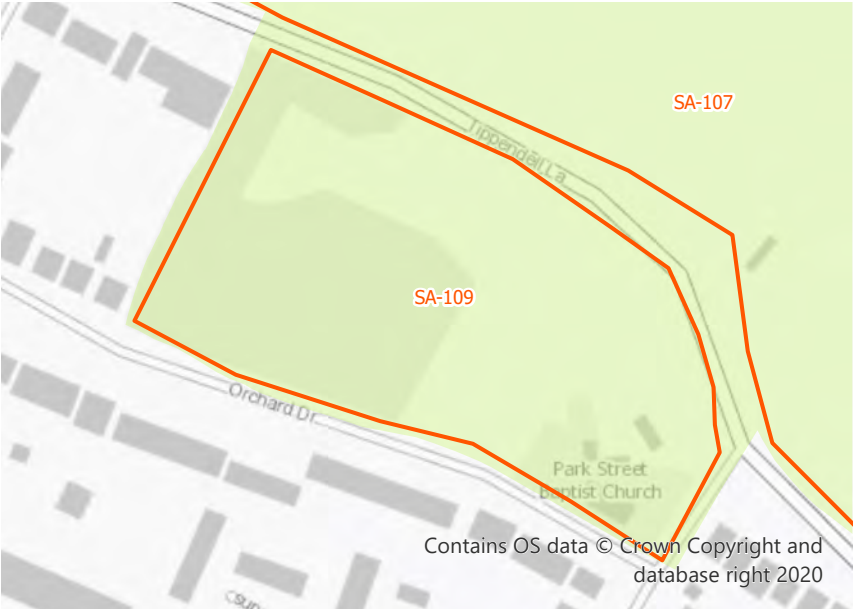


- St Albans District Boundary
- Neighbouring District Boundary
- Recommended for further consideration in combination
- Recommended for further consideration in isolation

ID	Area (ha)
RA-41	5.0

Sub-area (SA): SA-109

Strategic Land Parcel: 28 Area (ha): 2.24 Location North of How Wood



Legend

- Sub-area for assessment
- St Albans Green Belt
- Neighbouring Green Belt

Sub-area map



Looking north-west from south boundary of sub-area with views along Orchard Drive



Looking north from east section of sub-area with views of managed garden associated with the church building and meadows with dense tree line beyond



Aerial photography used as a result of limited access to and / or views of sub-area at the time of the site visit (Bing Aerial, September 2021)

Boundaries

The sub-area is bounded by Tippendell Lane to the north, Penn Road to the east, Orchard Drive to the south and regular backs of residential properties and gardens along Tippendell Road and Orchard Drive to the west. Inner boundaries: east, south and west. Outer boundaries: north.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	1	3	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area

The sub-area is not at the edge of a large built-up area, in physical or perceptual terms.

(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.

The sub-area does not meet purpose 1.

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.

The sub-area forms a less essential part of the gap between How Wood and Park Street/Frogmore. As a result of its enclosure by a built-up area, it is judged that there may be some scope for development without significant physical or perceptual erosion of the gap between neighbouring built-up areas.

Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.

Approximately 2% of the sub-area is covered by built form (excluding hardstanding). Built form is concentrated in the east part of the sub-area, comprising church buildings and a car park. This part of the sub-area has strong visual links to adjacent built form. The rest of the sub-area comprises meadow surrounded by dense tree lines, creating a strong sense of visual enclosure. Overall the sub-area has a largely rural character.

Purpose (4) To preserve the setting and special character of historic towns	
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
Summary	
	The sub-area performs moderately against the purposes overall. The sub-area does not meet purposes 1 criteria (a) or 4, and performs weakly against purpose 2, and moderately against purposes 3.

Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	28	Limited or No Contribution	Partial	Partial	Limited or No Contribution

Assessment of wider impact	<p>At the more granular level, the sub-area performs similarly against purposes 1, 3 and 4, and plays a lesser role against purpose 2 compared to the strategic land parcel. As the sub-area is not located at the edge of a large built-up area, it does not contribute to checking unrestricted sprawl. The small scale and enclosed nature of the sub-area limits its contribution to preventing coalescence of neighbouring built-up areas. The sub-area has strong perceptual connections to the adjacent settlements and hence the contribution it makes to preserving the openness of the countryside is diminished. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to preserving a historic context.</p> <p>The sub-area adjoins SA-107 to the north. The removal of the sub-area in isolation is unlikely to alter the contribution of the adjacent sub-area to any of the NPPF purposes due to its enclosure and small scale compared to the neighbouring sub-area. Furthermore, the removal of the sub-area would constitute rounding off of the settlement edge</p> <p>In combination with sub-area SA-107, the removal of the sub-area is likely to impact on the performance of the wider Green Belt, as it would close the entire gap between How Wood and Park Street/Frogmore; as well as closing almost the entire gap between these settlements and St Albans.</p>
Summary	Overall, the sub-area does not play an important role with respect to the strategic land parcel and if released in isolation, is unlikely to significantly harm the performance of the wider Green Belt.

Consideration of Boundaries

Commentary on boundary features and impact on Green Belt boundary strength.	The inner and outer boundaries are readily recognisable and likely to be permanent. If the sub-area was released, the new inner Green Belt boundaries would meet the NPPF definition.
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Categorisation & Recommendation

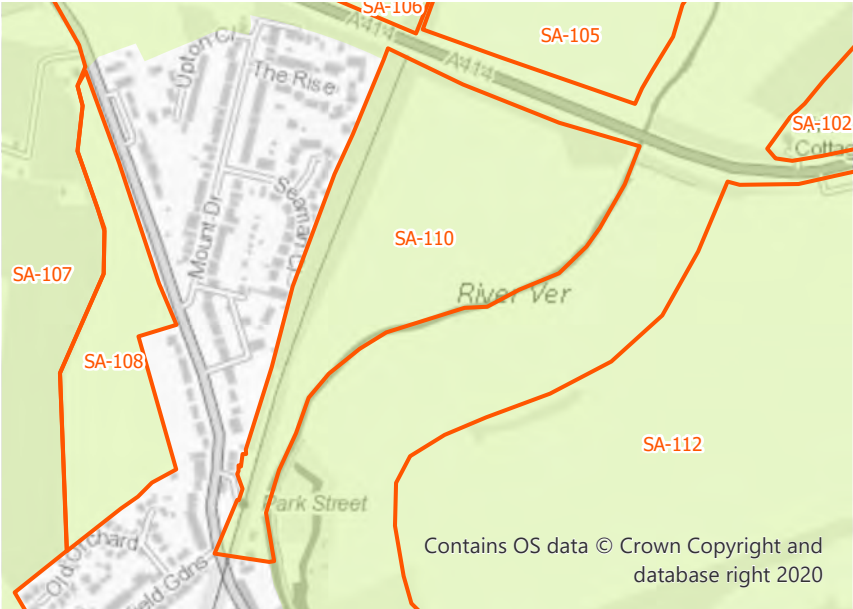
Sub-area category & recommendation	The sub-area performs moderately against NPPF purposes but makes a less important contribution to the wider Green Belt. If the sub-area is released, the new inner Green Belt boundary would meet the NPPF definition for readily recognisable and likely to be permanent boundaries. Recommended for further consideration as RA-42 (including a strip of Green Belt land along Tippendell Lane to the north of the sub-area).
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Recommended Area Map



Sub-area (SA): SA-110

Strategic Land Parcel: 30 Area (ha): 12.82 Location East of Park Street/Frogmore



Legend

- Sub-area for assessment
- St Albans Green Belt
- Neighbouring Green Belt

Sub-area map



Looking west from eastern boundary of sub-area SA-112 with views towards and across open agricultural fields in sub-area SA-110



Looking north from eastern boundary of sub-area SA-112 with views towards and across open agricultural fields in sub-area SA-110



Aerial photography used as a result of limited access to and / or views of sub-area at the time of the site visit (Bing Aerial, September 2021)

Boundaries

The sub-area is bounded by North Orbital Road (A414) to the north, the River Ver to the east, irregular backs of residential properties along Watling Street to the south, and a railway line with dense vegetation to the west. Inner boundaries: south and west. Outer boundaries: north and east.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	1	4	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area

The sub-area is not at the edge of a large built-up area, in physical or perceptual terms.

(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.

The sub-area does not meet purpose 1.

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.

The sub-area forms a less essential part of the gap between Park Street/Frogmore and St Albans. The sub-area also forms a less essential part of the gap between Park Street/Frogmore and London Colney. It is judged that the gap is of sufficient scale that the removal of the sub-area would not result in physical or perceptual merging between neighbouring built-up areas.

Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.

Approximately 4% of the sub-area is covered by built form (excluding hardstanding). Built form is concentrated in the south section of the sub-area, comprising a single residential property. The majority of the sub-area is open comprising agricultural fields. There is rising topography to the west of the sub-area creating views into the wider open countryside. Although the sub-area is adjacent to the North Orbital Road (A414) to the north, there are negligible visual links to the highway. Overall the sub-area has a strongly unspoilt rural character.

Purpose (4) To preserve the setting and special character of historic towns

Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
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Summary

The sub-area performs strongly against the purposes overall. The sub-area does not meet purposes 1 criteria (a) or 4. It performs weakly against purpose 2 and strongly against purpose 3.

Wider Green Belt Impacts

Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	30	Limited or No Contribution	Partial	Significant	Significant

Assessment of wider impact

At the more granular level the sub-area performs similarly against purposes 1 and 3, and plays a lesser role against purposes 2 and 4 compared to the strategic land parcel. As the sub-area is not located at the edge of a large built-up area, it does not contribute to checking unrestricted sprawl. Due to the small scale nature of the sub-area as compared to the strategic land parcel, it makes a lesser contribution to settlements from coalescing. Despite some urbanising influences, the sub-area maintains a strongly unspoilt rural character and makes an important contribution to safeguarding the countryside from encroachment. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to purpose 4 in preserving a historic context.

The sub-area adjoins SA-105 to the north and SA-106 to the north-west; as well as wider Green Belt to the south-east. The removal of the sub-area in isolation is likely to alter the performance of surrounding Green Belt as it would constitute disproportionate spread of the settlement of Park Street/Frogmore. Furthermore, it would add urbanising influence, diminishing the sense of openness of the surrounding Green Belt; however, these impacts are likely to be reduced for SA-105 and SA-106 due to the presence of the North Orbital Road (A414) in between them and the sub-area, which provides a physical and perceptual barrier. In addition, the removal of the sub area in isolation is likely to alter the performance of SA-105 against purpose 2 as it would become contiguous between St Albans and Park Street/Frogmore, and therefore play an essential role in maintaining the entire gap between these settlements.

In combination with SA-105 and SA-106, the removal of the sub-area is likely to impact on the performance of the wider Green Belt, as it would close the entire gap between St Albans and Park Street/Frogmore, with only a thin strip of Green Belt along the North Orbital Road (A414) remaining.

Summary

Overall, the sub-area plays an important role with respect to the strategic land parcel, and its release in isolation or in combination would harm the performance of the wider Green Belt.

Consideration of Boundaries

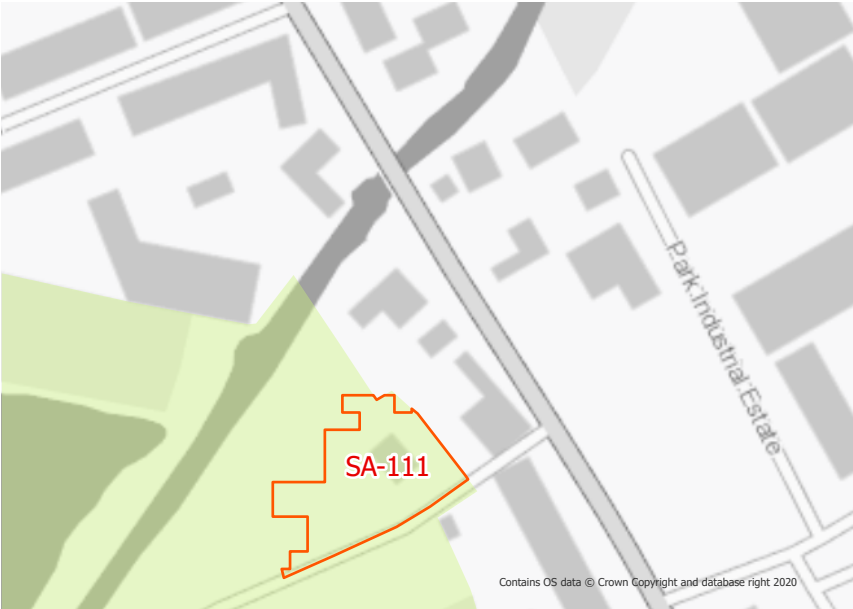
Commentary on boundary features and impact on Green Belt boundary strength.	The inner and outer boundaries are predominantly readily recognisable and likely to be permanent. If the sub-area was released, the new inner Green Belt boundaries would meet the NPPF definition.
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Categorisation & Recommendation	
Category	Recommendation
Highly Satisfactory	Continue current practices, seek opportunities for innovation and improvement.
Satisfactory	Maintain current practices, monitor for areas of improvement.
Needs Improvement	Identify areas for improvement, develop action plans, and implement changes.
Unsatisfactory	Conduct a thorough review, identify root causes, and implement significant improvements.

Sub-area category & recommendation	The sub-area performs strongly against NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.
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Sub-area (SA): SA-111

Strategic Land Parcel: 27 Area (ha): 0.15 Location West of Park Street/ Frogmore



Legend

- Sub-area for assessment
- St Albans Green Belt
- Neighbouring Green Belt

Sub-area map



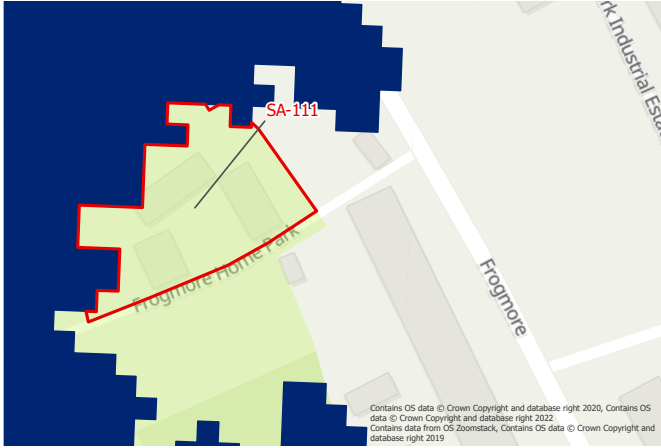
Looking east along south boundary of sub-area with views of Frogmore Park Home and ongoing construction within sub-area



Looking north from southern boundary of sub-area with views of ongoing construction within sub-area



Aerial photography used as a result of limited access to and / or views of sub-area at the time of the site visit (Bing Aerial, September 2021).



Sub-area map with Flood Zone 3b along the north boundary

Boundaries

The sub-area is bounded by the policy constraint of the River Ver flood zone 3b to the north, by the Green Belt boundary to the east, and by Frogmore Home Park (which is a private road) to the south. Inner boundaries: east. Outer boundaries: north and south.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	0	0	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area

The sub-area is not at the edge of a large built-up area, in physical or perceptual terms.

(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.

The sub-area does not meet purpose 1.

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.

As a result of its very small scale and enclosure by built development, the sub-area makes no discernible contribution to the separation of neighbouring built-up areas in physical or perceptual terms. The sub-area is also an anomaly in the Green Belt as it is under construction diminishing its contribution to the scale of the gap.

Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.

Approximately 15% of the sub-area is currently covered in built form (excluding hard standing). However, the sub-area is currently under development and will be almost entirely covered by built form comprising residential properties when construction is complete. There are several urbanising influences including visual links to the adjacent built-up areas. The sense of openness is diminished by the presence of surrounding built form. Overall the sub-area has an urban character.

Purpose (4) To preserve the setting and special character of historic towns	
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
Summary	
	The sub-area does not meet any of the purposes overall.

Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	27	Limited or No Contribution	Partial	Partial	Partial

Assessment of wider impact	<p>At the more granular level, the sub-area performs similarly against purpose 1, and plays a lesser role against purposes 2, 3 and 4 compared to the strategic land parcel. The inner boundary of the sub-area is not considered to be readily recognisable and therefore the presence of the River Ver within a reasonable distance to the sub-area plays an important role in preventing sprawl. Due to the very small scale nature of the sub-area compared to the strategic land parcel, as well as its urban character and location enclosed by existing built development, it makes a lesser contribution to preventing settlements from coalescing. Existing built form within the sub-area diminishes its sense of openness and connection to the wider countryside. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to purpose 4.</p> <p>The sub-area does not adjoin any other sub-areas; but does adjoin wider Green Belt to the north, south and west. Due to its location directly adjoining Park Street/Frogmore to the east and strong perceptual links to the built-up area, its removal in isolation is unlikely to alter the performance of the wider Green Belt. The dense tree lines to the west of the sub-area prevent longer views and connections to the wider countryside.</p>
Summary	Overall, the sub-area does not play an important role with respect to the strategic land parcel and if released, is unlikely to significantly harm the performance of the wider Green Belt.

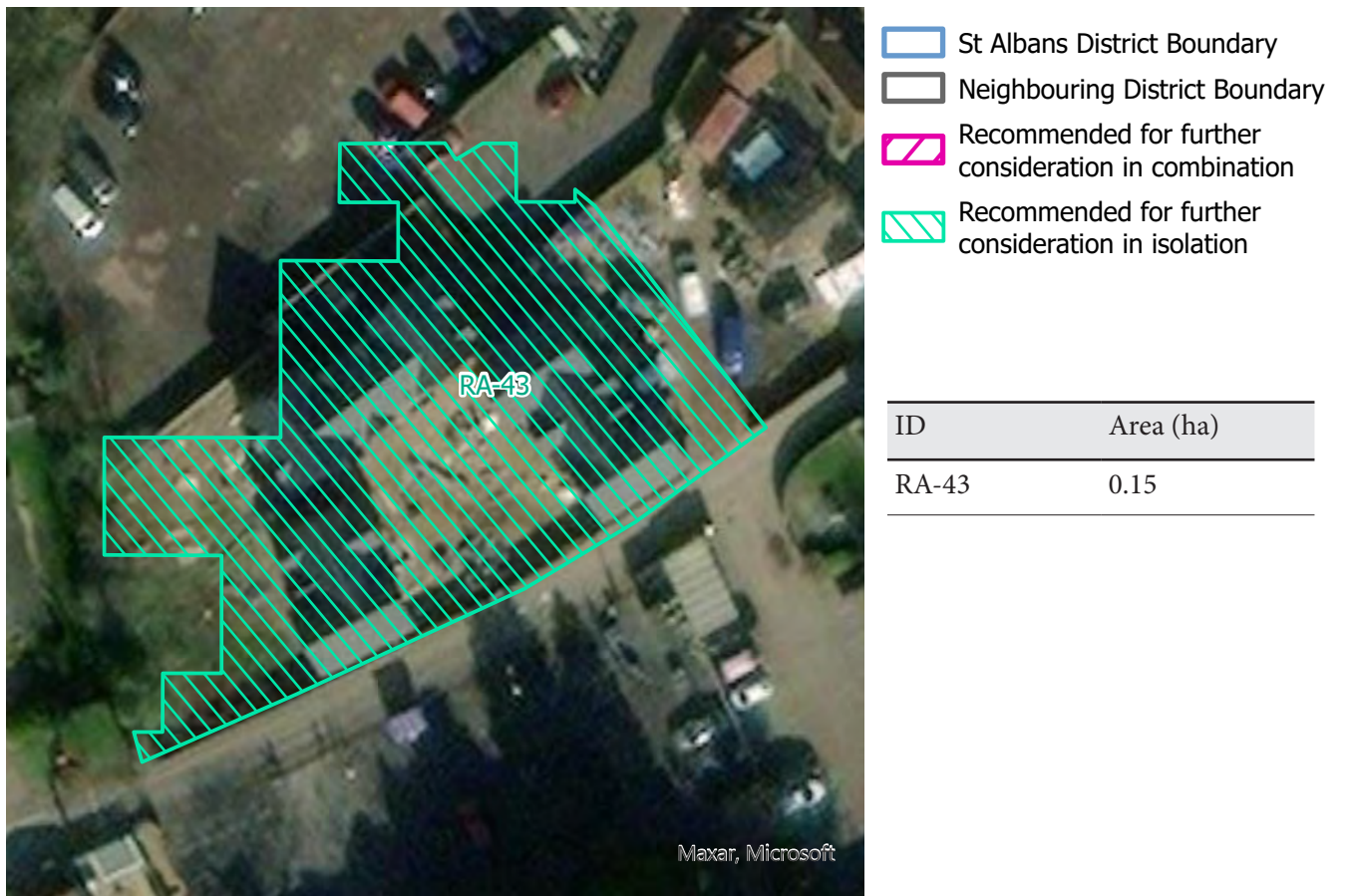
Consideration of Boundaries

Commentary on boundary features and impact on Green Belt boundary strength.	The inner boundary and the outer boundary to the north are predominantly not readily recognisable or necessarily permanent. The remainder of the outer boundary to the south is readily recognisable and likely to be permanent. If the sub-area was released, the new inner Green Belt boundaries would not meet the NPPF definition. The new boundaries would require strengthening.
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Categorisation & Recommendation

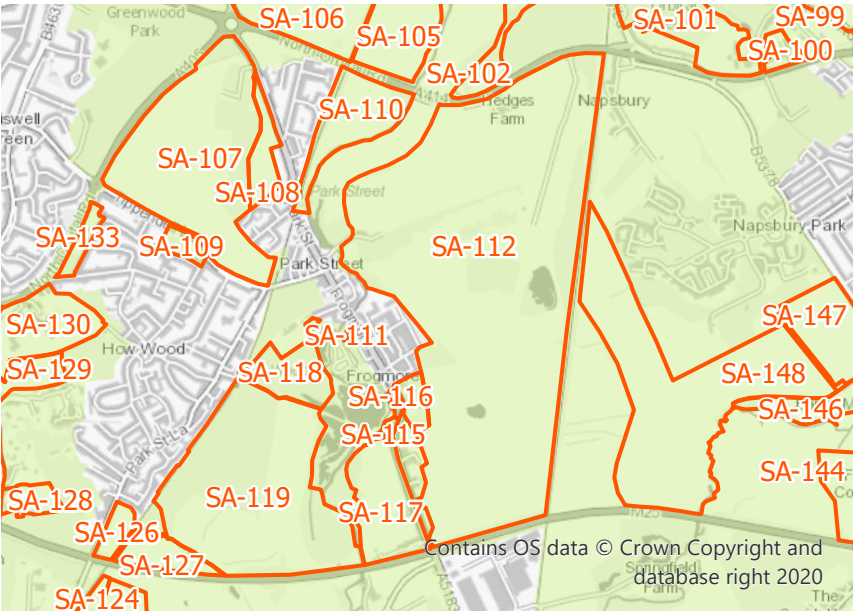
Sub-area category & recommendation	The sub-area does not meet any of the NPPF purposes and makes a less important contribution to the wider Green Belt. If the sub-area is released, the new inner Green Belt boundary would not meet the NPPF definition for readily recognisable and likely to be permanent boundaries. The new boundary would require strengthening. Recommended for further consideration as RA-43.
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Recommended Area Map



Sub-area (SA): SA-112

Strategic Land Parcel: 30 Area (ha): 165.78 Location East of Park Street/ Frogmore



Sub-area map



Looking south from north section of sub-area with views of open agricultural fields



Looking north from footpath in centre of sub-area with views towards agricultural buildings across open fields



Looking south from north section of sub-area with views of open agricultural fields



Looking east from footpath in north section of sub-area with views of open agricultural field

Boundaries

The sub-area is bounded by North Orbital Road (A414) and the policy constraint of the River Ver flood zone 3b to the north, a railway line to the east, the M25 motorway to the south, and regular backs of industrial units along Avian Avenue and Curo Park, regular backs of houses along The Beeches and Sycamore Drive, Burydell Lane and some dispersed tree lines to the west. Inner boundaries: west and south. Outer boundaries: north and east.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	5	5	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area

The sub-area is not at the edge of a large built-up area, in physical or perceptual terms.

(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.

The sub-area does not meet purpose 1.

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.

The sub-area forms a wider part of the gap between Park Street/Frogmore and London Colney. The sub-area immediately abuts Napsbury Park (a proposed washed over settlement located within the Green Belt), which is physically linked to London Colney. The sub-area also forms a wider part of the gap between Park Street/Frogmore and St Albans; and a less essential part of the gap between Park Street/ Frogmore and Radlett (in Hertsmere Borough). The presence of the M25 and the North Orbital (A414) would further prevent significant perceptual merging of the neighbouring built-up areas of Park Street/Frogmore and Radlett; and Park Street/Frogmore and St Albans respectively. Overall, it is judged that development in this sub-area would lead to the physical and perceptual merging of neighbouring built-up areas.

Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.

Less than 1% of the sub-area is covered by built form. This is concentrated in the north-east part of the sub-area, comprising agricultural buildings and a farmhouse. The remainder of the sub-area is comprised of open agricultural fields, with internal boundaries in the northern section of the sub-area formed of hedgerows and dispersed tree lines. Due to the topography of the site and dispersed trees in certain areas, there are wider views to the open countryside. Although there are adjacent highways and a railway to the sub-area, there are negligible visual links to these features. Overall the sub-area has a strongly unspoilt rural character.

Purpose (4) To preserve the setting and special character of historic towns

Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
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Summary

The sub-area performs strongly against the purposes overall. The sub-area does not meet purposes 1 criteria (a) or 4. It performs strongly against purposes 2 and 3.

Wider Green Belt Impacts

Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	30	Limited or No Contribution	Partial	Significant	Significant

Assessment of wider impact	<p>At the more granular level, the sub-area performs similarly against purposes 1 and 3, and plays a lesser role against purpose 4, and makes a greater contribution to purpose 2 compared to the strategic land parcel. As the sub-area is not located at the edge of a large built-up area, it does not contribute to checking unrestricted sprawl. The sub-area makes a greater contribution to preventing settlements from merging as it forms a wider part of the gap between Park Street/Frogmore and London Colney, neither of which were identified as settlements for the purpose 2 assessment in Stage 1. The sub-area's more important role when compared to the Stage 1 parcel is therefore due to the categorisation of settlements as opposed to the role it plays against purpose 2. The sub-area plays an important role in safeguarding the countryside from encroachment. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to purpose 4. The sub-area forms a substantial part of the strategic land parcel and therefore makes an important contribution to the role of the strategic land parcel.</p> <p>The sub-area adjoins SA-102 to the north, SA-113 to the west, SA-117 to the south-west and SA-148 to the east; as well as wider Green Belt to the north-west and east. The removal of the sub-area in isolation is likely to alter the performance of the surrounding Green Belt as it would constitute irregular and disproportionate spread of the settlement of Park Street/Frogmore. Furthermore, it would represent a significant erosion of the gaps between Park Street/Frogmore with St Albans, London Colney and Radlett. Due to washed over development to the west of London Colney, there would be increased perceptual merging of these settlements; however, the presence of the railway line would act as a prominent barrier to further merging. In addition, SA-113 would become enclosed by built development, which is likely to reduce its sense of openness and connection to the wider countryside.</p> <p>In combination with SA-102, SA-113, SA-117 and SA-148, the removal of the sub-area is likely to alter the performance of the wider Green Belt, as it would constitute irregular and disproportionate spread of the settlement of Park Street/Frogmore, and would lead to closing almost the entire gaps between Park Street/Frogmore with St Albans and London Colney. Moreover, it would represent a notable erosion of the strategic gap between St Albans and Watford.</p> <p>In combination with the wider cluster of sub-areas (SA-102, SA-103, SA-113, SA-115, SA-116, SA-117, SA-118, SA-119, SA-126 and SA-127) in which the sub-area is located, the removal of the sub-area would result in extensive irregular and disproportionate sprawl of the large built-up area of St Albans and the settlement of Park Street / Frogmore. Furthermore, it would result in the merging of these settlements, as well as an erosion of the strategic gap between St Albans and Radlett.</p>
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Summary	Overall, the sub-area plays an important role with respect to the strategic land parcel, and its release in isolation or in combination would harm the performance of the wider Green Belt.
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Consideration of Boundaries

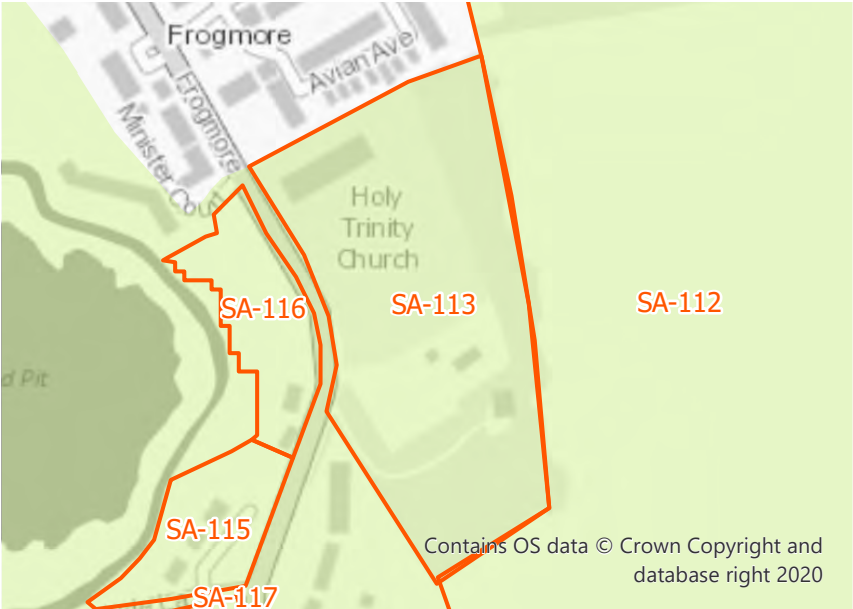
Commentary on boundary features and impact on Green Belt boundary strength.	The inner boundary is predominantly readily recognisable and likely to be permanent. The outer boundary is partially not readily recognisable or necessarily permanent. If the sub-area was released, the new inner Green Belt boundaries would not meet the NPPF definition. The new boundaries would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.
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Sub-area (SA): SA-113

Strategic Land Parcel: 30 Area (ha): 2.78 Location South of Park Street/ Frogmore



Sub-area map



Looking east from west boundary with views of church cemetery



Aerial photography used as a result of limited access to and / or views of sub-area at the time of the site visit (Bing Aerial, September 2021).

Boundaries

The sub-area is bounded by regular backs of residential properties along Avian Avenue to the north, by dense mature woodland to the east and south, regular backs of residential properties along Radlett Road (A5138) and Frogmore (A5183) to the west. Inner boundaries: north. Outer boundaries: east, south and west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	1	2	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area

The sub-area is not at the edge of a large built-up area, in physical or perceptual terms.

(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.

The sub-area does not meet purpose 1.

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.

The sub-area forms a less essential part of the gap between Park Street/Frogmore and London Colney; and Park Street/ Frogmore and Radlett (in Hertsmere Borough). The presence of the M25 would further prevent significant perceptual merging of the neighbouring built-up areas of Park Street / Frogmore and Radlett. It is judged that the gap is of sufficient scale that the removal of the sub-area would not result in physical or perceptual merging between neighbouring built-up areas.

Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.

Approximately 6% of the sub-area is covered by built form (excluding hard standing). Built form includes the Holy Trinity Frogmore Church, with a sizeable associated burial ground and car park, to the north and Vicarage buildings and one residential property, with associated outbuildings, to the south. Much of the rest of the sub-area comprises mature dense woodland. Due to the dense woodland surrounding the sub-area, there is a high level of visual enclosure with limited views to the surrounding countryside. There are also limited urbanising influences with visual links to adjacent built form and traffic on Frogmore (A5183) only to the north and north-west of the sub-area. Overall the sub-area has a semi-urban character.

Purpose (4) To preserve the setting and special character of historic towns

Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
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Summary

	The sub-area performs weakly against the purposes overall. The sub-area does not meet purposes 1 criteria (a) or 4; and performs weakly against purposes 2 and 3.
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Wider Green Belt Impacts

Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	30	Limited or No Contribution	Partial	Significant	Significant

Assessment of wider impact	<p>At the more granular level the sub-area performs similarly against purpose 1, and plays a lesser role against purposes 2, 3 and 4 compared to the strategic land parcel. As the sub-area is not located at the edge of a large built-up area, it does not contribute to checking unrestricted sprawl. Due to the small scale nature of the sub-area as compared to the strategic land parcel, it makes a lesser contribution to settlements from coalescing. As a result of the dispersed built form across the sub-area and strong visual and perceptual connections to the built area in the north section of the sub-area, the sense of openness and connection to the wider countryside is diminished. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to purpose 4 in preserving a historic context.</p> <p>The sub-area adjoins SA-112 to the east and SA-116 to the west; as well as wider Green Belt to the south-west. The removal of the sub-area in isolation is unlikely to alter the performance of the surrounding Green Belt as the sub-area has limited visual or perceptual connections to the wider countryside, and the existing dispersed built form across the sub-area reinforces its relationship with the built-up area.</p> <p>In combination with SA-112 and SA-116, the removal of the sub-area is likely to alter the performance of the wider Green Belt as it would constitute irregular and disproportionate spread of the settlement of Park Street/Frogmore. Furthermore, it would represent a significant erosion of the gaps between Park Street/Frogmore with St Albans, London Colney and Radlett. Due to washed over development to the west of London Colney, there would be increased perceptual merging of these settlements; however, the presence of the railway line would act as a prominent barrier to further merging. Moreover, it would represent a notable erosion of the strategic gap between St Albans and Watford.</p> <p>In combination with the wider cluster of sub-areas (SA-102, SA-103, SA-112, SA-115, SA-116, SA-117, SA-118, SA-119, SA-126 and SA-127) in which the sub-area is located, the removal of the sub-area would result in extensive irregular and disproportionate sprawl of the large built-up area of St Albans and the settlement of Park Street / Frogmore. Furthermore, it would result in the merging of these settlements, as well as an erosion of the strategic gap between St Albans and Radlett.</p>
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Summary	Overall, the sub-area does not play an important role with respect to the strategic land parcel, and its release in isolation, is unlikely to significantly harm the performance of the wider Green Belt.
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Consideration of Boundaries

Commentary on boundary features and impact on Green Belt boundary strength.	The inner boundary and outer boundary to the west are predominantly readily recognisable and likely to be permanent. The remainder of outer boundaries are readily recognisable but not necessarily permanent. If the sub-area was released, the new inner Green Belt boundaries would not meet the NPPF definition. The new boundaries would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs weakly against NPPF purposes and makes a less important contribution to the wider Green Belt. If the sub-area is released, the new inner Green Belt boundary would not meet the NPPF definition for readily recognisable and likely to be permanent boundaries. The new boundary would require strengthening. Recommended for further consideration as RA-44.
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Recommended Area Map



Sub-area (SA): SA-115

Strategic Land Parcel: 27 Area (ha): 0.51 Location South of Park Street/Frogmore



Legend

- Sub-area for assessment
- St Albans Green Belt
- Neighbouring Green Belt

Sub-area map



Looking west from east boundary of sub-area with views of ongoing construction within sub-area



Looking north from south-east corner of sub-area with views of residential properties



Looking east from Moor Mill Fishery with views across the River Ver towards dense vegetation boundary at backs of residential properties on Radlett Road (A5183)

Boundaries

The sub-area is bounded by regular backs of residential properties and gardens along Radlett Road to the north, Radlett Road (A5183) to the east, Hyde Lane to the south and the River Ver to the west. Inner boundaries: none. Outer boundaries: north, east, south and west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	0	1	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is not at the edge of a large built-up area, in physical or perceptual terms.
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(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The sub-area does not meet purpose 1.
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Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area forms a less essential part of the gap between Park Street/ Frogmore and How Wood; and Park Street/ Frogmore and Radlett (in Hertsmere Borough). Due to the sub-area being an anomaly in the Green Belt, as part developed and part under construction, and the presence of Colney Street industrial area and the M25, its contribution to the scale of the gap between the neighbouring built-up areas is diminished. The sub-area makes no discernible contribution to the separation of neighbouring built-up areas in physical or perceptual terms.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	Approximately 9% of the sub-area is covered by built form (excluding hard standing). The sense of openness is diminished by existing built form, including residential properties and garden and an area under construction, covering the entire sub-area. There are some urbanising influences including visual links to the existing built form of Park Street / Frogmore to the south and east. Overall the sub-area has an urban character.
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Purpose (4) To preserve the setting and special character of historic towns	
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
Summary	
	The sub-area performs weakly against the purposes overall. The sub-area does not meet purposes 1 criteria (a), 2 or 4, and performs weakly against purpose 3.

Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	27	Limited or No Contribution	Partial	Partial	Partial

Assessment of wider impact	<p>At the more granular level, the sub-area performs similarly against purpose 1, and plays a lesser role against purposes 2, 3 and 4 compared to the strategic land parcel. As the sub-area is not located at the edge of a large built-up area, it does not contribute to checking unrestricted sprawl. The existing built form and small scale nature of the sub-area diminishes its sense of openness and connection to the wider countryside, as well as resulting in the sub-area playing a lesser role in preventing settlements from coalescing. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to preserving a historic context.</p> <p>The sub-area adjoins SA-116 and SA-117 to the north and south respectively; as well as wider Green Belt to the east and west. The removal of the sub-area in isolation would create a 'hole' in the Green Belt; however, given that the sub-area is already fully developed and is enclosed by other washed over development, it is unlikely to impact on the performance of surrounding Green Belt. Nonetheless, removal in isolation would still have overall negative impacts on the wider Green Belt as it would constitute a deterioration of the strategic role of the Green Belt.</p> <p>In combination with SA-116 and SA-117, the removal of the sub-area is likely to impact on the performance of the wider Green Belt, as it would result in irregular and disproportionate spread of the built-up area. In addition, it would lead to significant erosion of the gap between Park Street/Frogmore and Radlett, including greater perceptual connections with the inset industrial area of Colney Street, to the north of Radlett.</p> <p>In combination with the wider cluster of sub-areas (SA-102, SA-103, SA-112, SA-113, SA-116, SA-117, SA-118, SA-119, SA-126 and SA-127) in which the sub-area is located, the removal of the sub-area would result in extensive irregular and disproportionate sprawl of the large built-up area of St Albans and the settlement of Park Street / Frogmore. Furthermore, it would result in the merging of these settlements, as well as an erosion of the strategic gap between St Albans and Radlett.</p>
Summary	Overall, the sub-area does not play an important role with respect to the strategic land parcel however if released in isolation or combination, is likely to significantly harm the performance of the wider Green Belt.

Consideration of Boundaries

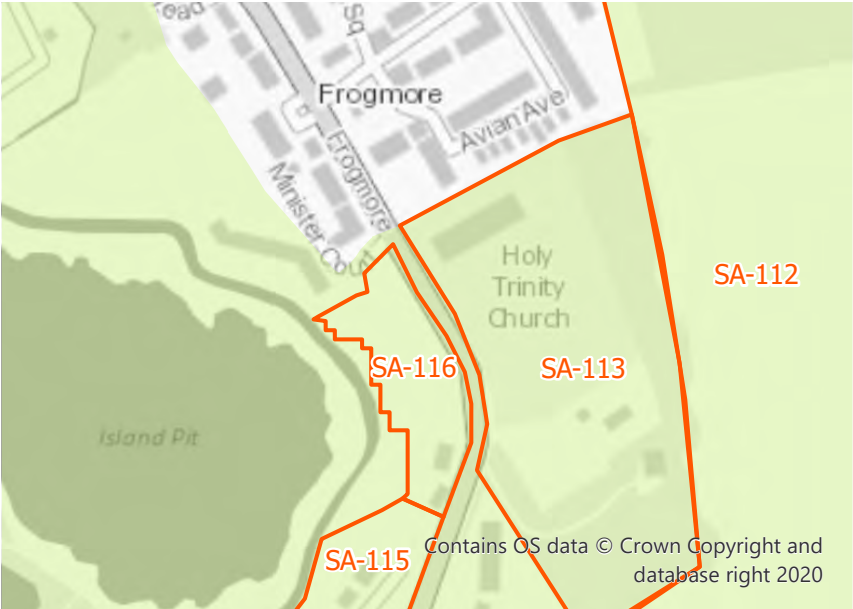
Commentary on boundary features and impact on Green Belt boundary strength.	If the sub-area was released, it would result in the creation of new Green Belt boundaries. These boundaries would be predominantly readily recognisable but not necessarily permanent and would not meet the NPPF definition. The new boundaries would require strengthening.
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Categorisation & Recommendation	
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100	100

Sub-area category & recommendation	The sub-area performs weakly against NPPF purposes but makes an important contribution to the wider Green Belt. Not recommended for further consideration.
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Sub-area (SA): SA-116

Strategic Land Parcel: 27 Area (ha): 0.55 Location South of Park Street/Frogmore



Sub-area map



Looking east from Moor Mill Fishery with views across the River Ver towards residential garden



Looking north-east from Moor Mill Fishery with views across the River Ver towards ongoing construction within the sub-area



Looking east from Moor Mill Fishery with views across the River Ver towards ongoing construction within the sub-area

Boundaries

The sub-area is bounded by Minister Court and regular backs of residential properties and gardens along Minister Court to the north, Frogmore (A5183) to the east, regular backs of residential properties along Radlett Road to the south and the River Ver to the west. Inner boundaries: North. Outer boundaries: East, South and West.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	0	1	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area

The sub-area is not at the edge of a large built-up area, in physical or perceptual terms.

(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.

The sub-area does not meet purpose 1.

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.

The sub-area forms a less essential part of the gap between Park Street/ Frogmore and How Wood; and Park Street/ Frogmore and Radlett (in Hertsmere Borough). Due to the sub-area being an anomaly in the Green Belt, as part developed and part under construction, and the presence of Colney Street industrial area and the M25, its contribution to the scale of the gap between the neighbouring built-up areas is diminished. The sub-area makes no discernible contribution to the separation of neighbouring built-up areas in physical or perceptual terms.

Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.

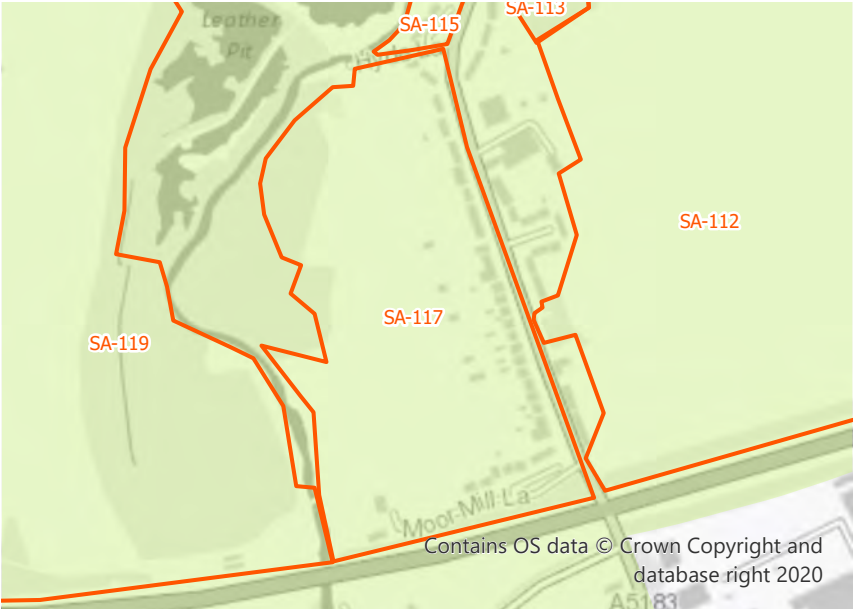
Approximately 5% of the sub-area is currently covered by built form (excluding hard standing). Existing built form is concentrated in the southern section of the sub-area, including a large residential property, outbuilding and garden. The sub-area is also currently under construction for a new residential development. Due to dense tree lines surrounding much of the sub-area, there are high levels of visual enclosure with limited views to the surrounding countryside. Overall the sub-area has an urban character.

Purpose (4) To preserve the setting and special character of historic towns					
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.				
Summary					
	The sub-area performs weakly against the purposes overall. The sub-area does not meet purposes 1 criteria (a), 2 or 4. It performs weakly against purpose 3.				
Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	27	Limited or No Contribution	Partial	Partial	Partial
Assessment of wider impact	<p>At the more granular level, the sub-area performs similarly against purpose 1, and plays a lesser role against purposes 2, 3 and 4 compared to the strategic land parcel. As the sub-area is not located at the edge of a large built-up area, it does not contribute to checking unrestricted sprawl. Due to the small scale nature of the sub-area compared to the strategic land parcel, it makes a lesser contribution to preventing settlements from coalescing. The sub-area contains existing built form and there is further ongoing development which adds to the urban character of the sub-area and diminishes the contribution it makes to protecting the openness of the countryside. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to purpose 4 in preserving a historic context.</p> <p>The sub-area adjoins SA-115 to the south and SA-113 to the east; as well as wider Green Belt to the west. The removal of the sub-area in isolation is likely to impact the performance of the surrounding Green Belt as it would constitute a small but irregular spread of the built-up area. However, given that the sub-area is already fully developed and is enclosed by inset and other washed over development, impacts on the performance of surrounding Green Belt are likely to be limited.</p> <p>In combination with SA-115 and SA-113, the removal of the sub-area is likely to impact on the performance of the wider Green Belt, as it would result in irregular spread of the built-up area.</p> <p>In combination with the wider cluster of sub-areas (SA-102, SA-103, SA-112, SA-113, SA-115, SA-117, SA-118, SA-119, SA-126 and SA-127) in which the sub-area is located, the removal of the sub-area would result in extensive irregular and disproportionate sprawl of the large built-up area of St Albans and the settlement of Park Street / Frogmore. Furthermore, it would result in the merging of these settlements, as well as an erosion of the strategic gap between St Albans and Radlett.</p>				
Summary	Overall, the sub-area does not play an important role with respect to the strategic land parcel however if released in isolation or combination, is likely to harm the performance of the wider Green Belt.				

Consideration of Boundaries	
Commentary on boundary features and impact on Green Belt boundary strength.	If the sub-area was released, it would result in the creation of new Green Belt boundaries. These boundaries would be predominantly readily recognisable but not necessarily permanent and would not meet the NPPF definition. The new boundaries would require strengthening.
Categorisation & Recommendation	
Sub-area category & recommendation	The sub-area performs weakly against NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.




Sub-area (SA): SA-117

Strategic Land Parcel: 27 Area (ha): 14.41 Location South of Park Street / Frogmore, east of How Wood



Sub-area map

Legend

-  Sub-area for assessment
-  St Albans Green Belt
-  Neighbouring Green Belt



Looking south from footpath in north section of sub-area with views of grassland and hedgerows



Looking north from footpath in south section of sub-area with views of open parkland



Aerial photography used as a result of limited access to and / or views of sub-area at the time of the site visit (Bing Aerial, September 2021).

Boundaries

The sub-area is bounded by Hyde Lane to the north, Radlett Road to the east, the M25 to the south and the River Ver to the west. Inner boundaries: none. Outer boundaries: north, east, south and west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	3	2	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area

The sub-area is not at the edge of a large built-up area, in physical or perceptual terms.

(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.

The sub-area does not meet purpose 1.

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.

The sub-area forms a wider part of the gap between Park Street / Frogmore and How Wood; and Park Street/ Frogmore and Radlett (in Hertsmere Borough). Despite the presence of the Colney Street industrial area between these settlements, the intervening position of the M25 would limit perceptual merging of the neighbouring built-up areas of Park Street / Frogmore and Radlett (in Hertsmere Borough). It is judged that there may be some scope for development, without significant physical and perceptual erosion of the gap between neighbouring built-up areas.

Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.

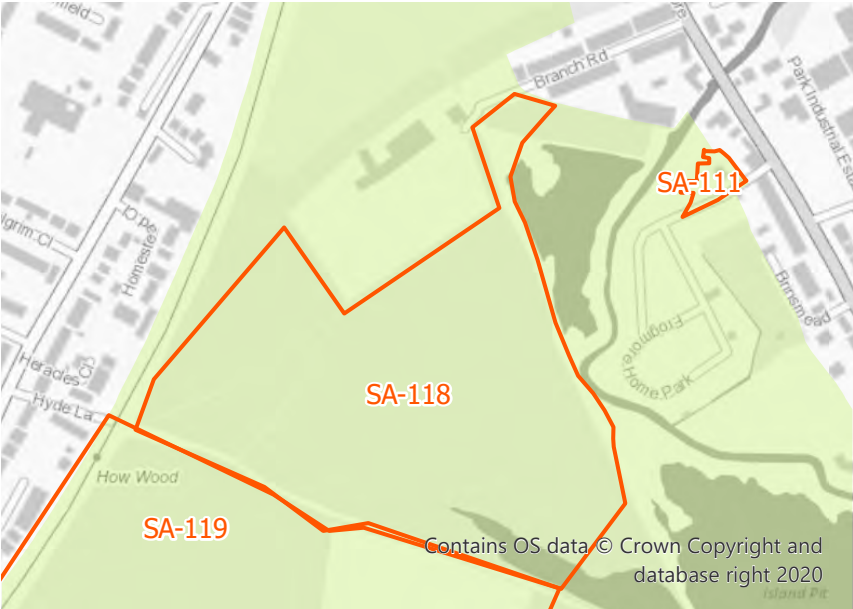
Approximately 8% of the sub-area is covered by built form (excluding hard standing). Built form is concentrated in the eastern half of the sub-area comprising residential properties and associated gardens. The rest of the sub-area is open grassland and parkland, intersected by footpaths, which has a semi-managed character. Due to dense tree lines surrounding parts of the sub-area, there are high levels of visual enclosure with limited views to the surrounding countryside. Although the sub-area is adjacent to the M25 to the south, there are negligible visual links to the highway. Overall the sub-area has a semi-urban character.

Purpose (4) To preserve the setting and special character of historic towns					
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.				
Summary					
The sub-area performs moderately against the purposes overall. The sub-area does not meet purposes 1 criteria (a) or 4; and performs weakly against purpose 3 and moderately against purpose 2.					
Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	27	Limited or No Contribution	Partial	Partial	Partial
Assessment of wider impact	At the more granular level, the sub-area performs similarly against purposes 1 and 2 and plays a lesser role against purposes 3 and 4 compared to the strategic land parcel. As the sub-area is not located at the edge of a large built-up area, it does not contribute to checking unrestricted sprawl. Similar to the strategic land parcel, the sub-area forms a wider part of the gap between settlements and therefore makes a contribution to preventing merging. The existing built form within the sub-area diminishes its sense of openness and connection to the wider countryside. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to purpose 4 in preserving a historic context.				
	The sub-area adjoins SA-112 to the east, SA-115 to the north, and SA-119 to the west; as well as wider Green Belt to the east, west and south. The removal of the sub-area in isolation would create a 'hole' in the Green Belt and is likely to impact on the performance of surrounding Green Belt. The existing built form and high level of visual enclosure within the sub-area means that the perceptual impacts of a 'hole' in the Green Belt would be limited; however, this would still have overall negative impacts on the wider Green Belt as it would constitute a deterioration of the strategic role of the Green Belt.				
	In combination with SA-112, SA-115 and SA-119, the removal of the sub-area is likely to impact on the performance of the wider Green Belt, as it would result in significant irregular and disproportionate spread of built-up areas. In addition, it would effectively result in closing the entire gap between Park Street/Frogmore and How Wood. It would also represent a significant erosion of the gaps between Park Street/Frogmore with St Albans, London Colney and Radlett, including greater perceptual connections with the inset industrial area of Colney Street, to the north of Radlett. However, the M25 would act as a prominent barrier to further physical merging. Moreover, it would represent a notable erosion of the strategic gap between St Albans and Watford.				
	In combination with the wider cluster of sub-areas (SA-102, SA-103, SA-112, SA-113, SA-115, SA-116, SA-118, SA-119, SA-126 and SA-127) in which the sub-area is located, the removal of the sub-area would result in extensive irregular and disproportionate sprawl of the large built-up area of St Albans and the settlement of Park Street / Frogmore. Furthermore, it would result in the merging of these settlements, as well as an erosion of the strategic gap between St Albans and Radlett.				
Summary	Overall the sub-area does not play an important role with respect to the strategic land parcel, however its release in isolation or in combination would harm the performance of the wider Green Belt.				

Consideration of Boundaries	
Commentary on boundary features and impact on Green Belt boundary strength.	If the sub-area was released, it would result in the creation of new Green Belt boundaries. These boundaries would be predominantly readily recognisable but not necessarily permanent and would not meet the NPPF definition. The new boundaries would require strengthening.
Categorisation & Recommendation	
Sub-area category & recommendation	The sub-area performs moderately against NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.

Sub-area (SA): SA-118

Strategic Land Parcel: 27 Area (ha): 8.42 Location East of How Wood



Sub-area map

Legend

- Sub-area for assessment
- St Albans Green Belt
- Neighbouring Green Belt



Looking north from footpath in western section of sub-area with views of dense vegetation and woodland



Looking north-east with views along east boundary of sub-area formed of mature hedgerow and trees



Looking south from footpath in north-east section of sub-area with views of grassland and dense woodland

Boundaries

The sub-area is bounded by Branch Road and regular backs of residential properties and gardens along Branch Road to the north, the policy constraint of the River Ver flood zone 3b to the east, a mature and unbroken tree line to the south and a mature tree line and the Park Street Church of England School to the west. Inner boundaries: north. Outer boundaries: east, south and west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	5	5	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is not at the edge of a large built-up area, in physical or perceptual terms.
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(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The sub-area does not meet purpose 1.
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Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area forms almost the entire gap between How Wood and Park Street / Frogmore. It is judged that development in this sub area would lead to the physical and perceptual merging of neighbouring built-up areas.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	The sub-area is not covered by any built form. The sub-area comprises woodland, grassland and meadow with public footpath crossing it. Due to dense woodland, there is a high level of visual enclosure within the sub-area. Although the sub-area is adjacent to a railway to the east, there are negligible visual links to this feature. Overall the sub-area has a strongly unspoilt rural character.
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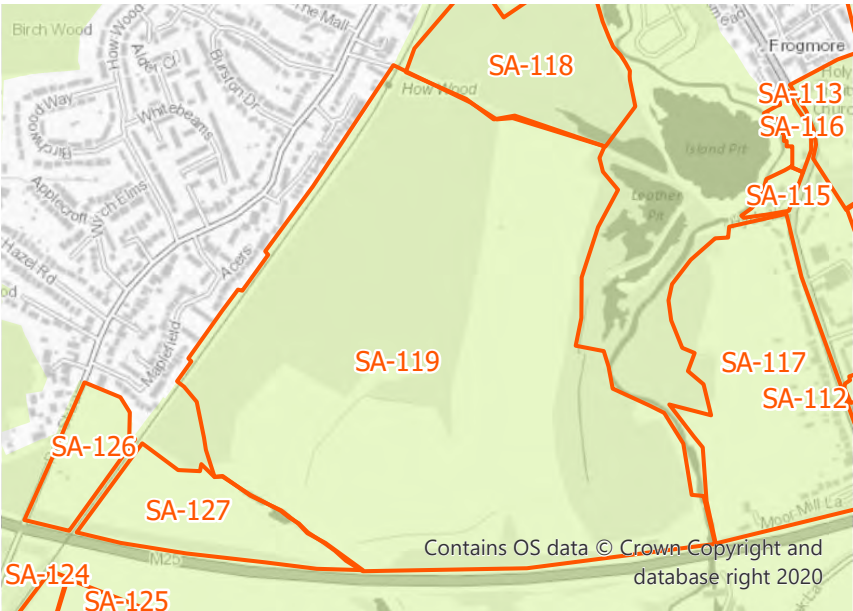
Purpose (4) To preserve the setting and special character of historic towns	
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
Summary	
	The sub-area performs strongly against the purposes overall. The sub-area does not meet purposes 1 criteria (a) or 4. It performs strongly against purposes 2 and 3.

Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	27	Limited or No Contribution	Partial	Partial	Partial
Assessment of wider impact	<p>At the more granular level, the sub-area performs similarly against purpose 1, and plays a lesser role against purpose 4, and make a more significant contribution to purposes 2 and 3. As the sub-area is not located at the edge of a large built-up area, it does not contribute to checking unrestricted sprawl. The sub-area makes a greater contribution to preventing settlements from merging as it forms a wider part of the gap between Park Street/Frogmore and How Wood, neither of which were identified as settlements for the purpose 2 assessment in Stage 1. The sub-area's more important role when compared to the Stage 1 parcel is therefore due to the categorisation of settlements as opposed to the role it plays against purpose 2. Despite its proximity to two settlements, the sub-area maintains a strongly rural character. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to purpose 4 in preserving a historic context.</p> <p>The sub-area adjoins sub-area SA-119 to the south; as well as wider Green Belt to the north and east. The removal of the sub-area in isolation is likely to alter the performance of the surrounding Green Belt as it would result in irregular and disproportionate spread of built-up areas. In addition, it would lead to closing the entire gap between Park Street/Frogmore and How Wood.</p> <p>In combination with sub-area SA-119, the removal of the sub-area is likely to impact on the performance of the wider Green Belt, as it would represent irregular and disproportionate spread of built-up areas, and would result in closing the entire gap between Park Street/Frogmore and How Wood. In addition, it would represent an erosion of the strategic gap between St Albans and Watford.</p> <p>In combination with the wider cluster of sub-areas (SA-102, SA-103, SA-112, SA-113, SA-115, SA-116, SA-117, SA-119, SA-126 and SA-127) in which the sub-area is located, the removal of the sub-area would result in extensive irregular and disproportionate sprawl of the large built-up area of St Albans and the settlement of Park Street / Frogmore. Furthermore, it would result in the merging of these settlements, as well as an erosion of the strategic gap between St Albans and Radlett.</p>				
Summary	Overall, the sub-area plays an important role with respect to the strategic land parcel, and its release in isolation or combination would harm the performance of the wider Green Belt.				

Consideration of Boundaries	
Commentary on boundary features and impact on Green Belt boundary strength.	The inner boundary is readily recognisable and likely to be permanent. The outer boundary is readily recognisable but not necessarily permanent. If the sub-area was released, the new inner Green Belt boundaries would not meet the NPPF definition. The new boundaries would require strengthening.
Categorisation & Recommendation	
Sub-area category & recommendation	The sub-area performs strongly against NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.

Sub-area (SA): SA-119

Strategic Land Parcel: 27 Area (ha): 56.49 Location East of How Wood, south-west of Park Street / Frogmore



Sub-area map



Looking west from footpath on east boundary of sub-area with views of open agricultural fields



Looking north from footpath in centre of sub-area with views of open agricultural fields



Looking south from footpath in north section of sub-area with views of scrub and grassland



Looking east in south-east corner of sub-area with views of dense woodland

Boundaries

The sub-area is bounded by a mature and unbroken tree line to the north, the River Ver to the east, the M25 to the south and a mature and unbroken tree line and the railway to the west. Inner boundaries: west. Outer boundaries: north, east, south.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	3	5	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area

The sub-area is not at the edge of a large built-up area, in physical or perceptual terms.

(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.

The sub-area does not meet purpose 1.

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.

The sub-area forms a wider part of the gap between Frogmore / Park Street and How Wood. Due to the scale of the sub-area, it is judged that there may be some scope for development, without significant physical or perceptual erosion of the gap between neighbouring built-up areas.

Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.

The sub-area is not covered by any built form. The sub-area comprises a mixture of agricultural fields, woodland, grassland and meadow. Parts of the sub-area have dense woodland, providing high levels of visual enclosure with limited views to the surrounding countryside. Other parts of the sub-area have rising topography, creating long views into the wider open countryside. There are limited urbanising influences, including visual links to How Wood to the west. Although the sub-area is adjacent to the M25 to the south, there are negligible visual links to the highway due to the topography and intervening tree lines. Overall the sub-area has a strongly unspoilt rural character.

Purpose (4) To preserve the setting and special character of historic towns	
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
Summary	
	The sub-area performs strongly against the purposes overall. The sub-area does not meet purposes 1 criteria (a) or 4. It performs moderately against purpose 2, and strongly against purpose 3.

Wider Green Belt Impacts

Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	27	Limited or No Contribution	Partial	Partial	Partial

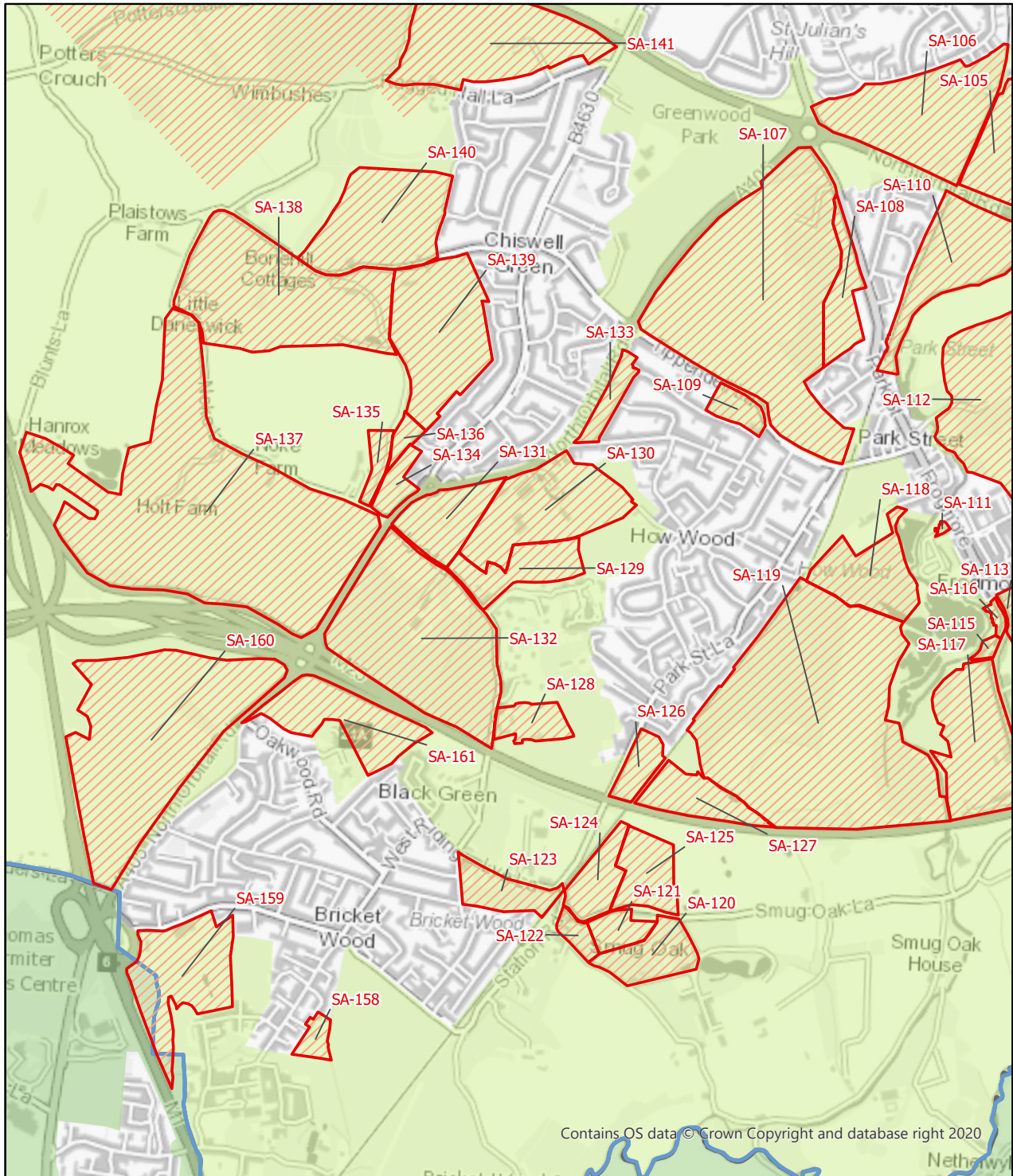
Assessment of wider impact	<p>At the more granular level, the sub-area performs similarly against purposes 1 and 2, plays a stronger role against purpose 3 and plays a lesser role against purpose 4 compared to the strategic land parcel. As the sub-area is not located at the edge of a large built-up area, it does not contribute to checking unrestricted sprawl. Similar to the strategic land parcel, the sub-area forms a wider part of the gap between settlements and therefore makes a contribution to preventing merging. Whilst the sub-area abuts a built-up area and has urbanising influences from the railway and M25 motorway, it maintain a strongly rural character with a mixture of agricultural uses and habitat areas. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to preserving a historic context.</p> <p>The sub-area adjoins SA-117 to the east, SA-118 to the north, and SA-127 to the south-west; as well as wider Green Belt to the east and south. The removal of the sub-area in isolation is likely to alter the contribution of surrounding Green Belt as it would represent disproportionate scale of development compared to the settlement of How Wood. In addition, it would introduce built form to the east of the railway line, which currently acts as a readily recognisable and likely to be permanent settlement edge for How Wood. The release of the sub-area may be considered irregular sprawl of How Wood. It would also significantly reduce the gap between How Wood and Park Street/Frogmore.</p> <p>In combination with SA-117, SA-118 and SA-127, the removal of the sub-area would constitute irregular and disproportionate spread of built-up areas, including the creation of an 'island' of Green Belt to the south-west of the sub-area. Furthermore, it would result in the erosion of the entire gap between How Wood and Park Street/Frogmore. It would also represent an erosion of the strategic gap between St Albans and Watford.</p> <p>In combination with the wider cluster of sub-areas (SA-102, SA-103, SA-112, SA-113, SA-115, SA-116, SA-117, SA-118, SA-126 and SA-127) in which the sub-area is located, the removal of the sub-area would result in extensive irregular and disproportionate sprawl of the large built-up area of St Albans and the settlement of Park Street / Frogmore. Furthermore, it would result in the merging of these settlements, as well as an erosion of the strategic gap between St Albans and Radlett.</p>
Summary	Overall, the sub-area plays an important role with respect to the strategic land parcel, and if released in isolation or in combination, is likely to significantly harm the performance of the wider Green Belt.

Consideration of Boundaries

Commentary on boundary features and impact on Green Belt boundary strength.	The inner boundary is readily recognisable and likely to be permanent. The outer boundaries are partially readily recognisable but not necessarily permanent. If the sub-area was released, the new inner Green Belt boundaries would not meet the NPPF definition. The new boundaries would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.
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Legend

- Sub-area for assessment
- St Albans District Boundary
- Neighbouring District Boundary
- St Albans Green Belt
- Neighbouring Green Belt

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P1	01/2023	AD	KF	CT
Issue	Date	By	Chkd	Appd

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Client
St Albans City & District Council

Job Title
St Albans Green Belt Review

Metres

0 985,974.45 1,971,948.9 3,943,897.8

Bricket Wood- sub-areas

Scale at A4

1:20,000

Job No
280045-00

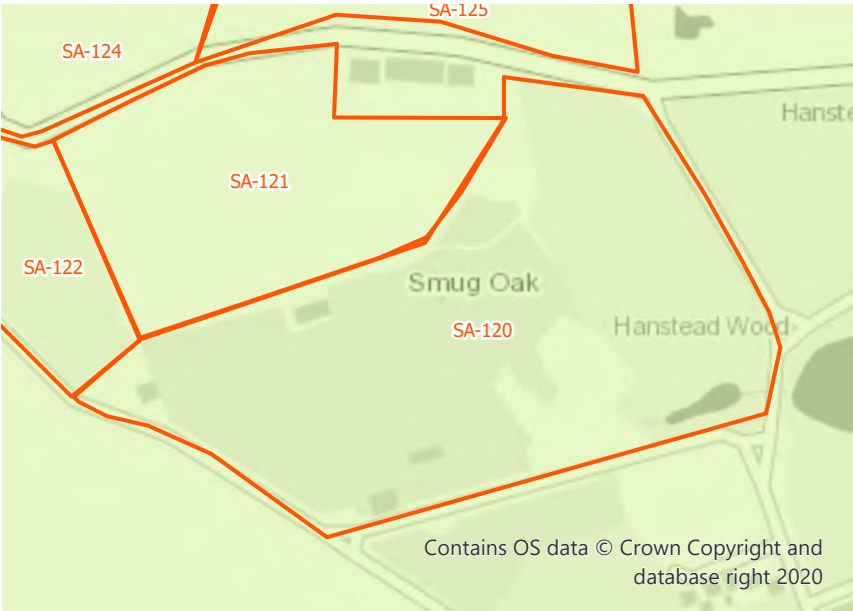
Drawing Status
Issued

Drawing No
001

Issue
P1

Sub-area (SA): SA-120

Strategic Land Parcel: 27 Area (ha): 5.55 Location East of Bricket Wood



Legend

- Sub-area for assessment
- St Albans Green Belt
- Neighbouring Green Belt

Sub-area map



Looking at the woodland in the southern part of the sub-area



Looking east towards the house in the south-eastern corner of the sub-area



Looking at a public information sign and walking path in the centre of the sub-area



Looking at the woodland and path in the northern part of the sub-area

Boundaries

The sub-area is bounded by a woodland and Smug Oak Lane to the north, Percy Drive to the east, Redland Way to the south and Drop Lane to the west. Inner boundary: none. Outer boundary: north, east, south and west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	1	4	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area

The sub-area is not located at the edge of a large built-up area, in physical or perceptual terms.

(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.

The sub-area does not meet purpose 1.

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.

The sub-area forms a less essential part of the gap between Bricket Wood and How Wood; and between Bricket Wood and Radlett (in Hertsmere Borough). It is judged that the gap is of sufficient scale that the removal of the sub-area would not result in physical or perceptual merging between neighbouring built-up areas. The M25 provides an additional barrier to the merging of settlements to the north of the sub-area.

Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.

Approximately 4% of the sub-area is covered by built form (excluding hard standing). The sub-area comprises Hampstead Wood, a large wooded area traversed by paths, and a hard standing area used for storage of materials. The sub-area comprises one residential property to the south-east which does not diminish the sub-area's rural character. The sub-area has a strongly enclosed field and does not offer any views onto the wider countryside, the development at Hanstead House to the east or across the sub-area due to its wooded character. Overall, the sub-area has a strongly unspoilt rural character.

Purpose (4) To preserve the setting and special character of historic towns	
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
Summary	
	The sub-area performs strongly against the purposes overall. The sub-area does not meet purpose 1 criteria (a) or purpose 4; and performs weakly against purpose 2 and performs strongly against purpose 3.

Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	27	Limited or No Contribution	Partial	Partial	Partial

Assessment of wider impact	<p>Neither the sub-area or the strategic land parcel adjoin large built-up settlements, and so fail to meet purpose 1. The sub-area plays a weaker role against purpose 2 and 4, forming only a less essential gap between Bricket Wood and How Wood and performing no role in preserving the context of an historic place. The sub-area however plays a more important role compared with the strategic land parcel maintaining the openness of the countryside, characterised by its unspoilt rural land uses.</p> <p>The sub-area adjoins SA-121 and SA-122 to the north and wider Green Belt to the east, south, and west. Its release in isolation is unlikely to alter the performance of the wider Green Belt due to its enclosed nature and limited connections to wider countryside, and existing urbanising influences, particularly from the residential development to the south. However, the removal of the sub-area in isolation would create a 'hole' in the Green Belt. While the enclosed character means that the perceptual impacts of a 'hole' in the Green Belt would be limited, this would still have overall negative impacts on the wider Green Belt as it would constitute a deterioration of the strategic role of the Green Belt.</p> <p>In combination with either SA-121 or SA-122, the release of the sub-areas would lead to the disproportionate and irregular outward sprawl of Bricket Wood to the east. It would also create a 'hole' in the Green Belt which would impact on its strategic role.</p> <p>In combination with other sub-areas in the wider cluster in which the sub-area is located (i.e SA-121, SA-122, SA-123, SA-124 and SA-125), the removal of the sub-area would result in extensive irregular and disproportionate sprawl of the settlement of Bricket Wood.</p>
Summary	Overall, the sub-area plays an important role with respect to the strategic land parcel, and its release in isolation or in combination would harm the performance of the wider Green Belt.

Consideration of Boundaries

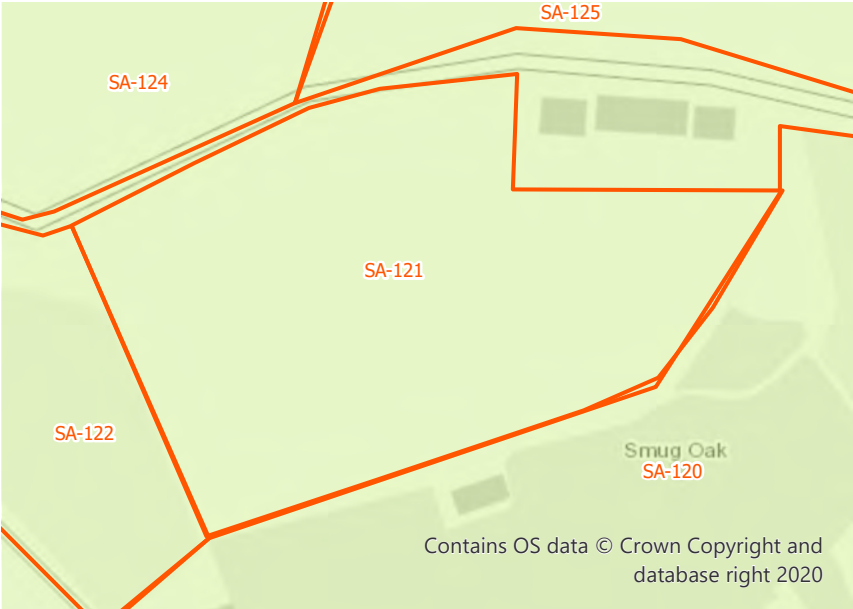
Commentary on boundary features and impact on Green Belt boundary strength.	If the sub-area was released, it would result in the creation of new Green Belt boundaries. These boundaries would be predominantly readily recognisable but not necessarily permanent and would not meet the NPPF definition. The new boundaries would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.
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Sub-area (SA): SA-121

Strategic Land Parcel: 27 Area (ha): 2.51 Location East of Bricket Wood



Legend

- Sub-area for assessment
- St Albans Green Belt
- Neighbouring Green Belt

Sub-area map



Looking east from the south-western corner of the sub-area onto an open field



Aerial photography used as a result of limited access to and / or views of sub-area at the time of the site visit (Bing Aerial, September 2021).

Boundaries

The sub-area is bounded by Smug Oak Lane and the regular backs of residential properties and gardens to the north, by a woodland to the east and south and by a mature tree line to the west. Inner boundary: none. Outer boundaries: north, east, south and west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	3	5	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is not located at the edge of a large built-up area, in physical or perceptual terms.
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(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The sub-area does not meet purpose 1.
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Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area is not located at the edge of the settlement. The sub-area would introduce a new area of built form, which would perceptually and physically narrow the existing gap between Bricket Wood and How Wood; and between Bricket Wood and Radlett and reduce the overall openness and scale of these gaps. It is judged that there may be some scope for development without significant physical or perceptual erosion of the gap between neighbouring built-up areas. The M25 provides an additional barrier to the merging of settlements.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	The sub-area is not covered by any built form. The sub-area comprises an open field. It is bounded by intermittent tree lines and has a flat topography which limits views into wider countryside. There are some views onto neighbouring residential buildings. Overall the sub-area has a strongly unspoilt rural character.
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Purpose (4) To preserve the setting and special character of historic towns

Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
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Summary

	The sub-area performs strongly against the purposes overall. The sub-area does not meet purpose 1 criteria (a) or purpose 4, performs moderately against purpose 2 and strongly against purpose 3.
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Wider Green Belt Impacts

Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	27	Limited or No Contribution	Partial	Partial	Partial

Assessment of wider impact At a more granular level, neither the sub-area nor the strategic land parcel adjoin large built-up settlements and fail to meet purpose 1	<p>At the more granular level, the sub-area performs similarly against purposes 1 and 2, makes a more significant contribution to purpose 3 and makes a lesser contribution to purpose 4 compared to the strategic land parcel. Neither the sub-area nor the strategic land parcel adjoin large built-up areas and fail to meet purpose 1. The sub-area plays a similarly moderate role to the strategic land parcel in maintaining the gap between settlements (purpose 2), as it forms an important part of the gap between Bricket Wood and How Wood; and between Bricket Wood and Radlett. However, the strongly unspoilt rural character of the sub-area means that it performs a more important role compared to the strategic land parcel against purpose 3 in protecting the openness of the countryside. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to purpose 4.</p> <p>The sub-area physically adjoins SA-124 and SA-125 to the north, SA-120 to the south-east and SA-122 to the south-west. The release of the sub-area in isolation is unlikely to significantly impact the Green Belt to the south, where new residential development already diminishes the sense of openness in the countryside, although it would introduce urbanising influences to Green Belt to the north. However, the removal of the sub-area in isolation would create a 'hole' in the Green Belt. The flat topography and intermittent tree lines at the boundaries of the sub-area means that the perceptual impacts of a 'hole' in the Green Belt would be limited; however, this would still have overall negative impacts on the wider Green Belt as it would constitute a deterioration of the strategic role of the Green Belt. It could only be considered for release in combination with Green Belt to the west.</p> <p>In combination with either SA-120 and SA-122 or SA-124 and SA-125, the release of the sub-areas would lead to the disproportionate and irregular outward sprawl of Bricket Wood to the east. It would also create a 'hole' in the Green Belt which would impact on its strategic role.</p> <p>In combination with other sub-areas in the wider cluster in which the sub-area is located (i.e. SA-120, SA-122, SA-123, SA-124 and SA-125), the removal of the sub-area would result in extensive irregular and disproportionate sprawl of the settlement of Bricket Wood.</p>
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Summary	Overall, the sub-area plays an important role with respect to the strategic land parcel and its release in isolation or in combination would harm the performance of the wider Green Belt.
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Consideration of Boundaries

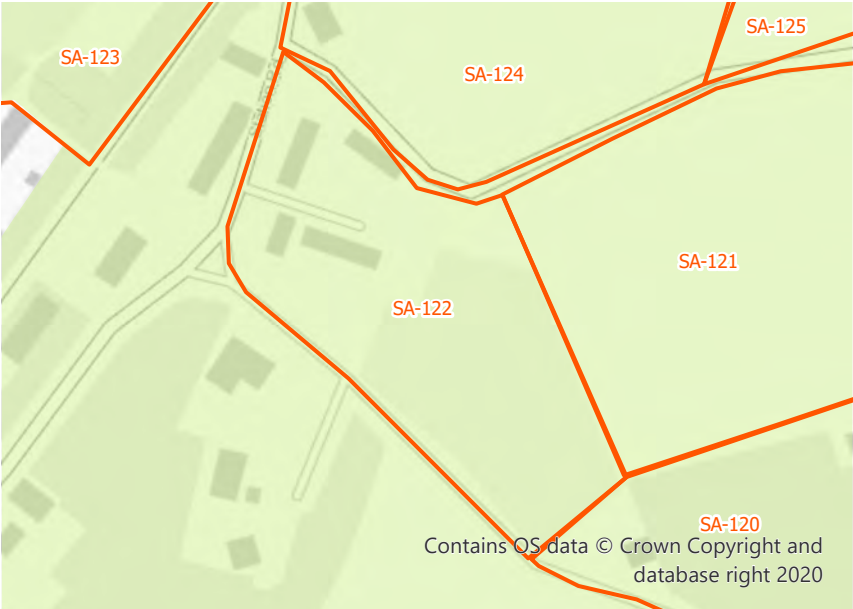
Commentary on boundary features and impact on Green Belt boundary strength.	If the sub-area was released, it would result in the creation of new Green Belt boundaries. These boundaries would be predominantly readily recognisable but not necessarily permanent and would not meet the NPPF definition. The new boundaries would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.
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Sub-area (SA): SA-122

Strategic Land Parcel: 27 Area (ha): 1.53 Location East of Bricket Wood



Legend

- Sub-area for assessment
- St Albans Green Belt
- Neighbouring Green Belt

Sub-area map



Looking east from the western boundary onto the parish church



Looking north-west from the centre of the sub-area onto car park and parish church hall



Looking south-east from the centre of the sub-area onto a car park and playing field



Looking west from the centre of the sub-area onto residential properties and associated gardens

Boundaries

The sub-area is bounded by Smug Oak Lane to the north, by a mature tree line to the east, by a mature tree line and Drop Lane to the south and by Station Road to the west. Inner boundary: none. Outer boundaries: north, east, south and west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	3	2	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is not located at the edge of a large built-up area, in physical or perceptual terms.
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(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The sub-area does not meet purpose 1.
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Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area is not located at the edge of a settlement. The sub-area would introduce a new area of built form, which would perceptual and physically narrow the existing gap between Bricket Wood and How Wood; and between Bricket Wood and Radlett and reduce the overall openness and scale of these gaps. It is judged that there may be some scope for development, without significant physical or perceptual erosion of the gap between neighbouring built-up areas. The M25 provides an additional barrier to the merging of settlements to the north of the sub-area.
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Purpose (3) To assist in safeguarding the countryside from encroachment

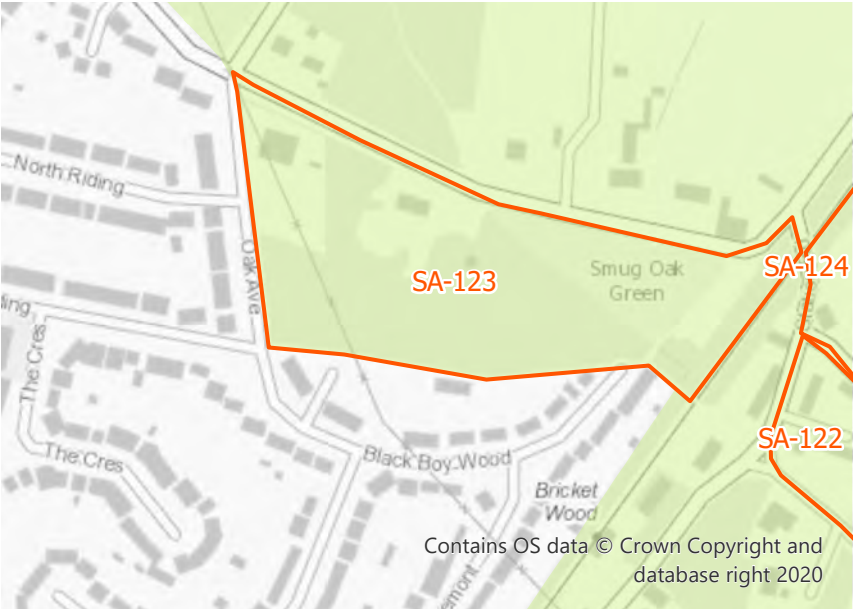
Protects the openness of the countryside and is least covered by development.	Approximately 10% of the sub-area is covered by built form (excluding hardstanding). The sub-area comprises a parish church and community centre, car parking, a residential property and a playing field. The sub-area is bordered by mature tree lines and together with the built form, this prevents any views into wider countryside. Overall, the sub-area has a semi-urban character.
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Purpose (4) To preserve the setting and special character of historic towns					
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.				
Summary					
	The sub-area performs moderately against the purposes overall. The sub-area does not meet purposes 1 criteria (a) or 4, performs weakly against purpose 3 and performs moderately against purposes 2.				
Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	27	Limited or No Contribution	Partial	Partial	Partial
Assessment of wider impact	<p>Neither the sub-area nor the strategic land parcel adjoin large built-up settlements and fail to meet purpose 1. The sub-area plays a weaker role against purpose 4, performing no role in preserving the context of an historic place, and against purpose 3 due to its semi-urban character. The sub-area plays a similarly moderate role compared to the strategic land parcel against purpose 2 in maintaining the gap between settlements.</p> <p>The sub-area adjoins SA-124 to the north, SA-120 and SA-121 to the east, and wider Green Belt to the south-west. Its release in isolation is unlikely to alter the performance of the surrounding Green Belt due to its enclosed nature and the existing built form which constitutes sprawl in the Green Belt. However, the removal of the sub-area in isolation would create a ‘hole’ in the Green Belt which would have overall negative impacts as it would constitute a deterioration of the strategic role of the Green Belt.</p> <p>In combination with SA-120 and SA-121, the release of the sub-areas would lead to the disproportionate and irregular outward sprawl of Bricket Wood to the east. It would also create a 'hole' in the Green Belt which would impact on its strategic role.</p> <p>In combination with other sub-areas in the wider cluster in which the sub-area is located (i.e. SA-120, SA-121, SA-123, SA-124 and SA-125), the removal of the sub-area would result in extensive irregular and disproportionate sprawl of the settlement of Bricket Wood.</p>				
Summary	Overall, the sub-area does not play an important role with regards to the strategic land parcel however if released in isolation or in combination is likely to significantly harm the performance of the wider Green Belt.				

Consideration of Boundaries	
Commentary on boundary features and impact on Green Belt boundary strength.	If the sub-area was released, it would result in the creation of new Green Belt boundaries. These boundaries would be predominantly readily recognisable but not necessarily permanent and would not meet the NPPF definition. The new boundaries would require strengthening.
Categorisation & Recommendation	
Sub-area category & recommendation	The sub-area performs moderately against NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.

Sub-area (SA): SA-123

Strategic Land Parcel: 26 Area (ha): 4.41 Location East of Bricket Wood



Sub-area map



Looking north from the centre of the sub-area onto residential properties to the north of the sub-area and a playing field in the sub-area



Looking west from the centre of the sub-area onto a playing field



Looking east from the western boundary of the sub-area onto Bricket Wood Social Club and associated buildings and car park



Looking into the centre of the sub-area from the southern boundary onto woodlands

Boundaries

The sub-area is bounded by Lye Lane to the north, by the railway to the east, by the regular back of residential properties along Black Boy Wood to the south and by Oak Avenue to the west. Inner boundaries: south and west. Outer boundaries: north and east.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	3	3	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is not located at the edge of a large built-up area, in physical or perceptual terms.
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(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The sub-area does not meet purpose 1.
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Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area forms part of a gap between Bricket Wood and How Wood. It is judged there may be some scope for development without significant physical or perceptual erosion of the gap between neighbouring built-up areas. The M25 provides an additional barrier to the merging of settlements to the north of the sub-area.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	Approximately 8% percent of the sub-area is covered by built form (excluding hardstanding). The sub-area comprises large areas of dense woodland and a playing field, with some built form comprising residential properties and a social club. The flat topography of the woods areas as well as the presence of the railway line result in the parcel having an enclosed character. Overall, the sub-area has a largely rural character.
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Purpose (4) To preserve the setting and special character of historic towns	
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
Summary	
	The sub-area performs moderately against the purposes overall. The sub-area does not meet purpose 1 criteria (a) or purpose 4 and performs moderately against purposes 2 and 3.

Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	26	Limited or No Contribution	Partial	Limited or No Contribution	Limited or No Contribution
Assessment of wider impact	<p>At a more granular level, the sub-area plays a similarly weak role against purposes 1 and 4, as neither area adjoins a large built-up area or historic place. The sub-area performs a similarly moderate role as the strategic land parcel against purpose 2, in preventing neighbouring settlements from merging. The sub-area performs a more important role in protecting the openness of the countryside under purpose 3, however this is only a moderate role overall as the sub-area contains a range of different land uses and offers no view onto wider countryside.</p> <p>The sub-area adjoins SA-124 to the north-east and is surrounded by wider Green Belt to the north and east. Due to its location directly adjoining Bricket Wood to the south and west and the mature trees which enclose the sub-area to the east, its removal is unlikely to alter the performance of the wider Green Belt. The railway along the eastern boundary and the residential properties along the southern and western boundaries prevent longer views and connections to the wider countryside. Its release would assist in rounding off the settlement edge, and is proportionate to the existing scale of the settlement.</p> <p>In combination with other sub-areas in the wider cluster in which the sub-area is located (i.e. SA-120, SA-121, SA-122, SA-124 and SA-125), the removal of the sub-area would result in extensive irregular and disproportionate sprawl of the settlement of Bricket Wood.</p>				
Summary	Overall, the sub-area does not play an important role with regards to the strategic land parcel and if released in isolation, is unlikely to significantly harm the performance of the wider Green Belt.				

Consideration of Boundaries

Commentary on boundary features and impact on Green Belt boundary strength.	The inner and outer boundaries of the sub-area are readily recognisable and likely to be permanent. If the sub-area was released, the new inner Green Belt boundaries would meet the NPPF definition.
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Categorisation & Recommendation

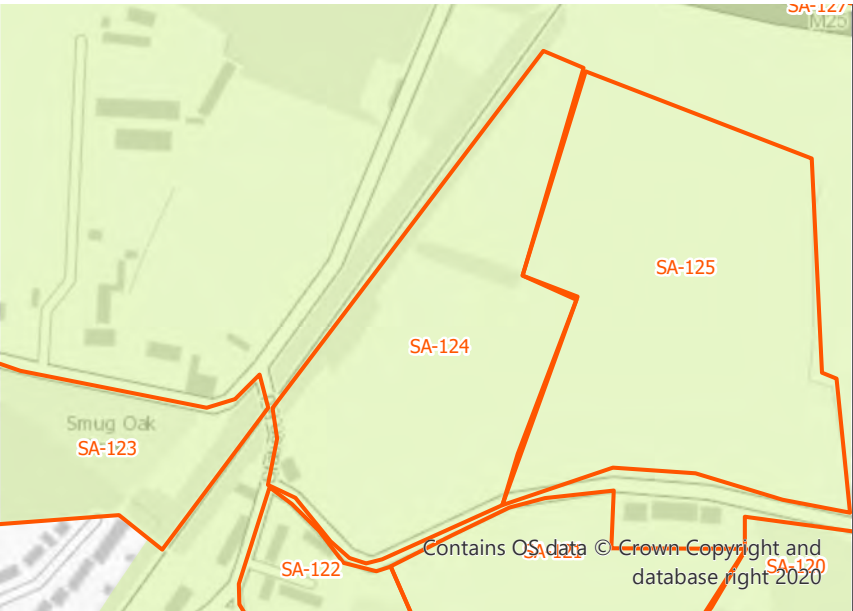
Sub-area category & recommendation	The sub-area performs moderately against NPPF purposes but makes a less important contribution to the wider Green Belt. If the sub-area is released, the new inner Green Belt boundary would meet the NPPF definition for readily recognisable and likely to be permanent boundaries. Recommended for further consideration in isolation as RA-45.
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Recommended Area Map



Sub-area (SA): SA-124

Strategic Land Parcel: 27 Area (ha): 4.41 Location East of Bricket Wood



Legend

- Sub-area for assessment
- St Albans Green Belt
- Neighbouring Green Belt

Sub-area map



Looking east from the south-western corner of the sub-area onto the southern boundary and a Public Right of Way



Looking east from the south-western corner of the sub-area onto an open field



Looking north from the south-western corner of the sub-area onto an open field



Looking into the south-corner of the sub-area onto a local public house

Boundaries

The sub-area is bounded by a mature tree line to the north and the east, by Smug Oak Lane to the south and by Station Road and the railway to the west. Inner boundary: none. Outer boundary: north, east, south and west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	3	3	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area

The sub-area is not located at the edge of a large built-up area, in physical or perceptual terms.

(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.

The sub-area does not meet purpose 1.

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.

The sub-area forms a wider part of the gap between Bricket Wood and How Wood, contributing to the overall openness and scale of the gap. The M25 forms a barrier between the settlements. It is judged that there may be some scope for development, without significant physical or perceptual erosion of the gap between neighbouring built-up areas.

Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.

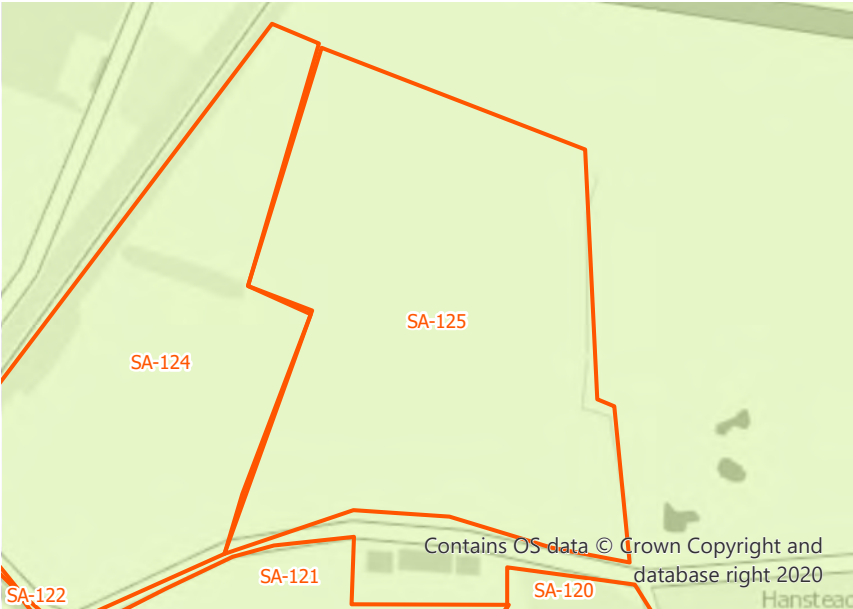
Approximately 3% of the sub-area is covered by built form (excluding hardstanding). The sub-area comprises an open field, a pub and associated car park. The sub-area is flat and closed by mature trees to the north and east, preventing any views into wider countryside. The openness of the southern boundary of the field onto the back of the pub introduces strong urbanising influences. Overall, the sub-area has a largely rural character.

Purpose (4) To preserve the setting and special character of historic towns					
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.				
Summary					
	The sub-area performs moderately against the purposes overall. The sub-area does not meet purpose 1 criteria (a) or purpose 4, performs moderately against purpose 2 and 3.				
Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	27	Limited or No Contribution	Partial	Partial	Partial
Assessment of wider impact	Neither the sub-area nor the strategic land parcel adjoin large built-up settlements and fail to meet purpose 1. The sub-area plays a weaker role against purpose 4 as it performs no role in preserving the context of an historic place. However, the sub-area performs a similarly moderate role against purpose 3, with its largely rural character, and against purpose 2 as it forms a wider part of the gap between Bricket Wood and How Wood.				
	The sub-area adjoins SA-123 to the west, SA-125 to the east, SA-122 and SA-121 to the south, and wider Green Belt to the north. Its release in isolation is likely to impact on the performance of Green Belt to the north by strengthening its role in preventing the coalescence of How Wood and Bricket Wood. It is unlikely to alter the performance of the Green Belt to the south and west due to existing urbanising influences and weaker role in maintaining the separation of neighbouring settlements. However, the removal of the sub-area in isolation would create a 'hole' in the Green Belt which would constitute a deterioration of the strategic role of the Green Belt, and could only be considered for release with Green Belt to the south-west.				
	In combination with either SA-121, SA-122 or SA-125, the release of the sub-area would create a hole in the Green Belt, which would also constitute harm to the strategic role of the Green Belt. In combination with SA-123, the release of the sub-areas would lead to the irregular sprawl of Bricket Wood to the east.				
	In combination with other sub-areas in the wider cluster in which the sub-area is located (i.e. SA-120, SA-121, SA-122, SA-123 and SA-125), the removal of the sub-area would result in extensive irregular and disproportionate sprawl of the settlement of Bricket Wood.				
Summary	Overall, the sub-area plays a less important role with regards to the strategic land parcel, however its release in isolation or in combination would harm the performance of the wider Green Belt.				

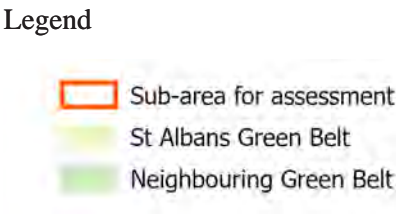
Consideration of Boundaries	
Commentary on boundary features and impact on Green Belt boundary strength.	If the sub-area was released, it would result in the creation of new Green Belt boundaries. These boundaries would be predominantly readily recognisable but not necessarily permanent and would not meet the NPPF definition. The new boundaries would require strengthening.
Categorisation & Recommendation	
Sub-area category & recommendation	The sub-area performs moderately against NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.

Sub-area (SA): SA-125

Strategic Land Parcel: 27 Area (ha): 5.56 Location East of Bricket Wood



Sub-area map



Looking north-east from the southern boundary of the sub-area onto an open field and dispersed trees



Looking north-west from the southern boundary of the sub-area onto an open field



Looking north from the southern boundary of the sub-area onto an open field

Boundaries

The sub-area is bounded by a mature tree line to the north and east, by Smug Oak Lane to the south and by a mature tree line to the west. Outer boundary: north, east, south and west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	3	5	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is not located at the edge of a large built-up area, in physical or perceptual terms.
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(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The sub-area does not meet purpose 1.
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Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area is not located at the edge of the settlement and forms a wider part of the gap between Bricket Wood and How Wood, contributing to the overall openness and scale of the gap. The M25 forms a barrier between the settlements and there are limited perceptual links between the settlements. It is judged that there may be some scope for development without significant physical or perceptual erosion of the gap between neighbouring built-up areas.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	Less than 1% of the sub-area is covered by built form. The sub-area comprises an open field. There is a flat topography which allows views into wider countryside to the east and west. Overall, the sub-area has a strongly unspoilt rural character.
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Purpose (4) To preserve the setting and special character of historic towns					
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.				
Summary					
	The sub-area performs strongly against the purposes overall. The sub-area does not meet purpose 1 criteria (a) or 4, performs moderately against purpose 2 and strongly against purpose 3.				
Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	27	Limited or No Contribution	Partial	Partial	Partial
Assessment of wider impact	Neither the sub-area nor the strategic land parcel adjoin a large built-up area and do not meet purpose 1. The sub-area performs a similarly moderate role against purpose 2 in preventing neighbouring settlements from merging compared to the strategic land parcel, forming part of the wider gap between Bricket Wood and How Wood. The unspoilt rural character means the sub-area plays a stronger role against purpose 3 in protecting the openness of the countryside compared to the strategic land parcel. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to purpose 4 in preserving a historic context.				
	The sub-area physically adjoins SA-124 to the west, SA-121 to the south, and wider Green Belt to the north. Its release in isolation is likely to impact on the performance of Green Belt to the north by strengthening its role in preventing the coalescence of How Wood and Bricket Wood. It is unlikely to alter the performance of the Green Belt to the south due to existing urbanising influences and weaker role in maintaining the separation of neighbouring settlements. However, the removal of the sub-area in isolation would create a 'hole' in the Green Belt which would constitute a deterioration of the strategic role of the Green Belt, and could only be considered for release with Green Belt to the south-west.				
	In combination with either SA-121 or SA-124, the release of the sub-area would create a 'hole' in the Green Belt, which would also constitute harm to its strategic role. It would also significantly enhance the role of Green Belt to the north in maintaining the gap between How Wood and Bricket Wood.				
	In combination with other sub-areas in the wider cluster in which the sub-area is located (i.e. SA-120, SA-121, SA-122, SA-123 and SA-124), the removal of the sub-area would result in extensive irregular and disproportionate sprawl of the settlement of Bricket Wood.				
Summary	Overall, the sub-area plays an important role with respect to the strategic land parcel and its release in isolation or combination would harm the performance of the wider Green Belt.				

Consideration of Boundaries

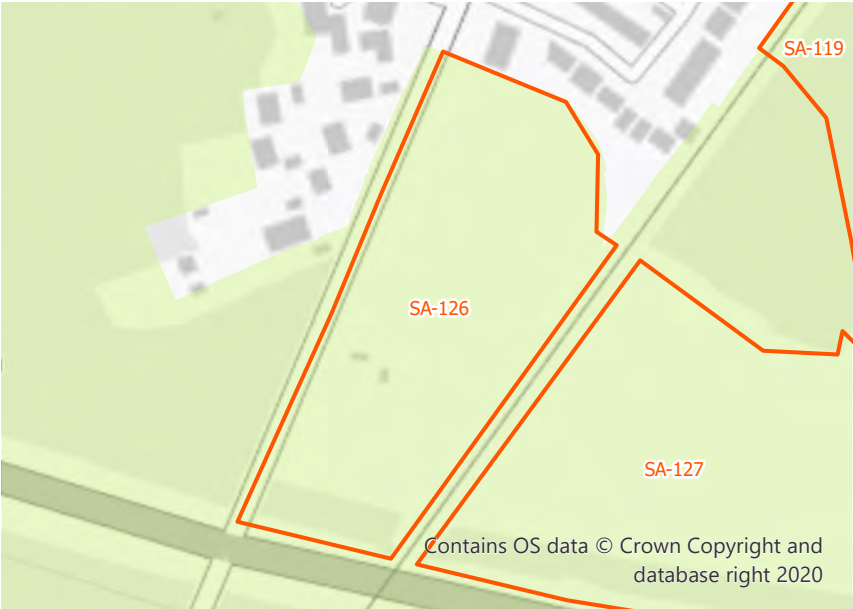
Commentary on boundary features and impact on Green Belt boundary strength.	If the sub-area was released, it would result in the creation of new Green Belt boundaries. These boundaries would be predominantly readily recognisable but not necessarily permanent and would not meet the NPPF definition. The new boundaries would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.
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Sub-area (SA): SA-126

Strategic Land Parcel: 26 Area (ha): 2.76 Location: South of How Wood



Sub-area map



Looking east from west boundary with views through tree lines towards open agricultural fields



Looking west from south-west corner of sub-area with views of open agricultural fields



Aerial photography used as a result of limited access to and / or views of sub-area at the time of the site visit (Bing Aerial, September 2021).

Boundaries

The sub-area is bounded by regular backs of residential properties and gardens along Maplefield to the north, the railway to the east, the M25 to the south and Park Street Lane to the west. Inner boundaries: north. Outer boundaries: east, south and west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	1	5	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is not at the edge of a large built-up area, in physical or perceptual terms.
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(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The sub-area does not meet purpose 1.
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Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area forms a less essential part of the gap between How Wood and Bricket Wood. Due to the presence of the M25, perceptual merging of the neighbouring built-up areas of How Wood and Bricket Wood would be limited. It is judged that the gap is of sufficient scale, that the removal of the sub-area would not result in physical or perceptual merging between neighbouring built-up areas.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	<p>Approximately 3% of the sub-area is covered by built form. Built form is limited to a single outbuilding towards the south part of the sub-area. The rest of the sub-area comprises open fields with paddocks and meadow. Through the tree line along Park Street Lane on the west boundary, there are limited views to the built area of How Wood.</p> <p>Although the sub-area is adjacent to a railway to the east and the M25 to the south, there are negligible visual links to these features. Overall the sub-area has a strongly unspoilt rural character.</p>
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Purpose (4) To preserve the setting and special character of historic towns

Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
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Summary

	The sub-area performs strongly against the purposes overall. The sub-area does not meet purposes 1 criteria (a) or 4, and performs weakly against purpose 2 and strongly against purpose 3.
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Wider Green Belt Impacts

Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	26	Limited or No Contribution	Partial	Limited or No Contribution	Limited or No Contribution

Assessment of wider impact	<p>At the more granular level, the sub-area performs similarly against purposes 1 and 4, and plays a greater role against purpose 3 while it plays a lesser role against purpose 2 compared to the strategic land parcel. Neither the sub-area nor the strategic land parcel adjoin large built-up area, and hence make no contribution to preventing outward sprawl. Due to the small scale nature of the sub-area compared to the strategic parcel, it plays a lesser role in preventing settlements from coalescing. The sub-area has a strongly rural character despite its location immediately adjoining the built-up area and being bounded by the railway and M25 which have urbanising influences. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to preserving a historic context.</p> <p>The sub-area adjoins SA-127 to the east, as well as wider Green Belt to the west and south. The removal of the sub-area in isolation is likely to impact on the performance of Green Belt to the south by strengthening its role in preventing the coalescence of How Wood and Bricket Wood. Despite the presence of the M25, perceptual merging between these settlements would be increased by the presence of washed over development to the north of Bricket Wood.</p> <p>In combination with SA-127, the removal of the sub-area is likely to impact on the performance of the wider Green Belt, as it would lead to irregular spread of the built-up area, introducing built form to the east of the railway line, which currently acts as a readily recognisable and likely to be permanent settlement edge for How Wood.</p> <p>In combination with the wider cluster of sub-areas (SA-102, SA-103, SA-112, SA-113, SA-115, SA-116, SA-117, SA-118, SA-119 and SA-127) in which the sub-area is located, the removal of the sub-area would result in extensive irregular and disproportionate sprawl of the large built-up area of St Albans and the settlement of Park Street / Frogmore. Furthermore, it would result in the merging of these settlements, as well as an erosion of the strategic gap between St Albans and Radlett.</p> <p>Additionally, the removal of the sub-area would result in a narrow finger of Green Belt forming to the south of How Wood, along Park Street Lane.</p>
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Summary	Overall, the sub-area plays an important role with respect to the strategic land parcel, and its release in isolation or in combination is likely to significantly harm the performance of the wider Green Belt.
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Consideration of Boundaries

Commentary on
boundary features
and impact on Green
Belt boundary
strength.

The inner and outer boundaries are readily recognisable and likely to be permanent. If the sub-area was released, the new inner Green Belt boundaries would meet the NPPF definition.

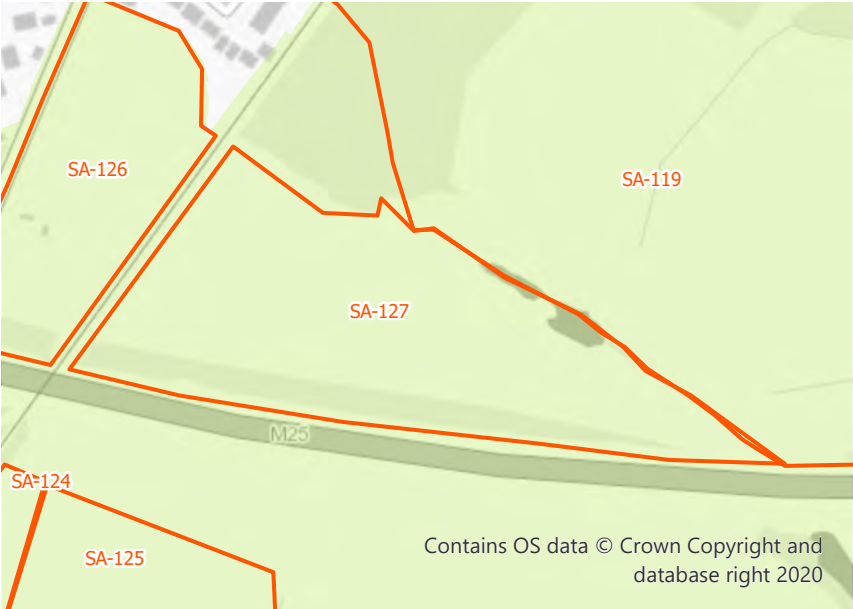
Categorisation & Recommendation

Sub-area category & recommendation

The sub-area performs strongly against NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.

Sub-area (SA): SA-127

Strategic Land Parcel: 27 Area (ha): 5.54 Location: South of How Wood



Sub-area map



Aerial photography used as a result of limited access to and / or views of sub-area at the time of the site visit (Bing Aerial, September 2021).

Boundaries

The sub-area is bounded by dense mature tree lines to the north, by a watercourse to the east, by the M25 motorway to the south and by a railway line to the west. Inner boundaries: none. Outer boundaries: north, east, south, west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	1	5	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is not at the edge of a large built-up area, in physical or perceptual terms.
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(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The sub-area does not meet purpose 1.
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Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area forms a less essential part of the gap between How Wood and Radlett (in Hertsmere Borough). It is judged that the gap is of sufficient scale that the removal of the sub-area would not result in physical or perceptual merging between neighbouring built-up areas.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	<p>Note: Unable to access site. This assessment has been completed largely from aerial photography.</p> <p>The sub-area is not covered by any built form. The sub-area comprises an open field with dense woodland edges, which provide a high degree of visual enclosure. Although the sub-area is adjacent to the M25 to the south, there are negligible visual links to the highway. Overall the sub-area has a strongly unspoilt rural character.</p>
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Purpose (4) To preserve the setting and special character of historic towns

Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
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Summary

	The sub-area meets the purposes strongly overall. The sub-area does not meet purposes 1 criteria (a) or 4, and performs weakly against purpose 2, and strongly against purpose 3.
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Wider Green Belt Impacts

Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	27	Limited or No Contribution	Partial	Partial	Partial

Assessment of wider impact	<p>At the more granular level, the sub-area performs similarly against purpose 1, and plays a lesser role against purposes 2 and 4, and makes a more significant contribution to purpose 3 compared to the strategic land parcel. Neither the sub-area nor the strategic land parcel adjoins a large built-up area, and hence make no contribution to preventing outward sprawl. Due to the small scale nature of the sub-area as compared to the strategic land parcel, it makes a lesser contribution to preventing settlements from coalescing. The sub-area maintains a strongly rural character despite being bounded by the railway and M25 which have urbanising influences. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to preserving a historic context.</p> <p>The sub-area adjoins SA-119 and SA-126 to the north-east and west respectively; as well as wider Green Belt to the north and south. The removal of the sub-area in isolation is likely to alter the performance of surrounding Green Belt as this would result in the creation of a 'hole' in the Green Belt. Furthermore, SA-126 would effectively become enclosed by built development. The high level of visual enclosure within the sub-area means that the perceptual impacts of a 'hole' in the Green Belt would be limited; however, this would still have overall negative impacts on the wider Green Belt as it would constitute a deterioration of the strategic role of the Green Belt.</p> <p>In combination with SA-119 and SA-126, the removal of the sub-area is likely to impact on the wider Green Belt as it would result in the irregular and disproportionate spread of the built-up area. It would also represent an erosion of the strategic gap between St Albans and Watford.</p> <p>In combination with the wider cluster of sub-areas (SA-102, SA-103, SA-112, SA-113, SA-115, SA-116, SA-117, SA-118, SA-119 and SA-126) in which the sub-area is located, the removal of the sub-area would result in extensive irregular and disproportionate sprawl of the large built-up area of St Albans and the settlement of Park Street / Frogmore. Furthermore, it would result in the merging of these settlements, as well as an erosion of the strategic gap between St Albans and Radlett.</p>
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Summary	Overall, the sub-area plays an important role with respect to the strategic land parcel and if released in isolation or combination, is likely to significantly harm the performance of the wider Green Belt.
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Consideration of Boundaries

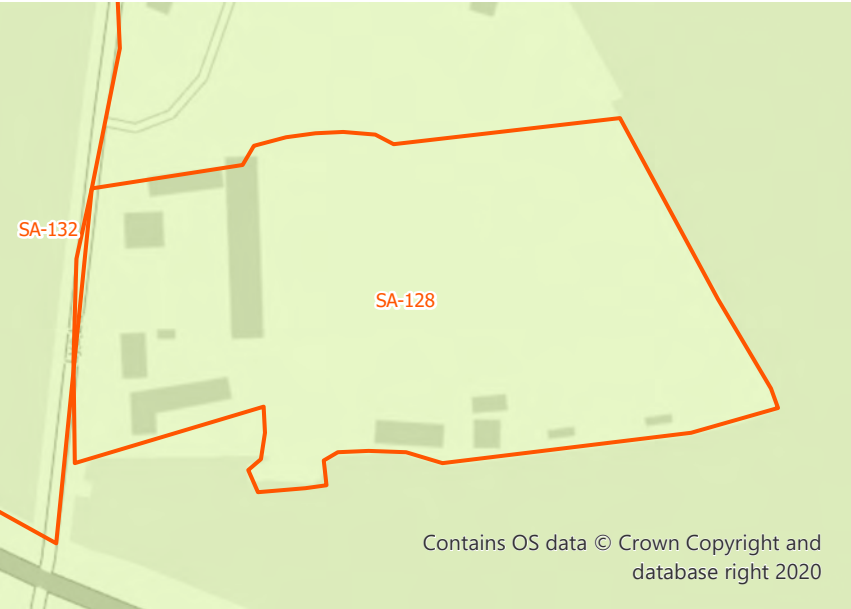
Commentary on boundary features and impact on Green Belt boundary strength.	If the sub-area was released, it would result in the creation of new Green Belt boundaries. These boundaries would be predominantly readily recognisable but not necessarily permanent and would not meet the NPPF definition. The new boundaries would require strengthening.
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Categorisation & Recommendation

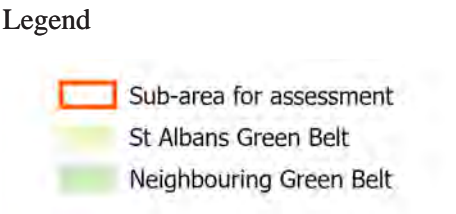
Sub-area category & recommendation	The sub-area performs strongly against NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.
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Sub-area (SA): SA-128

Strategic Land Parcel: 26 Area (ha): 3.39 Location South of How Wood, north-east of Bricket Wood



Sub-area map



Aerial photography used as a result of limited access to and / or views of sub-area at the time of the site visit (Bing Aerial, September 2021).

Boundaries

The sub-area is bounded by a mature and unbroken tree line to the north, east and south and by Lye Lane to the west. Inner boundaries: none. Outer boundaries: north, east, south and west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	1	2	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area

The sub-area is not at the edge of a large built-up area, in physical or perceptual terms.

(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.

The sub-area does not meet purpose 1.

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.

The sub-area forms a less essential part of the gap between How Wood and Bricket Wood. The sub-area is located mid-way between the two settlements. Due to the dense woodland surrounding the sub-area, there is a high level of visual enclosure which would limit perceptual merging. It is judged that the gap is of sufficient scale that removal of the sub-area would not result in physical or perceptual merging between neighbouring built-up areas.

Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.

Note: Unable to access site. This assessment has been completed largely from aerial photography.

Approximately 8% of the sub-area is covered by built form (excluding hardstanding). The sub-area is predominantly used as a paint ball centre comprising a number of buildings and managed paint ball areas which contribute to a more urban managed character. Around the developed part of the sub-area, there are limited areas of scrubland and tree lines to the north and east parts of the sub-area. Due to the dense woodland surrounding most of the sub-area, there is a high level of visual enclosure, with limited views to the surrounding countryside.

Although the sub-area is close to the M25 to the south, there are negligible visual links to the highway. Overall the sub-area has a semi-urban character.

Purpose (4) To preserve the setting and special character of historic towns

Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
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Summary

	The sub-area performs weakly against the purposes overall. The sub-area does not meet purposes 1 criteria (a) or 4, and performs weakly against purposes 2 and 3.
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Wider Green Belt Impacts

Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	26	Limited or No Contribution	Partial	Limited or No Contribution	Limited or No Contribution

Assessment of wider impact	<p>At the more granular level, the sub-area performs similarly against purposes 1, 3 and 4, and plays a lesser role against purpose 2 compared to strategic land parcel. Neither the sub-area nor the strategic land parcel adjoin large built-up area, and hence make no contribution to preventing outward sprawl. Due to the small scale nature of the sub-area as compared to the strategic land parcel, it makes a lesser contribution to preventing settlements from coalescing. The urban use of the sub-area diminishes the contribution it makes to preserving the openness of the countryside and safeguarding it from encroachment. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to preserving a historic context.</p> <p>The sub-area adjoins sub-area SA-132 to the west; as well as wider Green Belt to the north, east and south. The removal of the sub-area in isolation would create a 'hole' in the Green Belt, however is unlikely to impact on the performance of surrounding sub-areas, as the urban use of the sub-area has already been established; and hence the perceptual impacts to surrounding Green Belt from release of the sub-area are likely to be limited. Nonetheless, removal in isolation would still have overall negative impacts on the wider Green Belt as it would constitute a deterioration of the strategic role of the Green Belt</p> <p>In combination with sub-area SA-132, the removal of the sub-area would create a 'hole' in the Green Belt which would impact on the performance of surrounding Green Belt. SA-132 has strong perceptual links to the wider countryside and hence the introduction of urbanising influences would diminish the contribution of the surrounding Green Belt against purpose 3.</p> <p>In combination with other sub-areas in the wider cluster in which the sub-area is located (SA-129, SA-130, SA-131 and SA-132), the removal of the sub-area is likely to impact on the performance of the wider Green Belt, as it would constitute irregular and disproportionate sprawl of built-up areas and result in closing almost the entire gap between Chiswell Green and How Wood. Furthermore, it would represent a notable erosion of the gap between these settlements and Bricket Wood; as well as an erosion of the strategic gap between St Albans and Watford.</p>
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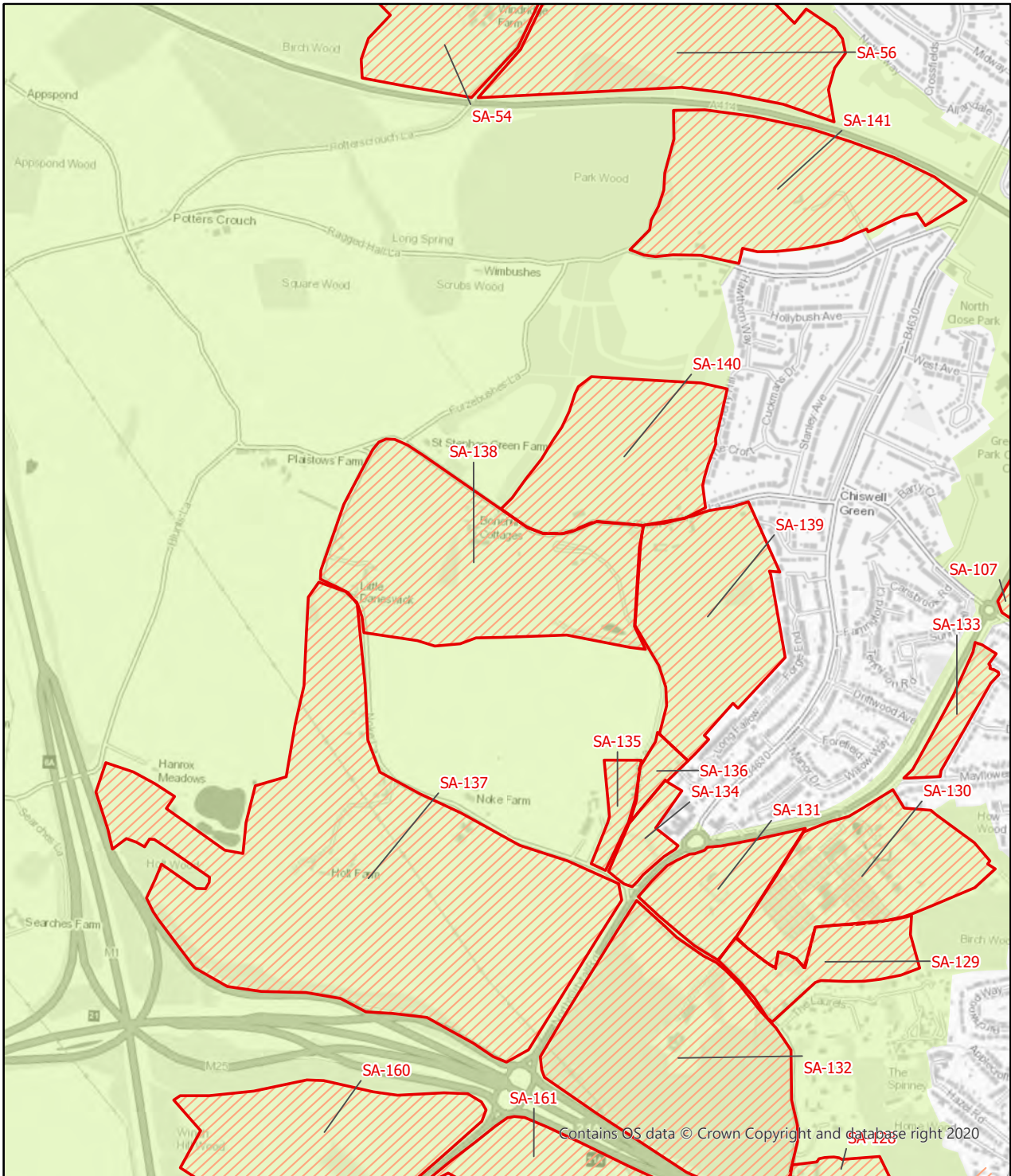
Summary	Overall, the sub-area does not play an important role with respect to the strategic land parcel, however if released in isolation or in combination, is likely to significantly harm the performance of the wider Green Belt.
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Consideration of Boundaries






Commentary on boundary features and impact on Green Belt boundary strength.	If the sub-area was released, it would result in the creation of new Green Belt boundaries. These boundaries would be predominantly readily recognisable but not necessarily permanent and would not meet the NPPF definition. The new boundaries would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs weakly against NPPF purposes but makes an important contribution to the wider Green Belt. Not recommended for further consideration.
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Legend

-  Sub-area for assessment
-  St Albans Green Belt
-  Neighbouring Green Belt
-  St Albans District Boundary
-  Neighbouring District Boundary

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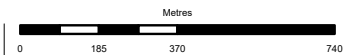
Issue	Date	By	Chkd	Appd
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Client
St Albans City & District Council

Job Title
St Albans Green Belt Review



Chiswell Green - sub-areas

Scale at A4

1:13,714

Job No

280045-00

Drawing Status

Issued

Drawing No

001

Issue

P1

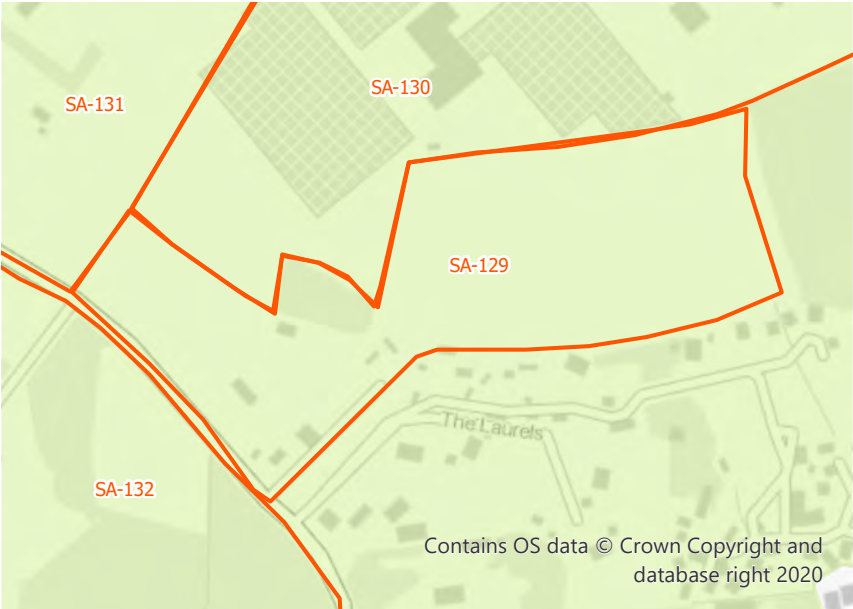
Sub-area (SA):

SA-129

Strategic Land Parcel: 26

Area (ha): 6.2

Location West of How Wood, south-east of Chiswell Green



Sub-area map



Aerial photography used as a result of limited access to and / or views of sub-area at the time of the site visit (Bing Aerial, September 2021).

Boundaries

The sub-area is bounded by an industrial park to the north, a mature and unbroken tree line to the east, regular backs of residential properties and gardens along The Laurels and Spielplatz to the south and Lye Lane and an intermittent tree line to the west. Inner boundaries: none. Outer boundaries: north, east, south and west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	5	2	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is not at the edge of a large built-up area, in physical or perceptual terms.
(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The sub-area does not meet purpose 1.

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area forms a wider part of the gap between Chiswell Green and How Wood, however there is already an industrial park that immediately adjoins the sub-area to the north-west and residential development that immediately adjoins the sub-area to the south-east, both within the Green Belt. The sub-area itself therefore plays an important role in limiting perceptual links between neighbouring built-up areas. Overall, it is judged that development in this sub-area would lead to the physical and perceptual merging of Chiswell Green and How Wood. The sub-area forms a less essential part of the gap between Chiswell Green and How Wood due to the presence of the M25, which prevents perceptual merging between the neighbouring built-up areas.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	<p>Note: Unable to access site. This assessment has been completed largely from aerial photography.</p> <p>Approximately 2% of the sub-area is covered by built form. There are two large isolated residential properties with sizeable gardens, an agricultural holding and a small industrial structure to the south-west part of the sub-area, and four mobile homes to the north-west part of the sub-area. The rest of the sub-area predominantly comprises managed land to the east, alongside a small agricultural field to the south-west enclosed by dense hedgerows and tree lines. It appears that there are urbanising influences to the east part of the sub-area, including visual links to the residential properties along Spielplatz and The Laurels to the south and the industrial park to the north. Overall the sub-area has a semi-urban character.</p>
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Purpose (4) To preserve the setting and special character of historic towns					
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.				
Summary					
	The sub-area performs strongly against the purposes overall. The sub-area does not meet purposes 1 criteria (a) or 4; and performs weakly against purpose 3, and strongly against purpose 2.				
Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	26	Limited or No Contribution	Partial	Limited or No Contribution	Limited or No Contribution
Assessment of wider impact	<p>At the more granular level, the sub-area performs similarly against purposes 1, 3 and 4, and makes a greater contribution to purpose 2 compared to the strategic land parcel. As the sub-area is not located at the edge of a large built-up area, it does not contribute to checking unrestricted sprawl. The sub-area forms an important part of the gap between How Wood and Chiswell Green and prevents coalescence of settlements by limiting perceptual links. The mixed uses of the sub-area and urbanising influences mean that the contribution that the sub-area makes to preserving the openness of the countryside is diminished. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to preserving a historic context.</p>				
	<p>The sub-area adjoins SA-130 to the north, SA-131 to the north-west and SA-132 to the south-west, as well as wider Green Belt to the east and south. The removal of the sub-area in isolation would create a 'hole' in the Green Belt and is likely to impact on the performance of surrounding Green Belt. However, as the sub-area is already enclosed by washed over development to the north and south, impacts to the wider Green Belt are likely to be limited. Nonetheless, removal in isolation would still have overall negative impacts on the wider Green Belt as it would constitute a deterioration of the strategic role of the Green Belt.</p>				
	<p>In combination with SA-130, SA-131 and SA-132, the removal of the sub-area is likely to impact on the performance of the wider Green Belt, as it would constitute irregular and disproportionate sprawl of built-up areas and result in a significant reduction of the gap between Chiswell Green and How Wood, with only a thin strip of Green Belt remaining along the North Orbital Road (A405). Furthermore, it would represent a notable erosion of the gap between these settlements and Bricket Wood; as well as an erosion of the strategic gap between St Albans and Watford.</p>				
	<p>In combination with other sub-areas in the wider cluster in which the sub-area is located (SA-128, SA-130, SA-131, SA-132), the removal of the sub-area is likely to impact on the performance of the wider Green Belt, as it would constitute irregular and disproportionate sprawl of built-up areas and result in closing almost the entire gap between Chiswell Green and How Wood. Furthermore, it would represent a notable erosion of the gap between these settlements and Bricket Wood; as well as an erosion of the strategic gap between St Albans and Watford.</p>				
Summary	Overall, the sub-area plays an important role with respect to the strategic land parcel, and if released in isolation or combination, is likely to significantly harm the performance of the wider Green Belt.				

Consideration of Boundaries

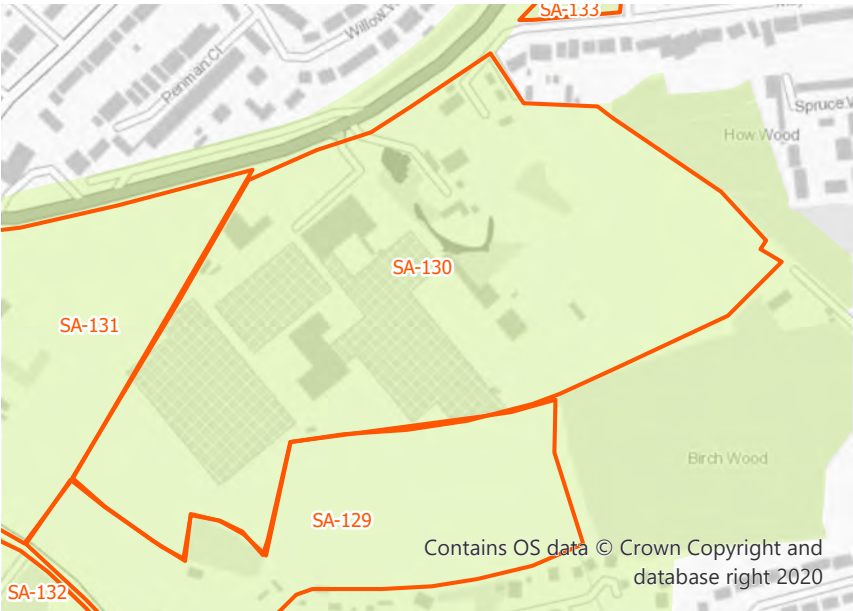
Commentary on boundary features and impact on Green Belt boundary strength.	If the sub-area was released, it would result in the creation of new Green Belt boundaries. These boundaries would be predominantly readily recognisable but not necessarily permanent and would not meet the NPPF definition. The new boundaries would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.
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Sub-area (SA): SA-130

Strategic Land Parcel: 26 Area (ha): 14.45 Location: South-west of How Wood, south-east of Chiswell Green



Legend

- Sub-area for assessment
- St Albans Green Belt
- Neighbouring Green Belt

Sub-area map



Looking south-west from north-east corner with views of car park associated with the garden centre



Looking west from east boundary of sub-area with views of open agricultural fields



Aerial photography used as a result of limited access to and / or views of sub-area at the time of the site visit (Bing Aerial, September 2021).

Boundaries

The sub-area is bounded by the North Orbital Road (A414), regular backs of residential properties and gardens along Mayflower Road and a mature and unbroken tree line to the north, a mature and unbroken tree line to the east, a mature and unbroken tree line and hedgerows to the south and west. Inner boundaries: a small portion of north. Outer boundaries: east, south, west and the remainder of north.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	0	0	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area

The sub-area is not at the edge of a large built-up area in physical or perceptual terms.

(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.

The sub-area does not meet purpose 1.

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.

The sub-area forms almost the entire gap between How Wood and Chiswell Green; and a less essential part of the gap between Chiswell Green and Bricket Wood. As it has already been developed, the sub-area is an anomaly in the Green Belt, thereby diminishing its contribution to the scale of the gap. The sub-area therefore makes almost no discernible contribution to the separation of neighbouring built-up areas in physical or perceptual terms.

Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.

Approximately 35% of the sub-area is covered by built form (excluding hardstanding). The sense of openness is diminished by existing built form, including a garden centre, expansive industrial buildings (with an associated car park), residential properties and an agricultural holding, covering almost the entire sub-area. The west part of the sub-area contains industrial paraphernalia, alongside wasteland and scrubland. There is a high level of visual enclosure, with limited views to the surrounding countryside and built form to the north of the sub-area. Only a small part of the sub-area, to the east, contains an open field and an area of woodland. Overall the sub-area has an urban character.

Purpose (4) To preserve the setting and special character of historic towns	
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
Summary	
	The sub-area does not meet any of the purposes overall.

Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	26	Limited or No Contribution	Partial	Limited or No Contribution	Limited or No Contribution
Assessment of wider impact	<p>At the more granular level, the sub-area performs similarly against purposes 1, 3 and 4, and plays a lesser role against purpose 2 compared to the strategic land parcel. As the sub-area is not located at the edge of a large built-up area, it does not contribute to checking unrestricted sprawl. Due to the smaller scale nature of the sub-area compared to the strategic land parcel, it makes a lesser contribution to preventing settlements from coalescing. Existing built form within the sub-area diminishes its sense of openness and contribution to safeguarding the countryside from encroachment. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to preserving a historic context.</p> <p>The sub-area adjoins SA-131 to the west and SA-129 to the south-east; as well as wider Green Belt to the east and south. The removal of the sub-area in isolation is unlikely to alter the contribution of the surrounding sub-areas to the NPPF purposes due to the sub-area's already built-up nature. However, it would reduce the gap between Chiswell Green and How Wood, with only a thin strip of Green Belt remaining along the North Orbital Road (A405).</p> <p>In combination with SA-131 and SA-129, the removal of the sub-area is likely to impact on the performance of the wider Green Belt, as it would constitute irregular and disproportionate sprawl of built-up areas and result in a significant reduction of the gap between Chiswell Green and How Wood, with only a thin strip of Green Belt remaining along the North Orbital Road (A405). Furthermore, it would reduce the gap between these settlements and Bricket Wood.</p> <p>In combination with other sub-areas in the wider cluster in which the sub-area is located (SA-128, SA-129, SA-131, SA-132), the removal of the sub-area is likely to impact on the performance of the wider Green Belt, as it would constitute irregular and disproportionate sprawl of built-up areas and result in closing the entire gap between Chiswell Green and How Wood. Furthermore, it would represent a notable erosion of the gap between these settlements and Bricket Wood; as well as an erosion of the strategic gap between St Albans and Watford.</p>				
Summary	Overall, the sub-area does not play an important role with respect to the strategic land parcel, and if released in isolation, is unlikely to significantly harm the performance of the wider Green Belt.				

Consideration of Boundaries

Commentary on boundary features and impact on Green Belt boundary strength.	The inner boundary and majority of outer boundaries are readily recognisable and likely to be permanent. The outer boundary to the east is predominantly readily recognisable but not necessarily permanent. If the sub-area was released, the new inner Green Belt boundaries would not meet the NPPF definition. The new boundaries would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area does not meet any of the NPPF purposes and makes a less important contribution to the wider Green Belt. If the sub-area is released, the new inner Green Belt boundary would not meet the NPPF definition for readily recognisable and likely to be permanent boundaries. The new boundary would require strengthening. Recommended for further consideration as RA-46.
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Recommended Area Map



Sub-area (SA):

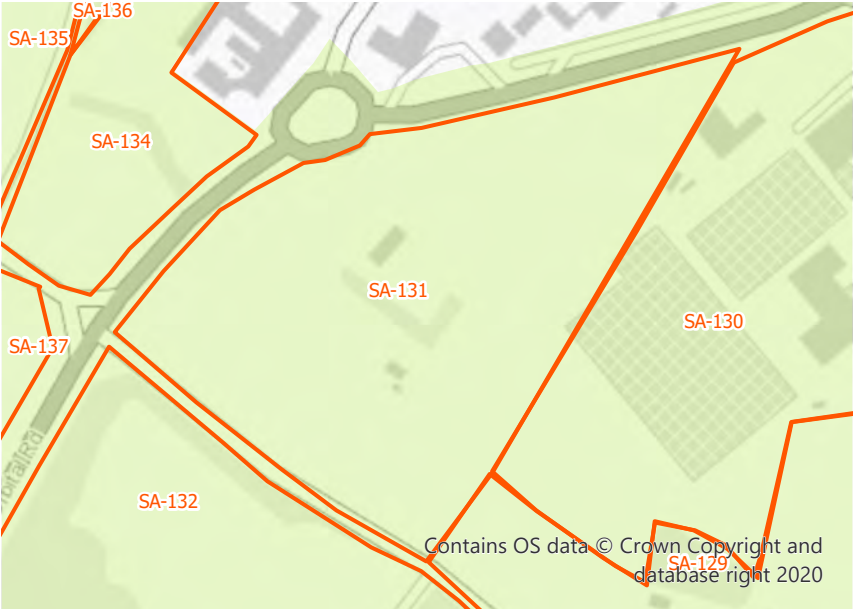
SA-131

Strategic Land Parcel: 26

Area (ha): 6.74

Location

South of Chiswell Green, west of How Wood, north of Bricket Wood



Sub-area map

Legend

Sub-area for assessment

St Albans Green Belt

Neighbouring Green Belt



Aerial photography used as a result of limited access to and / or views of sub-area at the time of the site visit (Bing Aerial, September 2021).

Boundaries

The sub-area is bounded by the North Orbital Road (A405) to the north, a predominantly mature and unbroken tree line, hedgerows and footpath to the east and Lye Lane to the west. Inner boundaries: north. Outer boundaries: east and west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	1	3	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is not at the edge of a large built-up area, in physical or perceptual terms.
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(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The sub-area does not meet purpose 1.
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Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area forms a less essential part of the gap between Chiswell Green and How Wood; and Chiswell Green and Bricket Wood. As there is already an industrial park in the Green Belt between Chiswell Green and How Wood that immediately adjoins the sub-area to the south-east, the sub-area itself plays a limited role in limiting perceptual links between these neighbouring built-up areas. In addition, due to the presence of the M25, perceptual merging between the neighbouring built-up areas of Chiswell Green and Bricket Wood would be limited.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	<p>Note: Unable to access site. This assessment has been completed largely from aerial photography.</p> <p>Approximately 1% of the sub-area is covered by built form (excluding hardstanding). Built form is concentrated to the south-west of the sub-area, including a parking area (pertaining to a car rental business) and one isolated residential property, which are predominantly enclosed by dense tree lines. The majority of the sub-area comprises woodland and meadows. It appears that there is a high level of visual enclosure, with limited views to the surrounding countryside; and visual links to adjacent built form restricted to part of the north of the sub-area. Overall the sub-area has a largely rural character.</p>
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Purpose (4) To preserve the setting and special character of historic towns	
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
Summary	
	The sub-area performs moderately against the purposes overall. The sub-area does not meet purposes 1 criteria (a) or 4; and performs weakly against purpose 2, and moderately against purpose 3.

Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	26	Limited or No Contribution	Partial	Limited or No Contribution	Limited or No Contribution

Assessment of wider impact	<p>At the more granular level, the sub-area performs similarly against purposes 1 and 4, and plays a lesser role against purpose 2, and makes a more significant contribution to purpose 3 compared to the strategic land parcel. As the sub-area is not located at the edge of a large built-up area, it does not contribute to checking unrestricted sprawl. Due to the small scale nature of the sub-area as compared to the strategic land parcel, it makes a less significant contribution to preventing neighbouring settlements from coalescing. The sub-area maintains a rural character despite its location immediately adjoining the built-up area and the North Orbital Road (A405), which has an urbanising influence. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to preserving a historic context.</p> <p>The sub-area adjoins SA-129 and SA-130 to the east, SA-132 to the south, SA-134 to the west and SA-137 to the south-west. The removal of the sub-area in isolation would create a 'hole' in the Green Belt with only a thin strip of Green Belt along the North Orbital Road (A405) separating it from Chiswell Green. The high level of visual enclosure within the sub-area means that the perceptual impacts of a 'hole' in the Green Belt would be limited; however, this would still have overall negative impacts on the wider Green Belt as it would constitute a deterioration of the strategic role of the Green Belt.</p> <p>In combination with SA-129, SA-130, SA-132, SA-134 and SA-137, the removal of the sub-area is likely to impact on the performance of the wider Green Belt, as it would constitute irregular and disproportionate sprawl of built-up areas and result in closing the entire gap between Chiswell Green and both How Wood and Bricket Wood; as well as an erosion of the strategic gap between St Albans and Watford.</p> <p>In combination with other sub-areas in the wider cluster in which the sub-area is located (SA-128, SA-129, SA-130 and SA-132), the removal of the sub-area is likely to impact on the performance of the wider Green Belt, as it would constitute irregular and disproportionate sprawl of built-up areas and result in further closing of the gap between Chiswell Green and How Wood. Furthermore, it would represent a notable erosion of the gap between these settlements and Bricket Wood; as well as an erosion of the strategic gap between St Albans and Watford.</p>
Summary	Overall, the sub-area plays an important role with respect to the strategic land parcel, and its release in isolation or in combination would harm the performance of the wider Green Belt.

Consideration of Boundaries

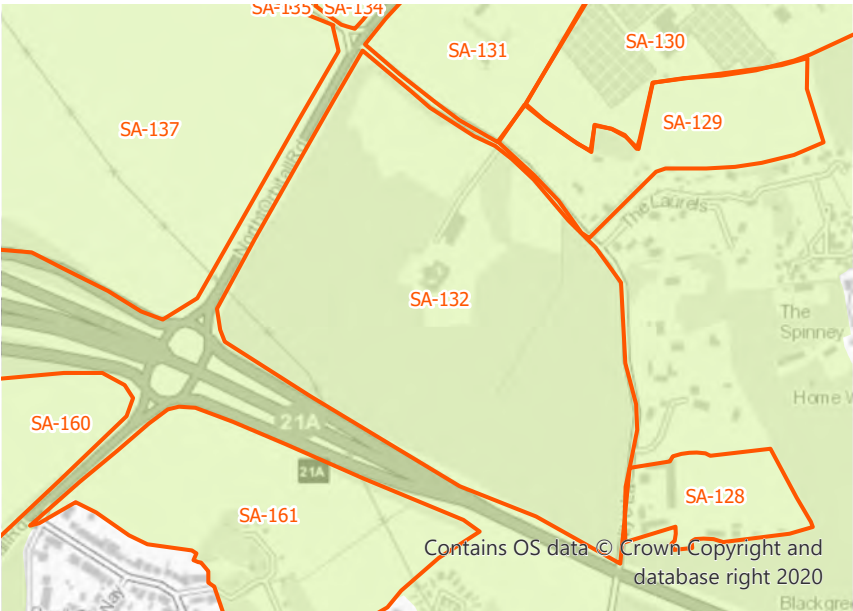
Commentary on boundary features and impact on Green Belt boundary strength.	The inner boundary is readily recognisable and likely to be permanent. The outer boundaries are readily recognisable but not necessarily permanent. If the sub-area was released, the new inner Green Belt boundaries would not meet the NPPF definition. The new boundaries would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs moderately against NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.
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Sub-area (SA): SA-132

Strategic Land Parcel: 26 **Area (ha):** 29.6 **Location** South of Chiswell Green, south-west of How Wood, north of Bricket Wood



Sub-area map



Aerial photography used as a result of limited access to and / or views of sub-area at the time of the site visit (Bing Aerial, September 2021).

Boundaries

The sub-area is bounded by Lye Lane to the north and east, the M25 to the south and the North Orbital Road (A405) to the west. Inner boundaries: none. Outer boundaries: north, east, south and west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	3	3	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is not at the edge of a large built-up area in physical or perceptual terms.
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(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The sub-area does not meet purpose 1.
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Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area forms a wider part of the gap between Chiswell Green and Bricket Wood; and Chiswell Green and How Wood. Due to the presence of the M25, perceptual merging of the neighbouring built-up areas of Chiswell Green and Bricket Wood would be limited. It is judged that there may be some scope for development without significant physical or perceptual erosion of the gap between neighbouring built-up areas.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	<p>Note: Unable to access site. This assessment has been completed largely from aerial photography.</p> <p>Approximately 2% of the sub-area is covered by built form. Built form is concentrated in the centre of the site, including two residential care homes with associated car parks and gardens. The rest of the sub-area comprises woodland and meadow, which is dominated by informal tracks and earthworks. Although the sub-area is adjacent to the M25 to the south and the North Orbital Road (A405) to the west, due to dense woodland and hedgerows surrounding most of the sub-area, it appears that there are negligible visual links to these features. Overall the sub-area has a largely rural character.</p>
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Purpose (4) To preserve the setting and special character of historic towns					
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.				
Summary					
The sub-area performs moderately against the purposes overall. The sub-area does not meet purpose 1 criteria (a) or 4; and performs moderately against purposes 2 and 3.					
Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	26	Limited or No Contribution	Partial	Limited or No Contribution	Limited or No Contribution
Assessment of wider impact	At the more granular level, the sub-area performs similarly against the purposes 1, 2 and 4, and makes a more significant contribution to purpose 3 compared to the strategic land parcel. As the sub-area is not located at the edge of a large built-up area, it does not contribute to checking unrestricted sprawl. Similar to the strategic land parcel, the sub-area forms a wider part of the gap between settlements and hence contributes moderately to preventing the merging of settlements. The sub-area has a rural character, with urban uses occupying only a small area and the majority of the sub-area contributing to the openness of the countryside. The sub-area maintains this character despite urbanising influences from the North Orbital Road (A405) and M25 motorway that bound the sub-area. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to preserving a historic context.				
	The sub-area adjoins SA-128 to the east, SA-129 to the north-east, SA-131 to the north, SA-134 to the north-west, SA-137 to the west, SA-160 to the south-west and SA-161 to the south; as well as wider Green Belt to the east and south-east. The removal of the sub-area in isolation would create a 'hole' in the Green Belt and is likely to impact on the performance of surrounding Green Belt. The sub-area has strong perceptual links to the wider countryside and hence the introduction of urbanising influences would diminish the contribution of the surrounding Green Belt against purpose 3.				
	In combination with sub-area SA-128, SA-129, SA-131, SA-134, SA-137, SA-160 and SA-161, the removal of the sub-area is likely to impact on the performance of the wider Green Belt, as it would constitute significant, irregular and disproportionate sprawl of built-up areas and result in closing the entire gap between Chiswell Green and Bricket Wood; as well as substantially closing the gap between Chiswell Green and How Wood. In addition, it would represent an erosion of the strategic gap between St Albans and Watford.				
	In combination with other sub-areas in the wider cluster in which the sub-area is located (SA-128, SA-129, SA-130, SA-131), the removal of the sub-area is also likely to impact on the performance of the wider Green Belt, as it would constitute irregular and disproportionate sprawl of built-up areas and result in closing almost the entire gap between Chiswell Green and How Wood. Furthermore, it would represent a notable erosion of the gap between these settlements and Bricket Wood; as well as an erosion of the strategic gap between St Albans and Watford.				
Summary	Overall, the sub-area plays an important role with respect to the strategic land parcel, and its release in isolation would harm the performance of the wider Green Belt.				

Consideration of Boundaries

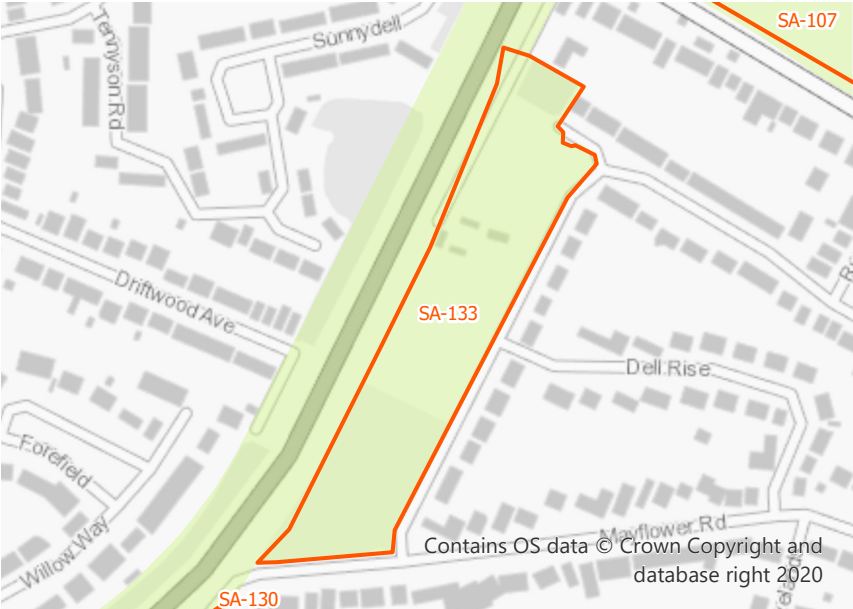
Commentary on boundary features and impact on Green Belt boundary strength.	If the sub-area was released, it would result in the creation of new Green Belt boundaries. These boundaries would be predominantly readily recognisable and likely to be permanent and would meet the NPPF definition.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs moderately against NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.
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Sub-area (SA): SA-133

Strategic Land Parcel: 26 Area (ha): 2.45 Location West of How Wood, East of Chiswell Green



Sub-area map



Looking south-west with views along a footpath along the west section of the sub-area



Looking north-west from west boundary of sub-area with views across open field



Looking east from west boundary of sub-area with views of park area

Boundaries

The sub-area is bounded by regular backs of residential properties and gardens along Melita and Orchard Drive to the north, Orchard Drive to the east, Mayflower Road to the south and the North Orbital Road (A405) to the west. Inner boundaries: north and east. Outer boundaries: south and west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	5	2	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area

The sub-area is not at the edge of a large built-up area in physical or perceptual terms.

(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.

The sub-area does not meet purpose 1.

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.

The sub-area forms almost the entire gap between How Wood and Chiswell Green. Notwithstanding this, it is noted that there are negligible perceptual links between How Wood and Chiswell Green in the locality of the sub-area, as existing dense and unbroken tree lines adjacent to the west sub-area boundary and settlement boundaries (on both sides of the North Orbital Road) screen views between the neighbouring settlements. These tree lines are currently protected, by virtue of lying within the Green Belt.

Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.

Approximately 3% of the sub-area is covered by built form. This comprises residential and mobile homes towards the north of the sub-area. The northern section of the sub-area is predominantly formed of scrubland and meadows, with a woodland screening to surrounding areas. By contrast, the southern section of the sub-area comprises a playground and park with an urban managed character; it is bound by a chain link fence, providing open views to adjacent built form at the edge of How Wood and a strong sense of connection with the urban area. Overall the sub-area has a semi-urban character.

Purpose (4) To preserve the setting and special character of historic towns	
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
Summary	
	The sub-area performs strongly against the purposes overall. The sub-area does not meet purpose 1 criteria (a) or 4; and performs weakly against purpose 3 and strongly against purpose 2.

Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	26	Limited or No Contribution	Partial	Limited or No Contribution	Limited or No Contribution

Assessment of wider impact	<p>At the more granular level, the sub-area performs similarly against purposes 1, 3 and 4, and plays a greater role against purpose 2 compared to the strategic land parcel. As the sub-area is not located at the edge of a large built-up area, it does not contribute to checking unrestricted sprawl. Although, the sub-area is small in scale compared to the strategic land parcel, it is located within a thin strip of land between How Wood and Chiswell Green, forming almost the entire gap between these settlements and hence plays an essential role in preventing settlements from coalescing. The sub-area has strong visual and perceptual connections to the adjacent settlements, which diminishes its contribution to protecting the openness of the countryside. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to preserving a historic context.</p> <p>The sub-area does not adjoin any other sub-areas. The removal of the sub-area in isolation would result in closing almost the entire gap between How Wood and Chiswell Green, with only a thin strip of Green Belt remaining along the North Orbital Road (A405). However, the sub-area is already enclosed by built development and therefore impacts to the performance of the remaining narrow strip of Green Belt against purpose 3 are likely to be limited.</p>
Summary	Overall, the sub-area plays an important role with respect to the strategic land parcel, and its release in isolation would harm the performance of the wider Green Belt.

Consideration of Boundaries

Commentary on
boundary features
and impact on Green
Belt boundary
strength.

The inner and outer boundaries are readily recognisable and likely to be permanent. If the sub-area was released, the new inner Green Belt boundaries would meet the NPPF definition.

Categorisation & Recommendation

Sub-area category & recommendation

The sub-area performs strongly against NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.

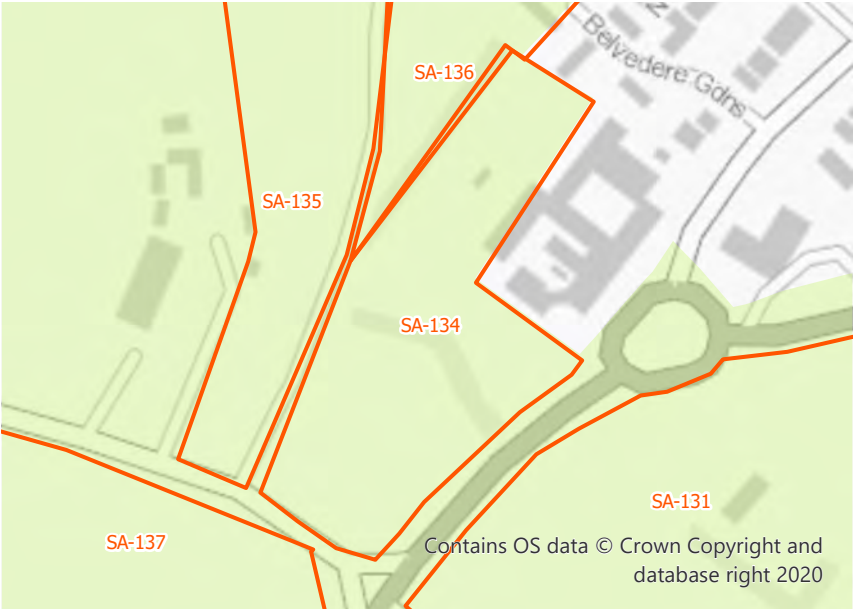
Sub-area (SA):

SA-134

Strategic Land Parcel: 25

Area (ha): 2.25

Location: South of Chiswell Green



Sub-area map

Legend

- Sub-area for assessment
- St Albans Green Belt
- Neighbouring Green Belt



Looking east from west boundary of sub-area with views of dense vegetation



Aerial photography used as a result of limited access to and / or views of sub-area at the time of the site visit (Bing Aerial, September 2021).

Boundaries

The sub-area is bounded by the regular backs of houses on Belvedere Gardens (which is a private road) and hotel buildings on Watford Road to the north, the North Orbital Road to the east, Noke Lane to the south and Miriam Lane (which is a private road) to the west. Inner boundaries: north. Outer boundaries: east, south, west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	1	2	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area

The sub-area is not at the edge of a large built-up area, in physical or perceptual terms.

(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.

The sub-area does not meet purpose 1.

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.

The sub-area forms a less essential part of the gap between Chiswell Green and Bricket Wood. It is judged that the gap is of sufficient scale that the removal of the sub-area would not result in physical or perceptual merging between neighbouring built-up areas. Due to the presence of the M25, perceptual merging of the neighbouring built-up areas would be further limited.

Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.

Approximately 3% of the sub-area is covered by built form (excluding hardstanding). Built form is concentrated in the west of the sub-area, comprising a hotel building with an associated L-form car park. As a small part of the hotel and the entire car park lie within the sub-area, there are strong visual and perceptual links between the sub-area and the wider hotel development, which falls outside of the sub-area and comprises the edge of Chiswell Green. The rest of the sub-area is formed of scrubland and woodland. Due to the dense woodland surrounding the south and west parts of the sub-area, visual and perceptual connections to the surrounding countryside are limited. Overall the sub-area has a semi-urban character.

Purpose (4) To preserve the setting and special character of historic towns	
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
Summary	
	The sub-area performs weakly against the purposes overall. The sub-area does not meet purpose 1 criteria (a) or 4; and performs weakly against purposes 2 and 3.

Wider Green Belt Impacts

Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	25	Limited or No Contribution	Partial	Significant	Partial

Assessment of wider impact	<p>At the more granular level, the sub-area performs similarly against purpose 1, and plays a lesser role against purposes 2, 3 and 4 compared to the strategic land parcel. As the sub-area is not located at the edge of a large built-up area, it does not contribute to checking unrestricted sprawl. Due to the small scale nature of the sub-area as compared to the strategic land parcel, it makes a less significant contribution to preventing neighbouring settlements from coalescing. The sub-area has strong perceptual connections to the settlement and limited visual or perceptual connections to the wider countryside; hence the contribution it makes to protecting the openness of the countryside is limited. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to preserving a historic context.</p> <p>The sub-area adjoins SA-131 to the east, SA-132 to the south-east, SA-135 to the west, SA-136 to the north and SA-137 to the south. The removal of the sub-area is likely to alter the performance of SA-135 against purpose 3 as it would effectively become enclosed by built development to the east and west. However, the removal of the sub-area is unlikely to alter the performance of the wider Green Belt as it already has strong perceptual connections to the built-up area, with limited connections to the wider countryside due to visual screening; and its removal could be considered as 'rounding off' the settlement edge.</p> <p>In combination with SA-131, SA-135, SA-136 and SA-137, the removal of the sub-area is likely to impact on the performance of the wider Green Belt, as it would constitute significant irregular and disproportionate sprawl of the built-up area and result in a substantial reduction in the gap between Chiswell Green and Bricket Wood; as well as an erosion of the strategic gap between St Albans and Watford.</p> <p>In combination with SA-135 and SA-136 only, the removal of the sub-area is unlikely to alter the performance of the wider Green Belt due to the existing sporadic built form within these sub-areas which diminishes their sense of openness and connection to the wider countryside.</p> <p>In combination with other sub-areas in the wider cluster in which the sub-area is located (SA-135, SA-136, SA-137, SA-138, SA-139, SA-140), the removal of the sub-area is likely to impact on the performance of the wider Green Belt, as it would constitute irregular and disproportionate sprawl of the built-up area; as well as substantially reducing the gap between Chiswell Green and Bricket Wood and eroding the strategic gap between St Albans and Watford. In addition, it would result in the creation of a 'island' of Green Belt to the west of Chiswell Green.</p>
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Summary	Overall, the sub-area does not play an important role with respect to the strategic land parcel and if released in isolation or in combination with SA-135 and SA-136, is unlikely to significantly harm the performance of the wider Green Belt.
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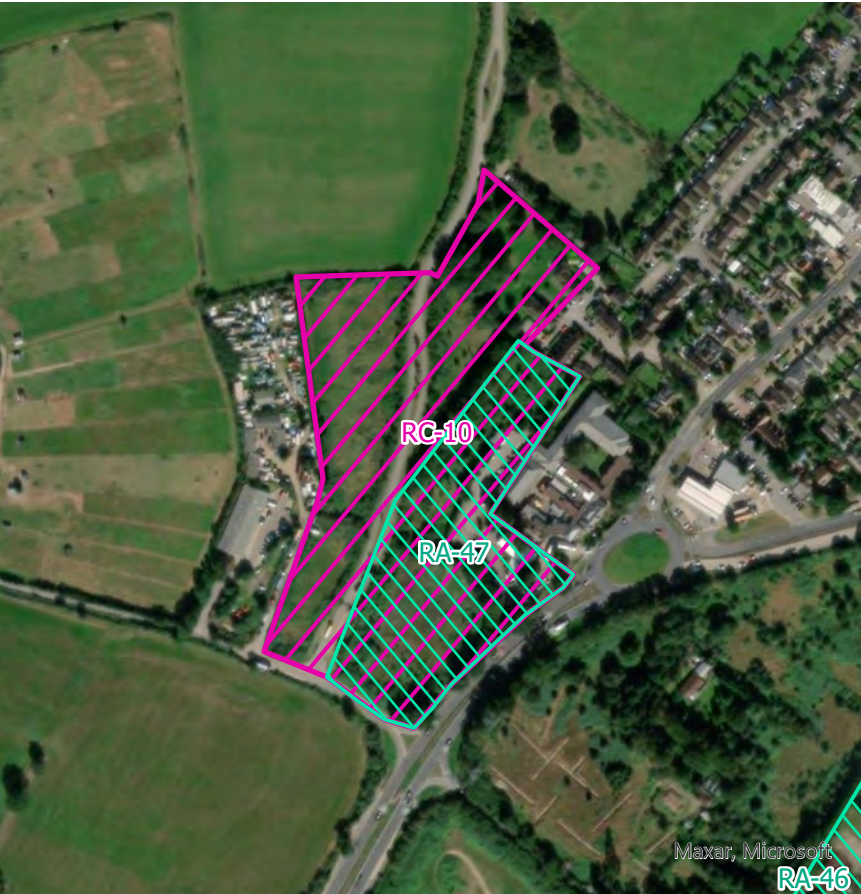
Consideration of Boundaries

<p>Commentary on boundary features and impact on Green Belt boundary strength.</p>	<p>The outer boundary to the south is readily recognisable and likely to be permanent. The inner boundary and outer boundary to the west are predominantly readily recognisable but not necessarily permanent. If the sub-area was released, the new inner Green Belt boundaries would not meet the NPPF definition. The new boundaries would require strengthening.</p>
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Categorisation & Recommendation

<p>Sub-area category & recommendation</p>	<p>The sub-area performs weakly against NPPF purposes and makes a less important contribution to the wider Green Belt. If the sub-area is released, the new inner Green Belt boundary would not meet the NPPF definition for readily recognisable and likely to be permanent boundaries. The new boundary would require strengthening. Recommended for further consideration as RA-47, or in combination with SA-135 and SA-136 as RC-10.</p>
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Recommended Area Map

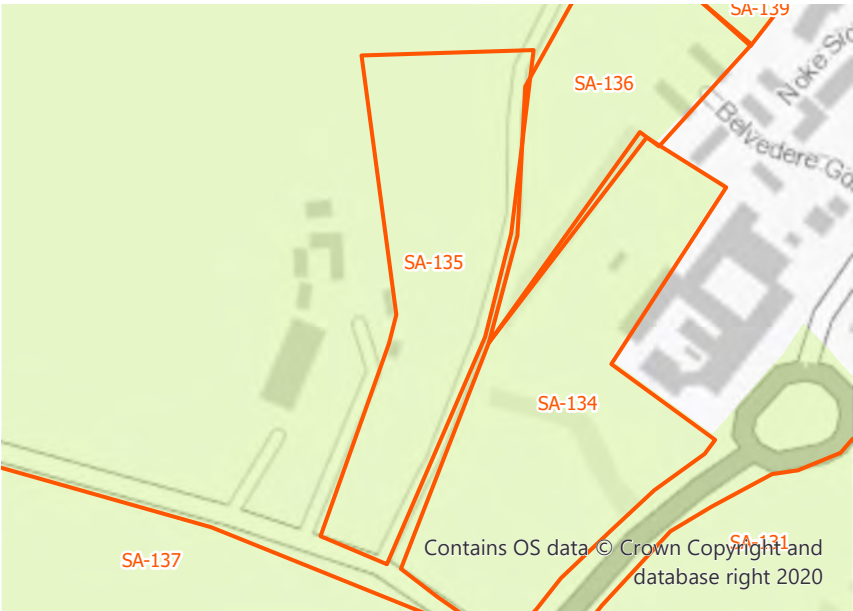


- St Albans District Boundary
- Neighbouring District Boundary
- Recommended for further consideration in combination
- Recommended for further consideration in isolation

ID	Area (ha)
RA-47	2.25
RC-10	5.25

Sub-area (SA): SA-135

Strategic Land Parcel: 25 Area (ha): 1.70 Location: South of Chiswell Green



Sub-area map



Looking west from east boundary with views of open fields enclosed by dense hedgerow



Looking north along east boundary with views of Miriam Lane (also forms west boundary of SA-134)



Aerial photography used as a result of limited access to and / or views of sub-area at the time of the site visit (Bing Aerial, September 2021).

Boundaries

The sub-area is bounded by mature tree lines to the north, Miriam Lane (which is a private road) to the east, Noke Lane to the south, and a predominantly unbroken hedgerow to the west. Inner boundaries: none. Outer boundaries: north, east, south and west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	1	3	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is not at the edge of a large built-up area, in physical or perceptual terms.
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(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The sub-area does not meet purpose 1.
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Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area forms a less essential part of the gap between Chiswell Green and Bricket Wood. It is judged that the gap is of sufficient scale that the removal of the sub-area would not result in physical or perceptual merging between neighbouring built-up areas.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	Approximately 8% of the sub-area is covered by built form (excluding hardstanding). Built form is concentrated in the west of the sub-area, comprising Miriam Lane, which acts as an access road to a nearby industrial business site. The majority of sub-area comprises open agricultural fields enclosed by dense hedgerow, with storage of some equipment and haulage vehicles in the central section of the sub-area. There are urbanising influences including visual links along much of the west boundary to large light industrial equipment at the adjacent industrial site. Overall the sub-area has a largely rural character.
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Purpose (4) To preserve the setting and special character of historic towns					
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.				
Summary					
The sub-area performs moderately against the purposes overall. The sub-area does not meet purpose 1 criteria (a) or 4; and performs weakly against purpose 2, and moderately against purpose 3.					
Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	25	Limited or No Contribution	Partial	Significant	Partial
Assessment of wider impact	At the more granular level, the sub-area performs similarly against purpose 1, and plays a lesser role against purposes 2, 3 and 4 compared to the strategic land parcel. As the sub-area is not located at the edge of a large built-up area, it does not contribute to checking unrestricted sprawl. Due to the small scale nature of the sub-area, compared to the strategic land parcel, it makes a less significant contribution to preventing neighbouring settlements from coalescing. Given the location of the sub-area adjacent to an industrial site, with strong visual connections to it, the sense of openness of the countryside is limited. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to preserving a historic context.				
	The sub-area adjoins SA-134 to the south-east, SA-136 to the north-east, and SA-137 to the south; as well as wider Green Belt to the north and west. The removal of the sub-area in isolation would create a ‘hole’ in the Green Belt and is likely to impact on the performance of surrounding Green Belt. However, as the sub-area already abuts washed over development to the west, impacts to the wider Green Belt are likely to be limited. Nonetheless, removal in isolation would still have overall negative impacts on the wider Green Belt as it would constitute a deterioration of the strategic role of the Green Belt.				
	In combination with SA-134, SA-136 and SA-137, the removal of the sub-area is likely to impact on the performance of the wider Green Belt, as it would constitute significant irregular and disproportionate sprawl of the built-up area and result in a substantial reduction in the gap between Chiswell Green and Bricket Wood; as well as an erosion of the strategic gap between St Albans and Watford.				
	In combination with SA-134 and SA-136 only, the removal of the sub-area is unlikely to impact on the performance of the wider Green Belt due to the existing sporadic built form within these sub-areas which diminishes their sense of openness and connection to the wider countryside.				
	In combination with other sub-areas in the wider cluster in which the sub-area is located (SA-134, SA-136, SA-137, SA-138, SA-139, SA-140), the removal of the sub-area is likely to impact on the performance of the wider Green Belt, as it would constitute irregular and disproportionate sprawl of the built-up area; as well as substantially reducing the gap between Chiswell Green and Bricket Wood and eroding the strategic gap between St Albans and Watford. In addition, it would result in the creation of a 'island' of Green Belt to the west of Chiswell Green.				
Summary	Overall, the sub-area does not play an important role with respect to the strategic land parcel and if released in combination with SA-134 and SA-136, is unlikely to significantly harm the performance of the wider Green Belt.				

Consideration of Boundaries

Commentary on boundary features and impact on Green Belt boundary strength.	If the sub-area was released, it would result in the creation of new Green Belt boundaries. These boundaries would be predominantly readily recognisable but not necessarily permanent and would not meet the NPPF definition. The new boundaries would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs moderately against NPPF purposes and makes a less important contribution to the wider Green Belt. If the sub-area is released, the new inner Green Belt boundary would not meet the NPPF definition for readily recognisable and likely to be permanent boundaries. The new boundary would require strengthening. Recommended for further consideration in combination with SA-134 and SA-136 only as RC-10.
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Recommended Area Map

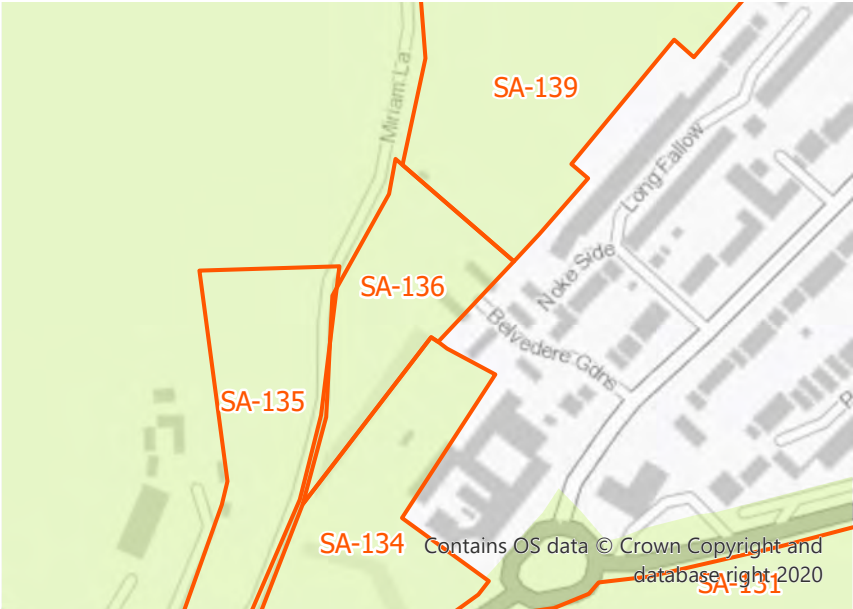


- St Albans District Boundary
- Neighbouring District Boundary
- Recommended for further consideration in combination
- Recommended for further consideration in isolation

ID	Area (ha)
RC-10	5.25

Sub-area (SA): SA-136

Strategic Land Parcel: 25 Area (ha): 1.19 Location South-west of Chiswell Green



Sub-area map



Looking west from east boundary of sub-area with views of residential properties and publicly accessible grass area



Aerial photography used as a result of limited access to and / or views of sub-area at the time of the site visit (Bing Aerial, September 2021).

Boundaries

The sub-area is bounded by an intermittent tree line to the north, the existing Green Belt boundary across residential properties along Belvedere Gardens (which is a private road) and dense tree lines to the east and Miriam Lane (which is a private road) to the west. Inner boundaries: north part of east. Outer boundaries: north and west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	0	2	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is not at the edge of a large built-up area, in physical or perceptual terms.
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(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The sub-area does not meet purpose 1.
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Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	As a result of the small scale nature of the sub-area and the large scale of the gap between Chiswell Green and Hemel Hempstead, the sub-area makes no discernible contribution to the separation of neighbouring built-up areas, in physical or perceptual terms.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	<p>Approximately 5% of the sub-area is covered by built form. Built form is limited to the south-east part of the sub-area, comprising two residential properties (without demarcated rear gardens) that are immediately surrounded by open, publicly accessible green space for recreation. There are urbanising influences to the east of this part of the sub-area, including direct visual links to built form on Belvedere Gardens, contributing to an urban managed character.</p> <p>The rest of the sub-area, to the west and south, comprises dense woodland which creates a strong sense of enclosure, with limited views to the surrounding countryside. Overall the sub-area has a semi-urban character.</p>
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Purpose (4) To preserve the setting and special character of historic towns

Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
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Summary

	The sub-area performs weakly against the purposes overall. The sub-area does not meet purpose 1 criteria (a), 2 or 4 and performs weakly against purpose 3.
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Wider Green Belt Impacts

Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	25	Limited or No Contribution	Partial	Significant	Partial

Assessment of wider impact	<p>At the more granular level, the sub-area performs similarly against purpose 1, and plays a lesser role against purposes 2, 3 and 4 compared to the strategic land parcel. As the sub-area is not located at the edge of a large built-up area, it does not contribute to checking unrestricted sprawl. Due to the small scale nature of the sub-area as compared to the strategic land parcel, it makes a lesser contribution to settlements from coalescing. Furthermore, there are significant urbanising influences from the presence of residential properties covering a portion of the sub-area. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to preserving a historic context.</p> <p>The sub-area adjoins SA-134 to the south-east, SA-135 to the south-west and SA-139 to the north; as well as wider Green Belt to the north-west. The removal of the sub-area in isolation is likely to alter the performance of the wider Green Belt, as it would lead to a small but irregular spread of the built-up area, including enclosing SA-134 and SA-135 by built development (albeit built development to the west of SA-135 is washed over).</p> <p>In combination with SA-134, SA-135 and SA-139, the removal of the sub-area is likely to impact on the performance of the wider Green Belt, as it would constitute disproportionate spread of the built-up area of Chiswell Green.</p> <p>In combination with SA-134 and SA-135 only, the removal of the sub-area is unlikely to impact on the performance of the wider Green Belt due to the existing sporadic built form within these sub-areas which diminishes their sense of openness and connection to the wider countryside.</p> <p>In combination with other sub-areas in the wider cluster in which the sub-area is located (SA-134, SA-135, SA-137, SA-138, SA-139, SA-140), the removal of the sub-area is likely to impact on the performance of the wider Green Belt, as it would constitute irregular and disproportionate sprawl of the built-up area; as well as substantially reducing the gap between Chiswell Green and Bricket Wood and eroding the strategic gap between St Albans and Watford. In addition, it would result in the creation of a 'island' of Green Belt to the west of Chiswell Green.</p>
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Summary	Overall, the sub-area does not play an important role with respect to the strategic land parcel and if released in combination with SA-134 and SA-135, is unlikely to significantly harm the performance of the wider Green Belt.
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Consideration of Boundaries

Commentary on boundary features and impact on Green Belt boundary strength.	The inner and outer boundaries are predominantly readily recognisable but not necessarily permanent. If the sub-area was released, the new inner Green Belt boundaries would not meet the NPPF definition. The new boundaries would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs weakly against NPPF purposes and makes a less important contribution to the wider Green Belt. If the sub-area is released, the new inner Green Belt boundary would not meet the NPPF definition for readily recognisable and likely to be permanent boundaries. The new boundary would require strengthening. Recommended for further consideration in combination with SA-134 and SA-135 only as RC-10.
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Recommended Area Map

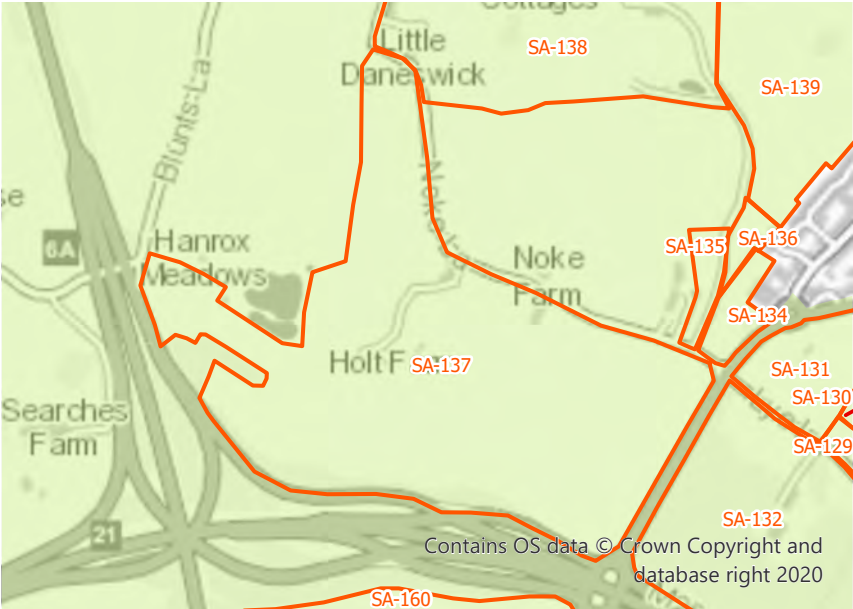


- St Albans District Boundary
- Neighbouring District Boundary
- Recommended for further consideration in combination
- Recommended for further consideration in isolation

ID	Area (ha)
RC-10	5.25

Sub-area (SA): SA-137

Strategic Land Parcel: 25 Area (ha): 64.08 Location: South of Chiswell Green



Legend

- Sub-area for assessment
- St Albans Green Belt
- Neighbouring Green Belt

Sub-area map



Looking west from north boundary with views of open agricultural fields



Looking south from footpath in north section of sub-area with views of open agricultural fields



Looking west from footpath in centre of sub-area with views of open agricultural fields and towards M1 motorway



Looking east from footpath in centre of sub-area with views of open agricultural fields

Boundaries

The sub-area is bounded by Noke Lane to the north, by the North Orbital Road to the east, by the M25 motorway to the south, and by the M1 motorway and mature tree lines to the west. Inner boundaries: none. Outer boundaries: north, east, south, west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	3	5	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area

The sub-area is not at the edge of a large built-up area, in physical or perceptual terms.

(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.

The sub-area does not meet purpose 1.

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.

The sub-area forms a wider part of the gap between Chiswell Green and Bricket Wood; and a less essential part of the gap between Chiswell Green and Hemel Hempstead. Although the sub-area is extensive in scale, due to the presence of the M25 and significant intervening tree lines between Chiswell Green and Bricket Wood, perceptual merging of these neighbouring built-up areas would be prevented. Additionally, due to the presence of the M1 between Chiswell Green and Hemel Hempstead, perceptual merging of these neighbouring built-up areas would also be prevented.

Overall, it is judged that there may be some scope for development without significant physical or perceptual erosion of the gap between neighbouring built-up areas.

Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.

Approximately 1% of the sub-area is covered by built form. Built form is limited to three small groups of large residential properties (with associated gardens and car parking) along Noke Lane to the north and Holt Farmhouse (with associated outbuildings) in the central part of the sub-area. The rest of the sub-area is formed of open agricultural fields. There is rising topography towards the centre of the sub-area, creating long views into the wider countryside. Although the sub-area is adjacent to the M1 to the west, the North Orbital Road (A405) to the east and the M25 to the south, the majority of the sub-area has little relationship with these highways due the extensive scale of the sub-area and the dense vegetation along much of the sub-area boundaries which screen views of adjacent traffic. Overall the sub-area has a strongly unspoilt rural character.

Purpose (4) To preserve the setting and special character of historic towns

Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
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Summary

	The sub-area performs strongly against the purposes overall. The sub-area does not meet purposes 1 criteria (a) or 4. It performs moderately against purpose 2 and strongly against purpose 3.
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Wider Green Belt Impacts

Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	25	Limited or No Contribution	Partial	Significant	Partial

Assessment of wider impact	<p>At the more granular level, the sub-area performs similarly against purposes 1, 2 and 3, and plays a lesser role against purposes 4 compared to the strategic land parcel. As the sub-area is not located at the edge of a large built-up area, it does not contribute to checking unrestricted sprawl. Similar to the strategic land parcel, the sub-area forms a wider part of the gap between settlements and hence contributes moderately to preventing the merging of settlements. Despite some urbanising influences the sub-area maintains an equally strong unspoilt rural character to the strategic land parcel, and hence plays an important role in safeguarding the countryside from encroachment. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to preserving a historic context.</p> <p>The sub-area adjoins SA-131 to the north-east, SA-132 to the east, SA-134 and SA-135 to the north-east, SA-138 to the north-west, and SA-160 to the south; as well as wider Green Belt to the north and west. The removal of the sub-area in isolation would create a 'hole' in the Green Belt and is likely to impact on the performance of surrounding Green Belt. The sub-area has strong visual and perceptual links to the wider countryside and hence the introduction of urbanising influences would diminish the contribution of the surrounding Green Belt against purpose 3.</p> <p>In combination with SA-131, SA-132, SA-134, SA-135, SA-138 and SA-160, the removal of the sub-area is likely to impact on the performance of the wider Green Belt as it would result in the irregular and disproportionate spread of built-up areas, including the creation of an 'island' of Green Belt to the north of the sub-area. Furthermore, it would result in almost closing the entire gap between Chiswell Green and Bricket Wood; however, the presence of the M25 motorway would limit further perceptual merging of these settlements. It would also represent an erosion of the strategic gap between St Albans and Watford.</p> <p>In combination with other sub-areas in the wider cluster in which the sub-area is located (SA-134, SA-135, SA-136, SA-138, SA-139, SA-140), the removal of the sub-area is likely to impact on the performance of the wider Green Belt, as it would constitute irregular and disproportionate sprawl of the built-up area; as well as substantially reducing the gap between Chiswell Green and Bricket Wood and eroding the strategic gap between St Albans and Watford. In addition, it would result in the creation of a 'island' of Green Belt to the west of Chiswell Green.</p>
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Summary	Overall, the sub-area plays an important role with respect to the strategic land parcel, and its release in isolation or in combination would harm the performance of the wider Green Belt.
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Consideration of Boundaries

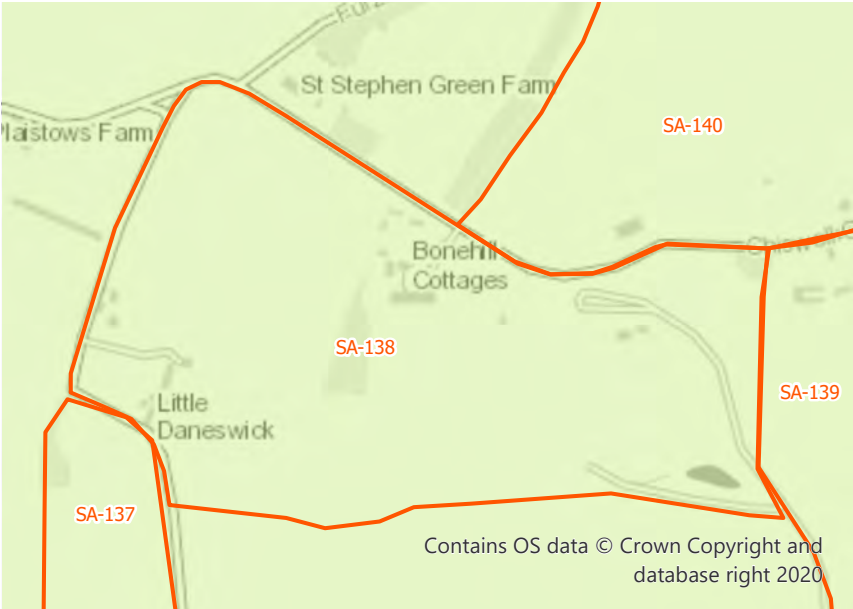
Commentary on boundary features and impact on Green Belt boundary strength.	If the sub-area was released, it would result in the creation of new Green Belt boundaries. These boundaries would be predominantly readily recognisable and likely to be permanent and would meet the NPPF definition.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.
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Sub-area (SA): SA-138

Strategic Land Parcel: 25 Area (ha): 27.45 Location West of Chiswell Green



Sub-area map



Looking west from footpath in western section of sub-area with views of meadows beyond yard area and fencing



Looking south from footpath in western section of sub-area with views of open meadows



Aerial photography used as a result of limited access to and / or views of sub-area at the time of the site visit (Bing Aerial, September 2021).

Boundaries

The sub-area is bounded by Chiswell Green Lane to the north, by a dense tree line to the east, by a private road and tree lines to the south, and by Noke Lane to the west. Inner boundaries: None. Outer boundaries: north, east, south, west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	1	2	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area

The sub-area is not at the edge of a large built-up area, in physical or perceptual terms.

(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.

The sub-area does not meet purpose 1.

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.

The sub-area forms a less essential part of the gap between Chiswell Green and Hemel Hempstead. It is judged that the gap is of sufficient scale that the removal of the sub-area would not result in physical or perceptual merging between neighbouring built-up areas.

Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.

Approximately 10% of the sub-area is covered by built form (excluding hardstanding). Built form is concentrated to the north-east and north of the sub-area comprising light industrial uses and the Royal Entomological Society buildings with associated car parking and an extensive landscaped garden. There are also a few large residential properties with associated gardens to the south-west part of the sub-area. The remainder of the sub-area comprises open fields and meadows. There are limited urbanising influences, including pylons which traverse this part of the sub-area. Due to the topography of the sub-area, there are long views into the wider open countryside. Overall the sub-area has a semi-urban character.

Purpose (4) To preserve the setting and special character of historic towns

Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
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Summary

	The sub-area performs weakly against the purposes overall. The sub-area does not meet purposes 1 criteria (a) or 4; and performs weakly against purposes 2 and 3.
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Wider Green Belt Impacts

Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	25	Limited or No Contribution	Partial	Significant	Partial

Assessment of wider impact	<p>At the more granular level, the sub-area performs similarly against purpose 1, and plays a lesser role against purposes 2, 3 and 4 compared to the strategic land parcel. As the sub-area is not located at the edge of a large built-up area, it does not contribute to checking unrestricted sprawl. Although the sub-area is large in scale, its location and comparatively smaller scale nature compared to the strategic land parcel mean that it plays a limited role in preventing neighbouring settlements from coalescing. The presence of industrial uses and other built form over a significant portion of the sub-area diminishes its sense of openness. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to preserving a historic context.</p> <p>The sub-area adjoins SA-137, SA-139 and SA-140 to the south-west, east and north-east respectively; as well as wider Green Belt to the north, south and west. The removal of the sub-area in isolation would create a 'hole' in the Green Belt and is likely to impact on the performance of surrounding Green Belt. As urban land uses have already been established in the east of the sub-area, impacts to the performance of the surrounding Green Belt against purpose 3 would be lessened. However, visual and perceptual connections to the wider countryside in the west of the sub-area mean that the introduction of urbanising influences would diminish the contribution of the surrounding Green Belt against purpose 3.</p> <p>In combination with SA-137, SA-139 and SA-140, the removal of the sub-area is likely to impact on the performance of the wider Green Belt as it would result in significant irregular spread of the built-up area, which would be disproportionate to the scale of the settlement.</p> <p>In combination with other sub-areas in the wider cluster in which the sub-area is located (SA-134, SA-135, SA-136, SA-137, SA-139, SA-140), the removal of the sub-area is likely to impact on the performance of the wider Green Belt, as it would constitute irregular and disproportionate sprawl of the built-up area; as well as substantially reducing the gap between Chiswell Green and Bricket Wood and eroding the strategic gap between St Albans and Watford. In addition, it would result in the creation of a 'island' of Green Belt to the west of Chiswell Green.</p>
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Summary	Overall, the sub-area does not play an important role with respect to the strategic land parcel, however if released in isolation or combination, is likely to significantly harm the performance of the wider Green Belt.
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Consideration of Boundaries

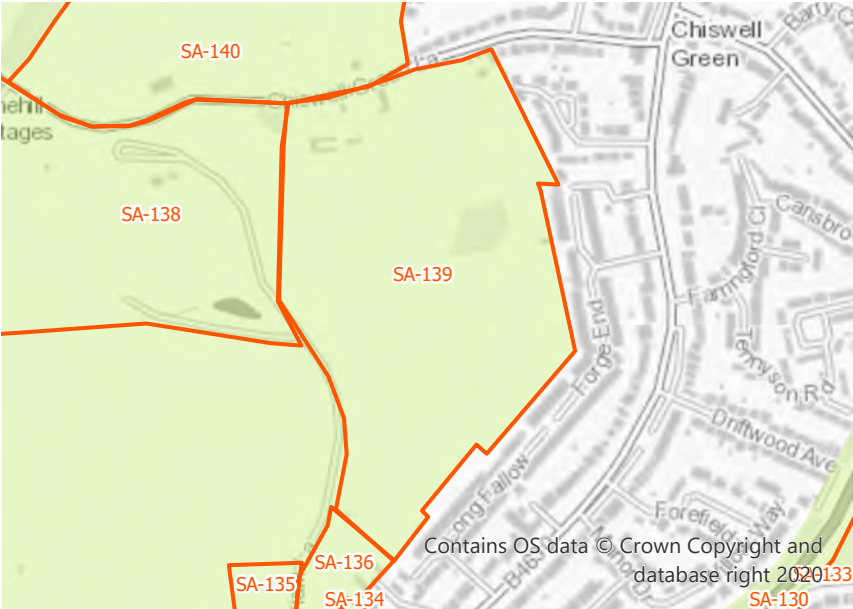
Commentary on boundary features and impact on Green Belt boundary strength.	If the sub-area was released, it would result in the creation of new Green Belt boundaries. These boundaries would be predominantly readily recognisable but not necessarily permanent and would not meet the NPPF definition. The new boundaries would require strengthening.
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Categorisation & Recommendation

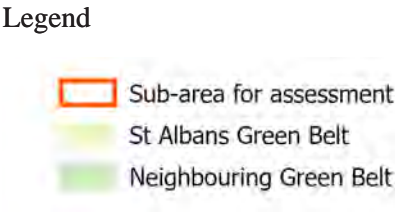
Sub-area category & recommendation	The sub-area performs weakly against NPPF purposes but makes an important contribution to the wider Green Belt. Not recommended for further consideration.
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Sub-area (SA): SA-139

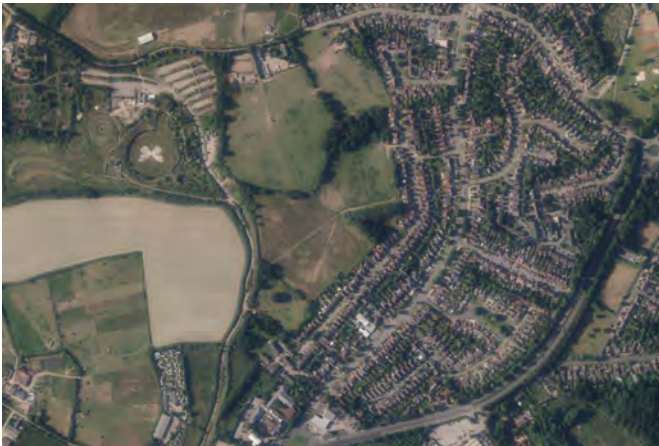
Strategic Land Parcel: 25 Area (ha): 16.77 Location West of Chiswell Green



Sub-area map



Looking west from east boundary of sub-area with views towards an open field along a short access track



Aerial photography used as a result of limited access to and / or views of sub-area at the time of the site visit (Bing Aerial, September 2021).

Boundaries

The sub-area is bounded by Chiswell Green Lane to the north, the regular backs of houses along Woodlea, Hammers Gate, Forge End, Long Fallow and Noke Side to the east, dispersed trees to the south, and Miriam Lane (which is a private road) and unbroken tree lines to the west. Inner boundaries: east. Outer boundaries: north, south and west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	1	3	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is not at the edge of a large built-up area, in physical or perceptual terms.
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(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The sub-area does not meet purpose 1.
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Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area forms a less essential part of the gap between Chiswell Green and Hemel Hempstead. It is judged that the gap is of sufficient scale that the removal of the sub-area would not result in physical or perceptual merging between neighbouring built-up areas.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	<p>Approximately 1% of the sub-area is covered by built form. This is concentrated to the north-west and north-east parts of the sub-area, comprising Chiswell Green Riding School and a cluster of residential properties respectively. The equestrian use of the Riding School is considered as a typical rural use.</p> <p>The rest of the sub-area comprises open fields and hedgerows, alongside occasional agricultural equipment and clutter. There are limited urbanising influences, comprising visual links along some parts of the east boundary to adjacent built form. Overall the sub-area has a largely rural character.</p>
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Purpose (4) To preserve the setting and special character of historic towns					
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.				
Summary					
	The sub-area performs moderately against the purposes overall. The sub-area does not meet purpose 1 criteria (a) or 4. The sub-area performs weakly against purpose 2, and moderately against purpose 3.				
Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	25	Limited or No Contribution	Partial	Significant	Partial
Assessment of wider impact	<p>At the more granular level, the sub-area performs similarly against purposes 1, and plays a lesser role against purposes 2, 3 and 4 compared to the strategic land parcel. As the sub-area is not located at the edge of a large built-up area, it does not contribute to checking unrestricted sprawl. Although the sub-area is quite large in scale, its location and comparatively smaller scale nature compared to the strategic land parcel mean that it plays a limited role in preventing neighbouring settlements from coalescing. Due to urbanising influences at the sub-area, the contribution it makes to protecting the openness of the countryside is diminished. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to preserving a historic context.</p> <p>The sub-area adjoins SA-136, SA-138 and SA-140 to the south, west and north respectively; as well as wider Green Belt to the west. The removal of the sub-area in isolation is likely to alter the performance of the surrounding Green Belt as it would represent a disproportionate spread of the built-up area, with regards to the scale of Chiswell Green. It would introduce urbanising influences, hence increasing the importance of surrounding Green Belt in preventing encroachment into the countryside. In addition, it would result in SA-136 effectively becoming enclosed by built development.</p> <p>In combination with SA-136, SA-138 and SA-140 the removal of the sub-area is likely to impact on the performance of the wider Green Belt as it would result in significant irregular spread of the built-up area, which would be disproportionate to the scale of the settlement.</p> <p>In combination with other sub-areas in the wider cluster in which the sub-area is located (SA-134, SA-135, SA-136, SA-137, SA-138, SA-140), the removal of the sub-area is likely to impact on the performance of the wider Green Belt, as it would constitute irregular and disproportionate sprawl of the built-up area; as well as substantially reducing the gap between Chiswell Green and Bricket Wood and eroding the strategic gap between St Albans and Watford. In addition, it would result in the creation of a 'island' of Green Belt to the west of Chiswell Green.</p>				
Summary	Overall, the sub-area plays an important role with respect to the strategic land parcel, and its release in isolation or in combination would harm the performance of the wider Green Belt.				

Consideration of Boundaries

Commentary on boundary features and impact on Green Belt boundary strength.	The inner boundaries are readily recognisable and likely to be permanent. The outer boundaries are readily recognisable but not necessarily permanent. If the sub-area was released, the new inner Green Belt boundaries would not meet the NPPF definition. The new boundaries would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs moderately against NPPF purposes but makes an important contribution to the wider Green Belt. Not recommended for further consideration.
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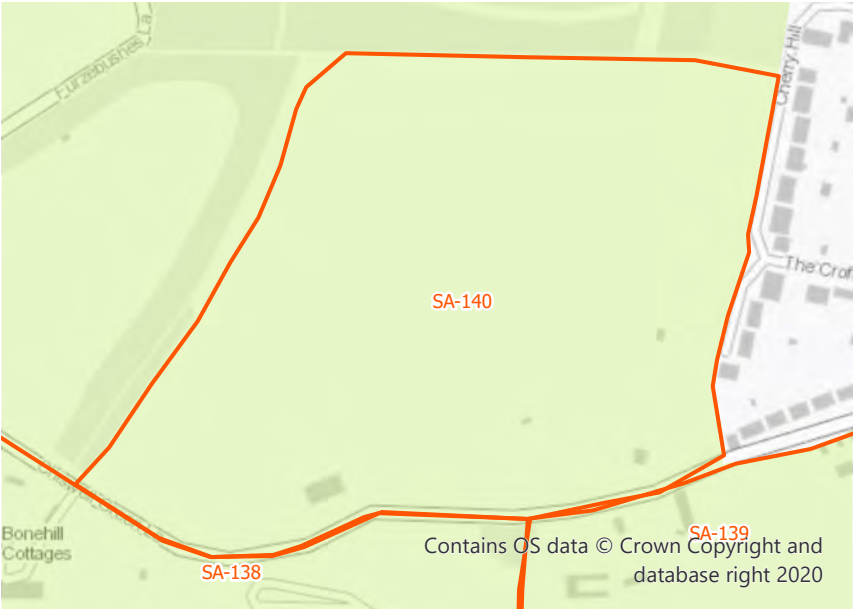
Sub-area (SA):

SA-140

Strategic Land Parcel: 25

Area (ha): 15.66

Location West of Chiswell Green



Sub-area map

Legend

Sub-area for assessment

St Albans Green Belt

Neighbouring Green Belt



Looking west from east boundary with views of open agricultural field and paddock



Looking east from north-west corner of sub-area with views along north boundary of sub-area



Looking east from west boundary with incidental view of open agricultural fields through dense vegetation



Looking east from south-west corner with views of open agricultural field and agricultural building

Boundaries

The sub-area is bounded by a footpath to the north, by Cherry Hill and The Croft to the east, by Chiswell Green Lane to the south, and by a footpath to the west. Inner boundaries: East. Outer Boundaries: North, south, west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	1	5	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area

The sub-area is not at the edge of a large built-up area, in physical or perceptual terms.

(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.

The sub-area does not meet purpose 1.

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.

The sub-area forms a less essential part of the gap between Chiswell Green and Hemel Hempstead. It is judged that the gap is of sufficient scale that the removal of the sub-area would not result in physical or perceptual merging between neighbouring built-up areas.

Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.

Approximately 1% of the sub-area is covered by built form. Built form is limited to the south part of the sub-area, including two isolated agricultural buildings and occasional agricultural equipment and structures. The rest of the sub-area is comprised of open agricultural fields and paddocks. Although there are visual links to the built form of Chiswell Green from the east boundary of the sub-area, the majority of the sub-area has little relationship with the built form as hedgerows within the sub-area screen views. Overall the sub-area has a strongly unspoilt rural character.

Purpose (4) To preserve the setting and special character of historic towns	
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
Summary	
	The sub-area performs strongly against the purposes overall. The sub-area does not meet purpose 1 criteria (a) or 4. The sub-area performs weakly against purpose 2, and strongly against purpose 3.

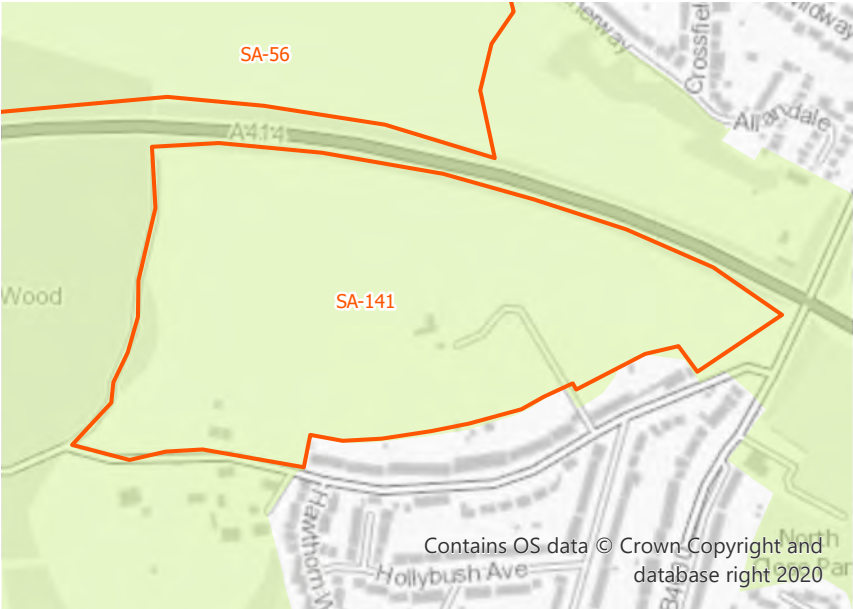
Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	25	Limited or No Contribution	Partial	Significant	Partial

Assessment of wider impact	<p>At the more granular level, the sub-area performs similarly against purposes 1 and 3, and plays a lesser role against purposes 2 and 4 compared to the strategic land parcel. As the sub-area is not located at the edge of a large built-up area, it does not contribute to checking unrestricted sprawl. Due to the smaller scale nature of the sub-area, compared to the strategic land parcel, it makes a less significant contribution to preventing neighbouring settlements from coalescing. The sub-area maintains a strongly unspoilt rural character and makes an important contribution to safeguarding the countryside from encroachment. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to preserving a historic context.</p> <p>The sub-area adjoins SA-138 and SA-139 to the south; as well as wider Green Belt to the north and west. The removal of the sub-area in isolation is likely to alter the performance of the surrounding Green Belt as it would represent a disproportionate spread of the built-up area, with regards to the scale of Chiswell Green. It would introduce urbanising influences, hence increasing the importance of surrounding Green Belt in preventing encroachment into the countryside.</p> <p>In combination with SA-138 and SA-139 the removal of the sub-area is likely to impact on the performance of the wider Green Belt as it would result in significant irregular spread of the built-up area, which would be disproportionate to the scale of the settlement.</p> <p>In combination with other sub-areas in the wider cluster in which the sub-area is located (SA-134, SA-135, SA-136, SA-137, SA-138, SA-139), the removal of the sub-area is likely to impact on the performance of the wider Green Belt, as it would constitute irregular and disproportionate sprawl of the built-up area; as well as substantially reducing the gap between Chiswell Green and Bricket Wood and eroding the strategic gap between St Albans and Watford. In addition, it would result in the creation of a 'island' of Green Belt to the west of Chiswell Green.</p>
Summary	Overall, the sub-area plays an important role with respect to the strategic land parcel, and its release in isolation or in combination would harm the performance of the wider Green Belt.

Consideration of Boundaries	
Commentary on boundary features and impact on Green Belt boundary strength.	The inner boundary and the southern section of the outer boundary are readily recognisable and likely to be permanent. The remainder of the outer boundaries are predominantly readily recognisable but not necessarily permanent. If the sub-area was released, the new inner Green Belt boundaries would not meet the NPPF definition. The new boundaries would require strengthening.
Categorisation & Recommendation	
Sub-area category & recommendation	The sub-area performs strongly against NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.

Sub-area (SA): SA-141

Strategic Land Parcel: 25 Area (ha): 20.00 Location: North of Chiswell Green



Legend

- Sub-area for assessment
- St Albans Green Belt
- Neighbouring Green Belt

Sub-area map



Looking north from footpath at the west boundary of the sub-area with views of woodland along footpath



Looking south from footpath at the centre of the sub-area with views of meadow



Looking west from junction of footpath and highway in Chiswell Green with views along the south boundary of the sub-area



Looking north from footpath at the east part of the sub-area with views of meadow

Boundaries

The sub-area is bounded by the North Orbital Road (A414) to the north, Watford Road (B4630) to the east, a mature tree line, the regular backs of residential properties and gardens along Ragged Hall Lane and Ragged Hall Lane to the south and a mature tree line to the west. Inner boundary: south. Outer boundaries: north, east and west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	3	3	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area

The sub-area is not at the edge of a large built-up area in physical or perceptual terms.

(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.

The sub-area does not meet purpose 1.

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.

The sub-area forms a wider part of the gap between St Albans and Chiswell Green. Due to the presence of the A414/ North Orbital Road, the topography and predominantly unbroken tree lines to the north and south of the highway, perceptual merging of the neighbouring built-up areas is limited. Overall, it is judged that there may be some scope for development without significant physical or perceptual erosion of the gap between neighbouring built-up areas.

Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.

Less than 1% of the sub-area is covered by built form. Built form is dispersed across the sub-area, including a limited number of residential properties. The rest of the sub-area comprises scrubland, meadows and intersecting Public Rights of Way. Due to dispersed woodland in the sub-area and the surrounding topography, there is a high level of visual enclosure, with limited views of the surrounding countryside, built-up areas and visual links to traffic on the adjacent A414/ North Orbital Road. Overall the sub-area has a largely rural character.

Purpose (4) To preserve the setting and special character of historic towns	
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
Summary	
	The sub-area performs moderately against the purposes overall. The sub-area does not meet purpose 1 criteria (a) or 4; and performs moderately against purposes 2 and 3.

Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	25	Limited or No Contribution	Partial	Significant	Partial

Assessment of wider impact	<p>At the more granular level, the sub-area performs similarly against purposes 1, and 2, and plays a lesser role against purposes 3 and 4 compared to the strategic land parcel. As the sub-area is not located at the edge of a large built-up area, it does not contribute to checking unrestricted sprawl. Similar to the strategic land parcel, the sub-area forms a wider part of the gap between settlements and hence contributes moderately to preventing the merging of settlements. Due to some urbanising influences, the role that the sub-area plays in safeguarding the countryside from encroachment is diminished. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to preserving a historic context.</p> <p>The sub-area adjoins SA-56 to the north; as well as wider Green Belt to the north, south-west and west. The removal of the sub-area in isolation is likely to alter the performance of the surrounding Green Belt, as it would represent a significant erosion of the gap between Chiswell Green and St Albans, hence increasing the importance of surrounding Green Belt in preventing coalescence of settlements. However, the presence of the North Orbital Road (A414) would prevent further perceptual merging of these settlements.</p> <p>In combination with sub-area SA-56, the removal of the sub-area is likely to impact on the performance of the wider Green Belt, as it would result in closing the entire gap between St Albans and Chiswell Green; as well as an erosion of the strategic gap between St Albans and Watford.</p> <p>Additionally, the removal of the sub-area would result in two very small 'islands' of Green Belt being created in the backs of residential gardens on Ragged Hall Lane.</p>
Summary	Overall, the sub-area plays an important role with respect to the strategic land parcel, and its release in isolation or in combination would harm the performance of the wider Green Belt.

Consideration of Boundaries	
Commentary on boundary features and impact on Green Belt boundary strength.	The inner boundary and outer boundary to the north are readily recognisable and likely to be permanent. The outer boundary to the west is readily recognisable but not necessarily permanent. If the sub-area was released, the new inner Green Belt boundaries would not meet the NPPF definition. The new boundaries would require strengthening.
Categorisation & Recommendation	
Sub-area category & recommendation	The sub-area performs moderately against NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.

Sub-area (SA):

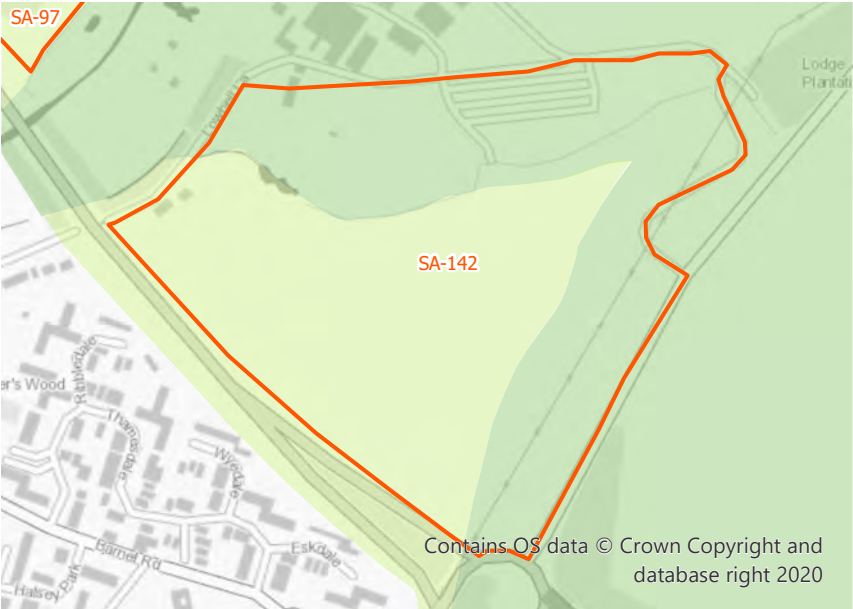
SA-142

Strategic Land Parcel:34

Area (ha):16.89

Location: South-east of London Colney

Green Belt Parcel (Hertsmere): 51



Legend

Sub-area for assessment

St Albans Green Belt

Neighbouring Green Belt

Sub-area map



Looking south from north section of sub-area with views across open field towards wider countryside



Looking east from footpath in centre of sub-area with views of open agricultural field



Looking south from footpath in centre of sub-area with views of open agricultural field

Boundaries

The sub-area is bounded by Lowbell Lane and a private road to the north, by Coursers Road to the east, by the Bell Roundabout to the south, and by the London Colney Bypass (A1081) to the west. Inner boundaries: none. Outer boundaries: north, east, south and west. The sub-area is located partially within the neighbouring district of Hertsmere.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	1	3	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area

The sub-area is not at the edge of a large built-up area, in physical or perceptual terms.

(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.

The sub-area does not meet purpose 1.

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.

The sub-area forms a less essential part of the gap between London Colney and Hatfield. It is judged that the gap is of sufficient scale that the removal of the sub-area would not result in physical or perceptual merging between neighbouring built-up areas.

Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.

Approximately 3% of the sub-area is covered by built form (excluding hardstanding). Built form is limited to the north-west and south-west parts of the sub-area, comprising the Willows Activity Farm & Nursery building and two dwellings respectively. There are some urbanising influences, including a large track and grass car park to the north part of the sub-area, pylons crossing the east side of the sub-area, visual links from the north boundary to adjacent built form and occasional views of adjacent traffic on the London Colney Bypass (A1081) to the west. The rest of the sub-area comprises open agricultural fields. Due to the topography and low hedgerows to the north, east and south boundaries, there are longer views into the wider countryside. Overall the sub-area has a largely rural character.

Purpose (4) To preserve the setting and special character of historic towns

Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
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Summary

	The sub-area performs moderately against the purposes overall. The sub-area does not meet purpose 1 criteria (a) or 4, and performs weakly against purpose 2, and moderately against purpose 3.
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Wider Green Belt Impacts

Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	34	Limited or No Contribution	Partial	Significant	Partial
Hertsmere Stage 1 Green Belt Parcel Scores	Green Belt Parcel	0	3	4	0
	51				

Assessment of wider impact	<p>At the more granular level, the sub-area performs similarly against purpose 1, and plays a lesser role against purposes 2, 3 and 4 compared to the strategic land parcel. As the sub-area is not located at the edge of a large built-up area, it does not contribute to checking unrestricted sprawl. Due to the small scale nature of the sub-area as compared to the strategic land parcel, it makes a lesser contribution to preventing settlements from coalescing. The presence of dispersed urban land uses within the sub-area diminishes its sense of openness and connection to the wider Green Belt. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to preserving a historic context.</p> <p>Compared to the Hertsmere Stage 1 Green Belt Parcel (2016), the sub-area performs similarly against purposes 1 and 4 and makes a lesser contribution to purposes 2 and 3. Due to the small scale nature of the sub-area as compared to the Stage 1 parcel, it makes a lesser contribution to preventing settlements from coalescing. The sub-area is more influenced by surrounding urbanising influences including visual connections to the adjacent built-up area, compared to the Stage 1 parcel.</p> <p>The sub-area does not adjoin any other sub-areas but does adjoin wider Green Belt to the north, east and west. The removal of the sub-area in isolation is likely to impact the performance of the wider Green Belt, as it would introduce built form to the east of the A1081, which currently acts as a readily recognisable and likely to be permanent settlement edge for London Colney. Hence, the release of the sub-area is likely to result in irregular sprawl of London Colney.</p> <p>As the sub-area is located on the District boundary, the sub-area may be impacted by potential Green Belt releases in the neighbouring authority of Hertsmere. The Hertsmere Green Belt Assessment Stage 2 (2019) did not identify any parcels adjacent to or in close proximity of the sub-area; however, it did outline a proposed new settlement (Redwell Garden Village) immediately adjacent to the sub-area, which could significantly erode the gap between London Colney, Shenley and South Mimms. If either area is recommended for release, the cumulative impact would need to be considered.</p>
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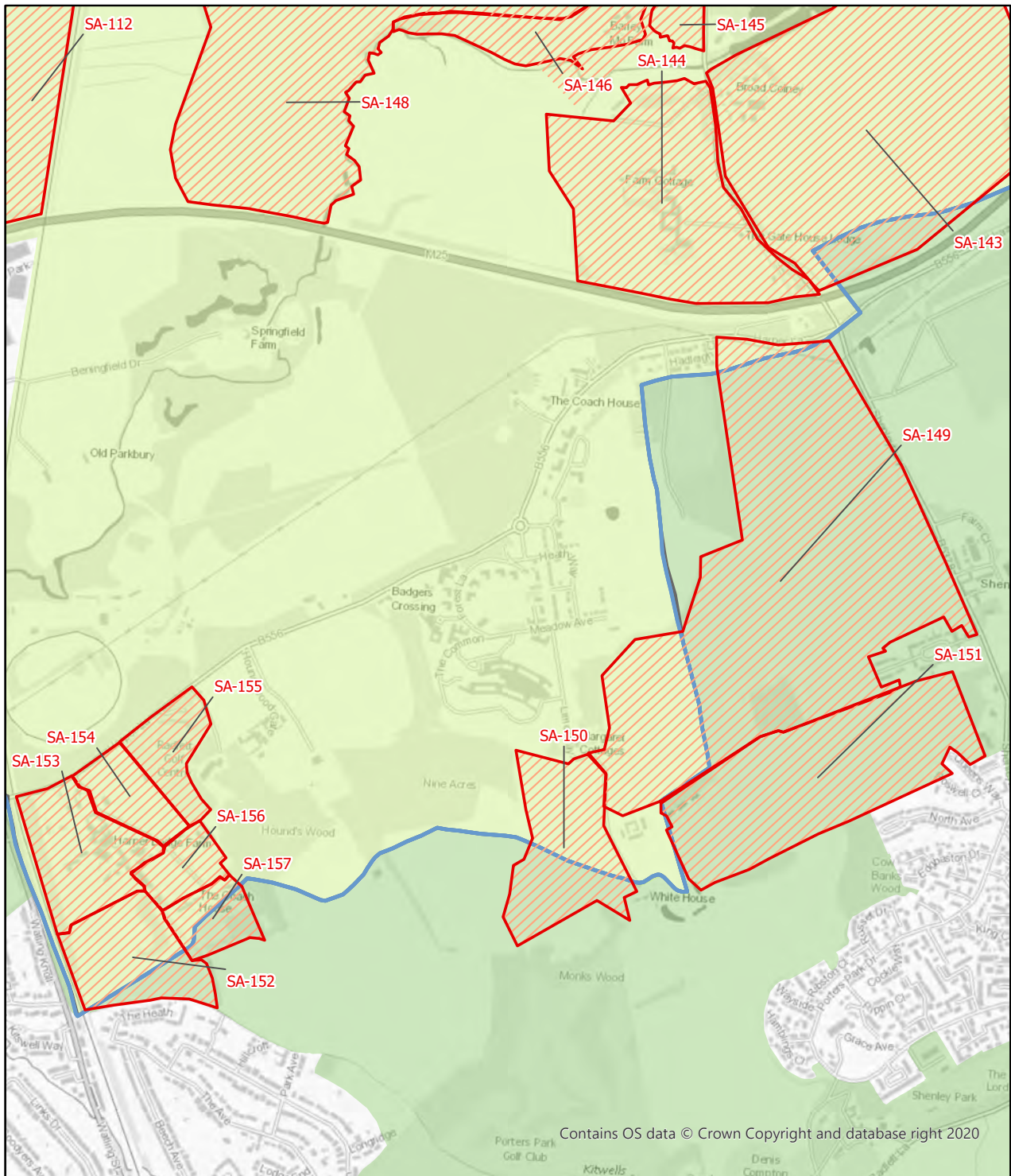
Summary	Overall, the sub-area does not play an important role with respect to the strategic land parcel however if released, is likely to significantly harm the performance of the wider Green Belt.
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Consideration of Boundaries






Commentary on boundary features and impact on Green Belt boundary strength.	If the sub-area was released, it would result in the creation of new Green Belt boundaries. These boundaries would be predominantly readily recognisable but not necessarily permanent and would not meet the NPPF definition. The new boundaries would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs moderately against NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.
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Legend

-  Sub-area for assessment
-  St Albans Green Belt
-  Neighbouring Green Belt
-  St Albans District Boundary
-  Neighbouring District Boundary

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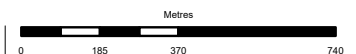
Issue	Date	By	Chkd	Appd
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Client
St Albans City & District Council

Job Title
St Albans Green Belt Review



Radlett and Shenley - sub-areas

Scale at A4

1:13,714

Job No
280045-00

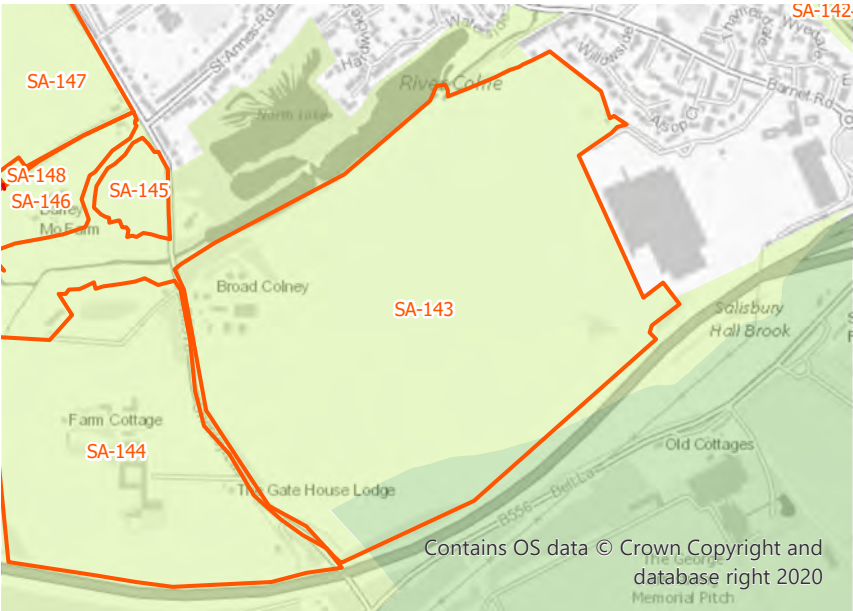
Drawing Status
Issued

Drawing No
001

Issue
P1

Sub-area (SA): SA-143

Strategic Land Parcel: 31 Area (ha): 50.51 Location: South of London Colney



Legend

- Sub-area for assessment
- St Albans Green Belt
- Neighbouring Green Belt

Sub-area map



Looking west from footpath in centre of sub-area with views of meadow



Looking south from footpath in south-eastern section of sub-area with views across open agricultural field towards M25 motorway



Looking north from footpath in north of sub-area with views of River Colne, which bounds the sub-area to the north



Looking east from north-west corner with views of entrance to light industrial site

Boundaries

The sub-areas is bounded by the River Colne to the north, the regular backs of residential properties and gardens along Armstrong Close and Alsop Close, the boundary of a retail complex and associated car park to the east, the M25 to the south and Shenley Lane (B5378) to the west. Inner boundary: east. Outer boundaries: north, west and south. The sub-area is located partially within the neighbouring district of Hertsmere.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	3	3	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is not at the edge of a large built-up area, in physical or perceptual terms.
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(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The sub-area does not meet purpose 1.
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Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area forms a wider part of the gap between London Colney and Shenley (in Hertsmere Borough), contributing to the overall openness and scale of the gap, and a less essential part of the gap between London Colney and Park Street/Frogmore. Overall, it is judged that there may be some scope for development without significant physical or perceptual erosion of the gap between neighbouring built-up areas.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	Approximately 1% of the sub-area is covered by built form (excluding hardstanding). Built form is concentrated in the north-west corner of the sub-area, comprising light industrial units with a large area of associated car parking, alongside two residential properties. The rest of the sub-area comprises open agricultural fields, as well as areas of dense vegetation. The rising topography of the sub-area creates longer views into the wider countryside, as well as physical and visual links to the Broad Colney Lakes Nature Reserve to the north. Although the sub-area is adjacent to the M25, the majority of the sub-area has little relationship with the highway due to the topography and vegetation along the south boundary. Overall the sub-area has a largely rural character.
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Purpose (4) To preserve the setting and special character of historic towns	
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
Summary	
	The sub-area performs moderately against the purposes overall. The sub-area does not meet purposes 1 criteria (a) or 4; and performs moderately against purposes 2 and 3.

Wider Green Belt Impacts

Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	31	Limited or No Contribution	Partial	Partial	Partial

Assessment of wider impact	<p>At the more granular level, the sub-area performs similarly against purposes 1, 2 and 3, and makes a lesser contribution to purpose 4 compared to the strategic land parcel. As the sub-area is not located at the edge of a large built-up area, it makes no contribution to checking the outward sprawl of large built-up areas. The sub-area makes a similarly moderate contribution to preventing neighbouring settlements from merging. Due to the adjacent urbanising influences, the contribution that the sub-area makes to preserving the openness of the countryside and safeguarding it from encroachment is minimised. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to preserving a historic context.</p> <p>The sub-area adjoins SA-144 to the west; as well as wider Green Belt to the north and south. The removal of the sub-area in isolation is likely to impact on the surrounding Green Belt as this would constitute disproportionate spread of the built-up area, and hence increase the importance of surrounding Green Belt in protecting the countryside from encroachment; however the presence of the M25 would limit perceptual impacts to wider Green Belt to the south. In addition, the removal of the sub-area is likely to have significant impacts on the section of Green Belt to the north containing the Broad Colney Lakes Nature Reserve, as this area would become enclosed by the built-up area, which would diminish its sense of openness and connection to the wider countryside. However, impacts to SA-144 from the removal of the sub-area are likely to be reduced as there is strong visual screening between these sub-areas and hence their perceptual relationship is limited; furthermore existing built form within the western section of the sub-area and within SA-144 already provide urbanising influences.</p> <p>In combination with SA-144, the removal of the sub-area is likely to alter the performance of the surrounding Green Belt, as it would constitute significant irregular and disproportionate spread of the built-up area. It would also reduce the scale of the gap between London Colney and Shenley; as well as representing an erosion of the strategic gap between St Albans with Radlett and Borehamwood.</p> <p>As the sub-area is located on the District boundary, the sub-area may be impacted by potential Green Belt releases in the neighbouring authority of Hertsmere. The Hertsmere Green Belt Assessment Stage 2 (2019) identified Hertsmere parcel SA-31 in close proximity to the sub-area; this parcel was not recommended for further consideration. In addition, the assessment outlined a proposed new settlement (Redwell Garden Village) within a reasonable distance to the sub-area, which could significantly erode the gap between London Colney, Shenley and South Mimms. If recommended for release, the cumulative impact would need to be considered. However, the presence of the M25 motorway at the District boundary is likely to lessen perceptual merging of settlements.</p>
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Summary	Overall, the sub-area does not play an important role with respect to the strategic land parcel, however its release in isolation or in combination would harm the performance of the wider Green Belt.
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Consideration of Boundaries

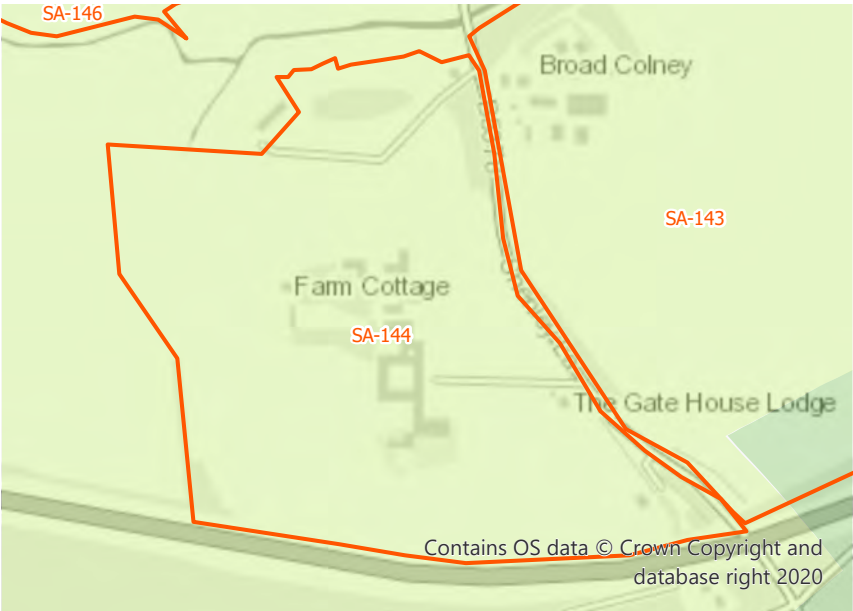
Commentary on boundary features and impact on Green Belt boundary strength.	The inner and outer boundaries are predominantly readily recognisable and likely to be permanent. If the sub-area was released, the new inner Green Belt boundaries would meet the NPPF definition.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs moderately against NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.
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Sub-area (SA): SA-144

Strategic Land Parcel: 31 Area (ha): 23.18 Location: South of London Colney



Legend

- Sub-area for assessment
- St Albans Green Belt
- Neighbouring Green Belt

Sub-area map



View west from east boundary with views of school building



Aerial photography used as a result of limited access to and / or views of sub-area at the time of the site visit (Bing Aerial, September 2021).

Boundaries

The sub-area is bounded by the policy constraint of the River Colne flood zone 3b to the north, Shenley Lane (B5378) to the east, the M25 to the south and a mature tree line to the west. Inner boundary: none. Outer boundaries: north, east, south and west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	3	3	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area

The sub-area is not at the edge of a large built-up area in physical or perceptual terms.

(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.

The sub-area does not meet purpose 1.

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.

The sub-area forms a wider part of the gap between London Colney and Shenley (in Hertsmere Borough), contributing to the overall openness and scale of the gap, and a less essential part of the gap between London Colney and Radlett (in Hertsmere Borough). Overall, it is judged that there may be some scope for development without significant physical or perceptual erosion of the gap between neighbouring built-up areas.

Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.

Approximately 6% of the sub-area is covered by built form (excluding hardstanding). Built form is predominantly concentrated linearly through the centre of the sub-area, comprising a pastoral centre, a school and chapel. There are also two isolated residential properties to the south-east of the sub-area. While the built form creates an urbanising influence, the rest of the sub-area displays a rural character with open fields and dispersed woodland. Additionally, although the sub-area is adjacent to the M25 to the south, there are negligible visual links to the highway due to the topography and vegetation along the south boundary. Overall the sub-area has a largely rural character.

Purpose (4) To preserve the setting and special character of historic towns	
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
Summary	
	The sub-area performs moderately against the purposes overall. The sub-area does not meet purposes 1 criteria (a) or 4; and performs moderately against purposes 2 and 3.

Wider Green Belt Impacts

Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	31	Limited or No Contribution	Partial	Partial	Partial

Assessment of wider impact	<p>At the more granular level, the sub-area performs similarly against purposes 1, 2 and 3, and makes a lesser contribution to purpose 4 compared to the strategic land parcel. As the sub-area is not located at the edge of a large built-up area, it makes no contribution to checking the outward sprawl of large built-up areas. The sub-area makes a similarly moderate contribution to preventing neighbouring settlements from merging. Due to the adjacent urbanising influences, the contribution that the sub-area makes to preserving the openness of the countryside and safeguarding it from encroachment is minimised. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to preserving a historic context.</p> <p>The sub-area adjoins SA-143 to the east; as well as wider Green Belt to the north, south and west. The removal of the sub-area in isolation would create a 'hole' in the Green Belt and is likely to impact on the performance of surrounding sub-areas. The degree of visual enclosure within the sub-area means that the perceptual impacts of a 'hole' in the Green Belt would be limited; however, this would still have overall negative impacts on the wider Green Belt as it would constitute a deterioration of the strategic role of the Green Belt.</p> <p>In combination with SA-143, the removal of the sub-area is likely to alter the performance of the surrounding Green Belt, as it would constitute significant irregular and disproportionate spread of the built-up area. It would also reduce the scale of the gap between London Colney and Shenley; as well as representing an erosion of the strategic gap between St Albans with Radlett and Borehamwood.</p> <p>As the sub-area is located on the District boundary, the sub-area may be impacted by potential Green Belt releases in the neighbouring authority of Hertsmere. The Hertsmere Green Belt Assessment Stage 2 (2019) identified Hertsmere parcel SA-31 in close proximity to the sub-area; this parcel was not recommended for further consideration. In addition, the assessment outlined a proposed new settlement (Redwell Garden Village) within a reasonable distance to the sub-area, which could significantly erode the gap between London Colney, Shenley and South Mimms. If recommended for release, the cumulative impact would need to be considered. However, the presence of the M25 motorway at the District boundary is likely to lessen perceptual merging of settlements.</p>
Summary	Overall, the sub-area does not play an important role with respect to the strategic land parcel, however its release in isolation or in combination would harm the performance of the wider Green Belt.

Consideration of Boundaries

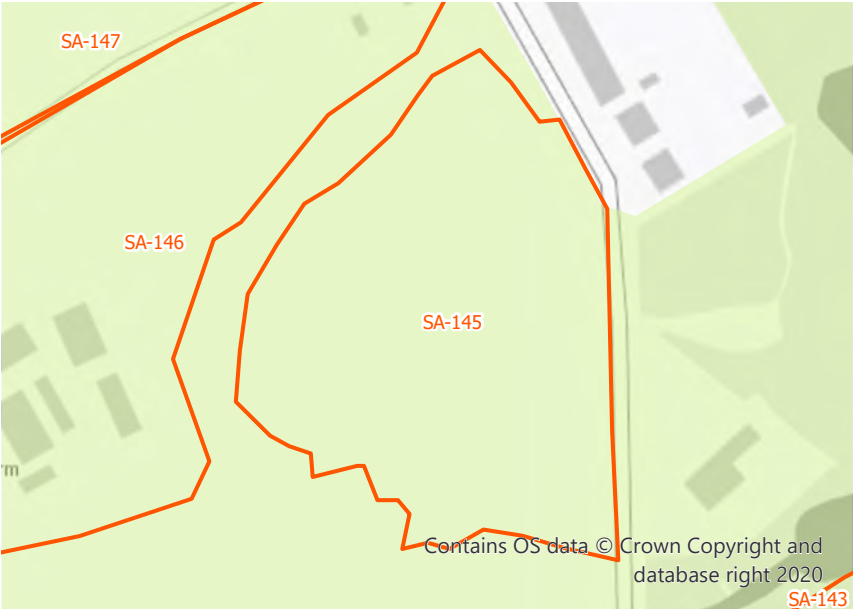
Commentary on boundary features and impact on Green Belt boundary strength.	If the sub-area was released, it would result in the creation of new Green Belt boundaries. These boundaries would be predominantly readily recognisable but not necessarily permanent and would not meet the NPPF definition. The new boundaries would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs moderately against NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.
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Sub-area (SA): SA-145

Strategic Land Parcel: 31 Area (ha): 1.79 Location: South-west of London Colney



Sub-area map



Looking west from centre of sub-area with views across open agricultural field towards adjacent built form



Looking north from centre of sub-area with views of open agricultural field and the built-up area beyond hedgerow



Aerial photography used as a result of limited access to and / or views of sub-area at the time of the site visit (Bing Aerial, September 2021).

Boundaries

The sub-area is bounded to the north by the policy constraint of the River Colne flood zone 3b to the north, Shenley Lane (B5378) to the east and the policy constraint of the River Colne flood zone 3b to the south and west. Inner boundary: part of east. Outer boundary: north, part of east, south and west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	0	5	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is not at the edge of a large built-up area, in physical or perceptual terms.
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(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The sub-area does not meet purpose 1.
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Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	As a result of its small scale, the sub-area makes no discernible contribution to the separation of neighbouring built-up areas, in physical or perceptual terms.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	The sub-area is not covered by any built form. It comprises open agricultural fields. Due to the lack of physical boundary features to the north and west, there are some views to the wider countryside. However, dense hedgerow within close proximity to the sub-area prevents further onward views and creates some sense of enclosure. There are limited urbanising influences, including occasional views of adjacent built form. Overall the sub-area has a strong unspoilt rural character.
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Purpose (4) To preserve the setting and special character of historic towns	
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
Summary	
	The sub-area performs strongly against the purposes overall. The sub-area does not meet purpose 1 criteria (a), 2 or 4; and performs strongly against purpose 3.

Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	31	Limited or No Contribution	Partial	Partial	Partial

Assessment of wider impact	<p>At the more granular level, the sub-area performs similarly against purpose 1, and plays a lesser role against purpose 2 and 4, and makes a more significant contribution to purpose 3 compared to the strategic land parcel. Neither the sub-area or the strategic land parcel adjoin a large built-up area, and hence make no contribution to preventing outward sprawl. Due to the small scale nature of the sub-area as compared to the strategic land parcel, it makes a lesser contribution to preventing settlements from coalescing. Despite being situated at the edge of the settlement, the sub-area maintains a strongly rural character with limited views of the adjacent built development. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to preserving a historic context.</p> <p>The sub-area does not adjoin any other sub-areas but does adjoin wider Green Belt to the north, west and south. The removal of the sub-area in isolation is likely to alter the performance of surrounding Green Belt as there are no physical features marking the north, south and west boundaries of the sub-area and hence its removal would represent physical and perceptual encroachment into the countryside. This would increase the role of surrounding Green Belt in preventing sprawl of the built-up area. Furthermore, the sub-area has visual and perceptual links to the wider countryside and hence the introduction of urbanising influences would diminish the contribution of the surrounding Green Belt against purpose 3.</p>
Summary	Overall, the sub-area plays an important role with respect to the strategic land parcel and if released, is likely to significantly harm the performance of the wider Green Belt.

Consideration of Boundaries

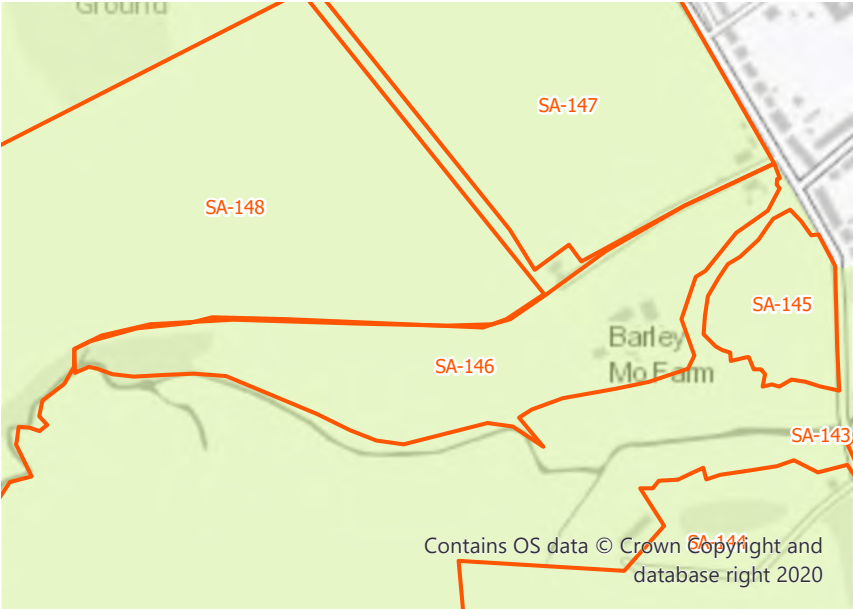
Commentary on boundary features and impact on Green Belt boundary strength.	The inner boundary is readily recognisable and likely to be permanent. The outer boundaries are readily recognisable but not necessarily permanent. If the sub-area was released, the new inner Green Belt boundaries would not meet the NPPF definition. The new boundaries would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.
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Sub-area (SA): SA-146

Strategic Land Parcel: 31 Area (ha): 6.80 Location: South-west of London Colney



Legend

- Sub-area for assessment
- St Albans Green Belt
- Neighbouring Green Belt

Sub-area map



Looking west from centre of sub-area with views of open agricultural field



Looking east from centre of sub-area with views of open agricultural field



Aerial photography used as a result of limited access to and / or views of sub-area at the time of the site visit (Bing Aerial, September 2021).

Boundaries

The sub-area is bounded by a private road to the north, by Shenley Lane (B5378) and the policy constraint of the River Colne flood zone 3b to the east, by the River Colne and the policy constraint of the River Colne flood zone 3b to the south and by an intermittent tree line to the west. Inner boundary: east. Outer boundary: north, south and west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	1	5	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area

The sub-area is not at the edge of a large built-up area, in physical or perceptual terms.

(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.

The sub-area does not meet purpose 1.

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.

The sub-area forms a less essential part of the gap between London Colney and Shenley (in Hertsmere Borough); and London Colney and Park Street/Frogmore. It is judged that the gap is of sufficient scale that the removal of the sub-area would not result in physical or perceptual merging between neighbouring built-up areas.

Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.

Approximately 3% of the sub-area is covered by built form, comprising a small number of residential dwellings and agricultural buildings. The remainder of the sub-area comprises open agricultural fields. Due to dense tree lines on the north and south of the western section of the sub-area there is some sense of enclosure, however there are wider views to the open countryside to the west. Overall the sub-area has a strongly unspoilt rural character.

Purpose (4) To preserve the setting and special character of historic towns	
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
Summary	
	The sub-area performs strongly against the purposes overall. The sub-area does not meet purposes 1 criteria (a) or 4; performs weakly against purpose 2; and strongly against purpose 3.

Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	31	Limited or No Contribution	Partial	Partial	Partial
Assessment of wider impact	<p>At the more granular level, the sub-area performs similarly against purposes 1, and plays a lesser role against purposes 2 and 4, and makes a more significant contribution to purpose 3 compared to the strategic land parcel. Neither the sub-area or the strategic land parcel adjoin a large built-up area, and hence make no contribution to preventing outward sprawl. Due to the small scale nature of the sub-area as compared to the strategic land parcel, it makes a lesser contribution to preventing settlements from coalescing. The sub-area comprises only a less essential part of the gap between settlements and hence makes a lesser contribution to preventing settlements from merging. The sub-area maintains a strongly rural character with limited visual or perceptual connections to the adjacent built-up area. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to preserving a historic context.</p> <p>The sub-area adjoins SA-147 to the north-east and SA-148 to the north-west; as well as wider Green Belt to the south and north. The removal of the sub-area in isolation would effectively create a 'hole' in the Green Belt, with only a small corner connecting it to the existing built-up area, and is likely to impact on the performance of surrounding Green Belt. The sub-area has strong perceptual links to the wider countryside and hence the introduction of urbanising influences would diminish the contribution of the surrounding Green Belt against purpose 3.</p> <p>In combination with SA-147 and SA-148, the removal of the sub-area is likely to alter the performance of the surrounding Green Belt, as it would constitute significant irregular and disproportionate spread of the built-up area. It would result in a thin, isolated strip of Green Belt being created between SA-147 and SA-148. Furthermore, it would also reduce the scale of the gap between London Colney with Park Street/Frogmore and Radlett; as well as representing an erosion of the strategic gap between St Albans with Radlett and Borehamwood.</p>				
Summary	Overall, the sub-area plays an important role with respect to the strategic land parcel, and its release in isolation or in combination, would harm the performance of the wider Green Belt.				

Consideration of Boundaries

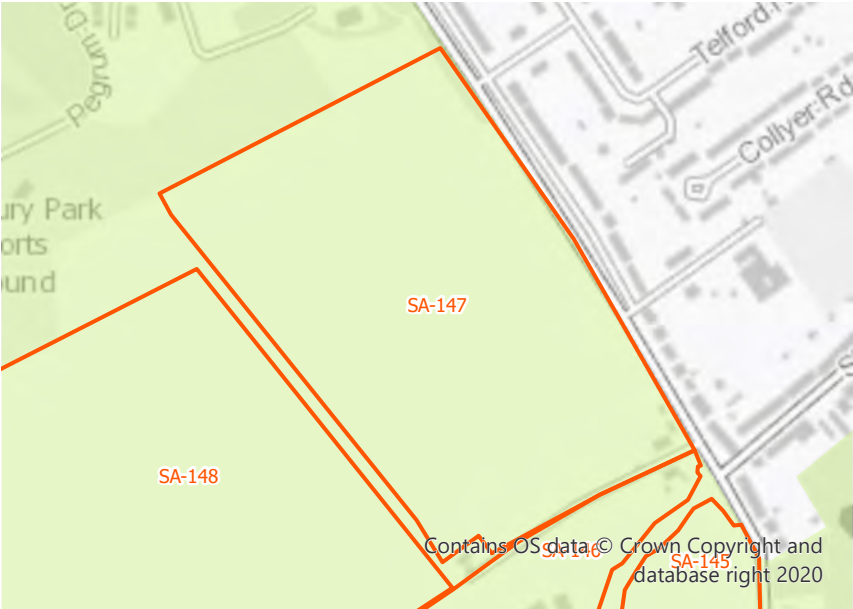
Commentary on boundary features and impact on Green Belt boundary strength.	If the sub-area was released, it would result in the creation of new Green Belt boundaries. These boundaries would be predominantly readily recognisable but not necessarily permanent and would not meet the NPPF definition. The new boundaries would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.
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Sub-area (SA): SA-147

Strategic Land Parcel: 31 Area (ha): 13.51 Location West of London Colney



Legend

- Sub-area for assessment
- St Albans Green Belt
- Neighbouring Green Belt

Sub-area map



Looking south-east from north-west corner of sub-area with views of open agricultural field



Looking towards east boundary and built form beyond from north-west of sub-area with views of open agricultural field



Looking east from west boundary of sub-area with views of open agricultural field

Boundaries

The sub-area is bounded by the Napsbury Hospital Historic Park and Garden to the north, Shenley Lane (B5378) to the east, an unclassified public road to the south and the boundary of Napsbury Hospital Park & Garden to the west. Inner boundary: east. Outer boundary: north, south and west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	1	4	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area

The sub-area is not at the edge of a large built-up area in physical or perceptual terms.

(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.

The sub-area does not meet purpose 1.

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.

The sub-area forms a less essential part of the gap between London Colney and Shenley (in Hertsmere Borough); and London Colney and Park Street/Frogmore. It is judged that the gap is of sufficient scale that the removal of the sub-area would not result in physical or perceptual merging between neighbouring built-up areas.

Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.

The sub-area is not covered by any built form. It comprises an open agricultural field with wider views to the open countryside, permitted by low and intermittent hedgerows. There are some urbanising influences at the boundaries, comprising clear visual connections to adjacent residential properties along the majority of the east sub-area boundary. Overall the sub-area has an unspoilt rural character.

Purpose (4) To preserve the setting and special character of historic towns	
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
Summary	
	The sub-area performs strongly against the purposes overall. The sub-area does not meet purposes 1 criteria (a) or 4; performs weakly against purpose 2; and strongly against purpose 3.

Wider Green Belt Impacts

Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	31	Limited or No Contribution	Partial	Partial	Partial

Assessment of wider impact	<p>At the more granular level, the sub-area performs similarly against purposes 1, and plays a lesser role against purposes 2 and 4, but makes a more significant contribution to purpose 3 compared to the strategic land parcel. Neither the sub-area or the strategic land parcel adjoin a large built-up area, and hence make no contribution to preventing outward sprawl. Due to the small scale nature of the sub-area as compared to the strategic land parcel, it makes a lesser contribution to preventing settlements from coalescing. The unspoilt rural character of the sub-area plays an important role in safeguarding the countryside from encroachment and maintaining the immediate context of the adjoining historic park. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to preserving a historic context.</p> <p>The sub-area adjoins SA-146 and SA-148 to the south and east respectively; as well as wider Green Belt to the north. If the sub-area is released in isolation, it is likely to impact the surrounding Green Belt, as it would introduce new urbanising influences that may alter the context of Napsbury Garden Historic Park and hence increase the importance of surrounding Green Belt in protecting the context of this historic place.</p> <p>In combination with sub-areas SA-146 and SA-148, the removal of the sub-area is likely to alter the performance of the surrounding Green Belt, as it would constitute significant irregular and disproportionate spread of the built-up area. It would result in a thin, isolated strip of Green Belt being created between SA-147 and SA-148. Furthermore, it would also reduce the scale of the gap between London Colney with Park Street/Frogmore and Radlett; as well as representing an erosion of the strategic gap between St Albans with Radlett and Borehamwood.</p> <p>The sub-area is located adjacent to the proposed Napsbury Hospital washed over settlement. The Washed Over Villages Assessment concludes that the settlement is open in character and hence makes an important contribution to the openness of the Green Belt. The assessment recommends that the settlement should be categorised as washed over and therefore the removal of the sub-area in isolation or in combination would harm the immediate context of the proposed washed over settlement.</p>
Summary	Overall, the sub-area plays an important role with respect to the strategic land parcel, and its release in isolation or in combination would harm the performance of the wider Green Belt.

Consideration of Boundaries

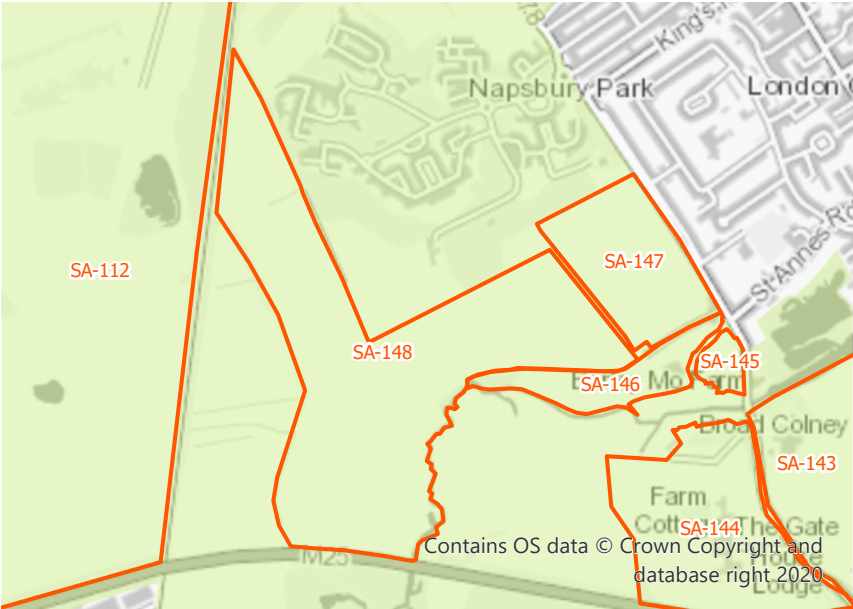
Commentary on boundary features and impact on Green Belt boundary strength.	The inner boundary is readily recognisable and likely to be permanent. The outer boundaries are readily recognisable but not necessarily permanent. If the sub-area was released, the new inner Green Belt boundaries would not meet the NPPF definition. The new boundaries would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.
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Sub-area (SA): SA-148

Strategic Land Parcel: 31 Area (ha): 55.55 Location: South-west of London Colney



Sub-area map



Looking south from footpath in centre of sub-area with views of an open agricultural field



Looking south from north boundary of sub-area with views of an open agricultural field



Looking west from north-east corner of sub-area with views of an open agricultural field

Boundaries

The sub-area is bounded by the Napsbury Hospital Historic Park and Gardens to the north and the east, by the River Colne and the M25 to the south, by a mature tree line and the railway to the west. Inner boundary: none. Outer boundary: north, east, south and west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	3	5	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area

The sub-area is not at the edge of a large built-up area, in physical or perceptual terms.

(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.

The sub-area does not meet purpose 1.

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.

The sub-area forms a wider part of the gap between London Colney and Park Street/Frogmore and a less essential part of the gap between London Colney and Shenley; and London Colney and St Albans. It is judged that there may be some scope for development without significant physical or perceptual erosion of the gap between neighbouring built-up areas.

Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.

The sub-area is not covered by any built form. It comprises open agricultural fields. Due to the topography of the sub-area and dispersed tree lines and hedgerows, there are longer views into the wider countryside. While a small section of west sub-area boundary is adjacent to the North Orbital Road (A414) and the short south sub-area boundary is adjacent to the M25, the majority of the sub-area has a negligible relationship with these highways. Overall the sub-area has a strongly unspoilt rural character.

Purpose (4) To preserve the setting and special character of historic towns

Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
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Summary

	The sub-area performs strongly against the purposes overall. The sub-area does not meet purposes 1 criteria (a) or 4; and performs moderately against purpose 2 and strongly against purpose 3.
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Wider Green Belt Impacts

Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	31	Limited or No Contribution	Partial	Partial	Partial

Assessment of wider impact	<p>At the more granular level, the sub-area performs similarly against purposes 1 and 2, and makes a lesser contribution to purpose 4, but plays a greater role against purpose 3 compared to the strategic land parcel. Neither the sub-area or the strategic land parcel adjoin a large built-up area, and hence make no contribution to preventing outward sprawl. Similar to the strategic land parcel, the sub-area forms a wider part of the gap between settlements and hence contributes moderately to preventing the merging of settlements. The strong rural character of the sub-area protects the relationship that the sub-area has to the wider countryside. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to preserving a historic context.</p> <p>The sub-area abuts SA-112 to the west, SA-146 to the south-west, and SA-147 to the east; as well as wider Green Belt to the north and south. The removal of the sub-area in isolation would create a 'hole' in the Green Belt and is likely to impact on the performance of surrounding Green Belt. The sub-area has strong visual and perceptual links to the wider countryside and hence the introduction of urbanising influences would diminish the contribution of the surrounding Green Belt against purpose 3.</p> <p>In combination with sub-areas SA-112, SA-146 and SA-147, the removal of the sub-area is likely to impact on the performance of the wider Green Belt, as it would constitute significant irregular and disproportionate spread of built-up areas. It would result in a thin, isolated strip of Green Belt being created between SA-147 and SA-148. Furthermore, it would also result in closing the entire gap between London Colney and Park Street/Frogmore; although the presence of the railway would prevent further perceptual merging. In addition, it would represent an erosion of the strategic gap between St Albans with Radlett, Borehamwood and Watford.</p> <p>The sub-area is located adjacent to the proposed Napsbury Hospital washed over settlement. The Washed Over Villages Assessment concludes that the settlement is open in character and hence makes an important contribution to the openness of the Green Belt. The assessment recommends that the settlement should be categorised as washed over and therefore the removal of the sub-area in isolation or in combination would harm the immediate context of the proposed washed over settlement.</p>
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Summary	Overall the sub-area plays an important role with respect to the strategic land parcel, and its release in isolation or combination would harm the performance of the wider Green Belt.
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Consideration of Boundaries

Commentary on boundary features and impact on Green Belt boundary strength.	If the sub-area was released, it would result in the creation of new Green Belt boundaries. These boundaries would be predominantly readily recognisable but not necessarily permanent and would not meet the NPPF definition. The new boundaries would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.
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Sub-area (SA):

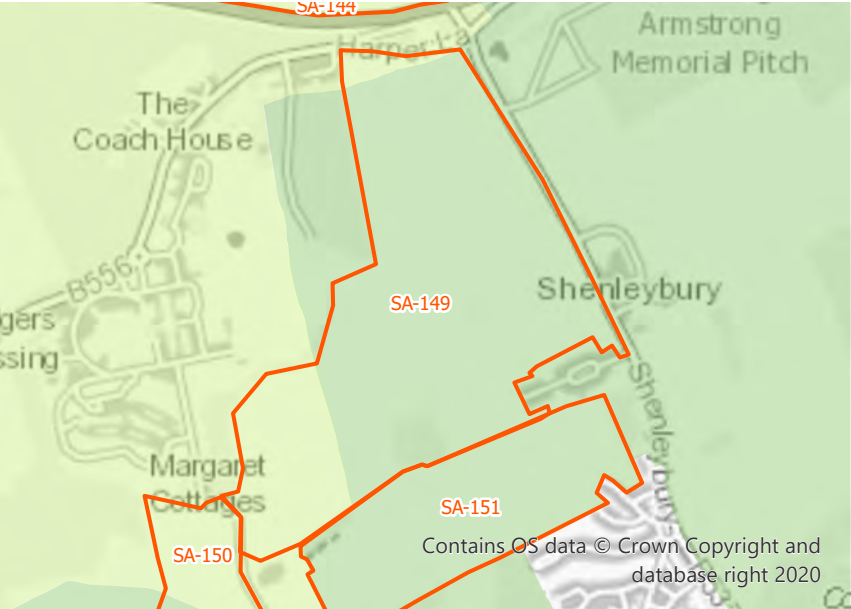
SA-149

Strategic Land Parcel: 31

Area (ha): 56.6

Location North of Shenley

Green Belt Parcel (Hertsmere): 38



Sub-area map



Looking south from the north-western corner of the sub-area onto arable field



Looking north-west from the centre of the sub-area onto arable fields.



Looking west from the centre of the sub-area onto arable fields and residential properties.



Looking north from the south-western boundary of the sub-area onto arable fields and All Saints Chapel.

Boundaries

The sub-area is bounded by Harper Lane (B556) to the north, Shenleybury (B5378) to the east, the regular backs of residential properties and gardens along Shenleybury Cottages and a mature tree line to the south, and Lime Way and a mature tree line to the west. Inner boundary: none. Outer boundary: north, east, south and west. The sub-area is partially within the neighbouring district of Hertsmere.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	3	5	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is not located at the edge of a large built-up area, in physical or perceptual terms.
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(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The sub-area does not meet purpose 1.
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Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area forms a wider part of the gap between Shenley and London Colney; and Shenley and Radlett. The M25 to the north of the sub-area provides an additional physical barrier to merging. It is judged that there may be some scope for development, without significant physical or perceptual merging of neighbouring built-up areas.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	The sub-area is not covered by any built form and comprises flat arable fields and dispersed mature trees. The sub-area offers long views to the north and east and is enclosed by a mature tree line to the south and west. There are some limited urbanising influences from the residential properties located east of the sub-area. Overall the sub-area has a strongly unspoilt rural character.
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Purpose (4) To preserve the setting and special character of historic towns					
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.				
Summary					
The sub-area performs strongly against the purposes overall. The sub-area does not meet purpose 1 criteria (a) or purpose 4, performs moderately against purpose 2 and performs strongly against purpose 3.					
Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	31	Limited or No Contribution	Partial	Partial	Partial
Hertsmere Stage 1 Green Belt Parcel Scores	Green Belt Parcel	0	5	3	0
	38				
Assessment of wider impact	At the more granular level, the sub-area performs similarly against purposes 1 and 2, and makes a more significant contribution to purpose 3 but makes a lesser contribution to purpose 4 compared to the strategic land parcel. Neither the sub-area or strategic land parcel adjoin a large built-up area, and do not meet purpose 1. The sub-area plays a weaker role with respect to purpose 4, as it does not adjoin an historic place, and performs a similarly moderate role against purpose 2 in preventing the coalescence of neighbouring built-up areas. However, the sub-area performs a more important role against purpose 3 compared with the strategic land parcel due to its strong unspoilt rural character and land uses.				
	Compared to the Hertsmere Stage 1 Green Belt Parcel (2016), the sub-area performs similarly against purposes 1 and 4, makes a more significant contribution to purpose 3 and makes a lesser contribution to purpose 2. Due to the small scale nature of the sub-area as compared to the Stage 1 parcel, it makes a lesser contribution to preventing settlements from coalescing. The sub-area maintains a strongly unspoilt rural character, whereas the Stage 1 parcel has greater urbanising influences from Shenley and Radlett, meaning that the sub-area play a greater role in protecting the openness of the countryside.				
	The sub-areas adjoins SA-151 to the south, SA-150 to the south-west, and wider Green Belt to the west, east and north. In isolation, the release of the sub-area is likely to alter the performance of Green Belt to the north by strengthening its role in restricting development that would result in merging of Shenley and London Colney. The removal of the sub-area in isolation would create a ‘hole’ in the Green Belt and is likely to impact on the performance of surrounding Green Belt. The sub-area has strong visual and perceptual links to the wider countryside to the north and east, and hence the introduction of urbanising influences would diminish the contribution of the surrounding Green Belt against purpose 3.				
	In combination with SA-150, the removal of the sub-areas would continue to create a 'hole' in the Green Belt which would harm its integrity, and could only considered for release in combination with SA-151.				
	In combination with SA-151, the removal of the sub-areas is likely to impact on the performance of the wider Green Belt by leading to the physical coalescence of Shenely with development in the Green Belt south of the B556 which includes hospital facilities and ribbon development, and leading to the disproportionate and irregular sprawl of Shenley to the north. It would also significantly reduce the gap between Shenely and London Colney.				
[Continues overleaf]					

Assessment of wider impact (continued)	As it is located on the District boundary, the sub-area may be impacted by potential Green Belt releases in the neighbouring authority of Hertsmere. The Hertsmere Green Belt Assessment from March 2019 identified sub-area 31 over and to the south of the sub-area, however it is not recommended for further consideration. If this position is revised, the cumulative impact of release would need to be considered.
Summary	Overall the sub-area plays an important role with respect to the strategic land parcel, and its release in isolation or in combination would harm the performance of the wider Green Belt.

Consideration of Boundaries

Commentary on boundary features and impact on Green Belt boundary strength.	If the sub-area was released, it would result in the creation of new Green Belt boundaries. These boundaries would be predominantly readily recognisable but not necessarily permanent and would not meet the NPPF definition. The new boundaries would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.
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Sub-area (SA):

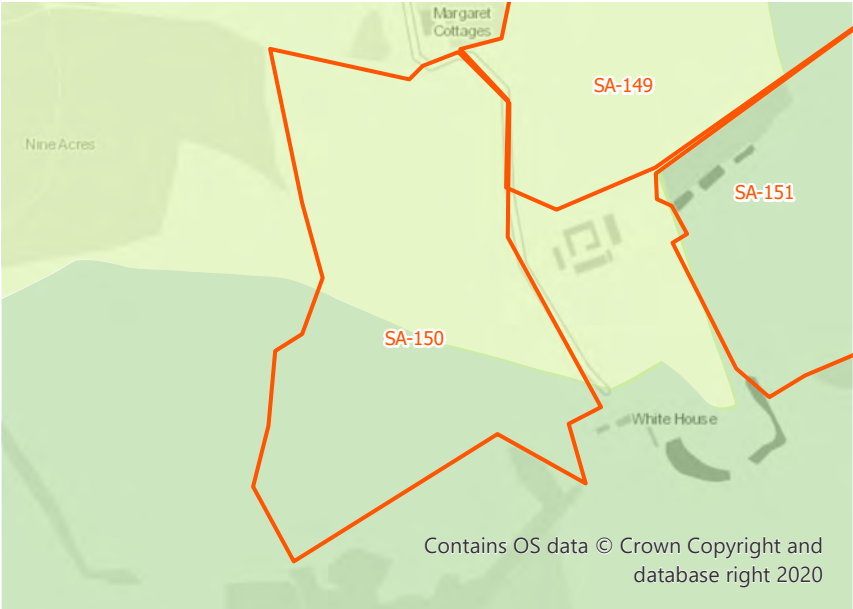
SA-150

Strategic Land Parcel:31

Area (ha):10.28

LocationNorth-west of Shenley

Green Belt Parcel (Hertsmere):38



Legend

Sub-area for assessment

St Albans Green Belt

Neighbouring Green Belt

Sub-area map



Looking south-west from the northern boundary of the sub-area onto arable fields.



Looking south-east from the northern boundary of the sub-area onto arable fields and farm buildings.



Looking south from the centre of the sub-area onto open arable fields.



Looking south from the centre of the sub-area onto open arable fields.

Boundaries

The sub-area is bounded by an intermittent tree line and Lime Way to the north, Lime Way to the east, an intermittent tree line to the south and a mature tree line to the west. Inner boundary: none. Outer boundaries: north, east, south and west. The sub-area is partially within the neighbouring district of Hertsmere.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	3	5	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area

The sub-area is not located at the edge of a large built-up area, in physical or perceptual terms.

(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.

The sub-area does not meet purpose 1.

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.

The sub-area form is a wider part of the gap between Shenley and Radlett, contributing to the overall openness and scale of the gap. They are no perceptual links to either Shenley or Radlett. It is judged that there may be some scope for development without significant physical or perceptual erosion of the gap between neighbouring built-up areas.

Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.

The sub-area is not covered by any built form. The sub-area comprises arable fields and dispersed mature trees. It is enclosed and has short views. The sub-area has a strongly unspoilt rural character.

Purpose (4) To preserve the setting and special character of historic towns

Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
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Summary

The sub-area performs strongly against the purposes overall. The sub-area does not meet purpose 1 criteria (a) or purpose 4, performs moderately against purpose 2 and strongly against purpose 3.

Wider Green Belt Impacts

Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	31	Limited or No Contribution	Partial	Partial	Partial
Hertsmere Stage 1 Green Belt Parcel Scores	Green Belt Parcel	0	5	3	0
	38				

Assessment of wider impact	<p>As the more granular level, the sub-area performs similarly against purposes 1 and 2, and makes a greater contribution to purpose 3 but performs more weakly against purpose 4 compared to the strategic land parcel. Neither the sub-area or strategic land parcel adjoin a large built-up area, and do not meet purpose 1. The sub-area also does not abut the historic place, therefore performing a lesser role compared to the strategic land parcel. The sub-area performs a similarly moderate role against purpose 2 forming part of the wider gap between Shenley and Radlett, however performs a greater role against purpose 3 compared to the strategic land parcel due to its rural character and land uses.</p> <p>Compared to the Hertsmere Stage 1 Green Belt Parcel (2016), the sub-area performs similarly against purposes 1 and 4, and makes a greater contribution to purpose 3 and a lesser contribution to purpose 2. Due to the small scale nature of the sub-area as compared to the Stage 1 parcel, it makes a lesser contribution to preventing settlements from coalescing. The sub-area maintains a strongly unspoilt rural character, whereas the Stage 1 parcel has greater urbanising influences from Shenley and Radlett, meaning that the sub-area plays a greater role in protecting the openness of the countryside.</p> <p>The sub-area adjoins SA-149 to the north-east but has weak perceptual links to it, and adjoins to wider Green Belt to the north, west and south. In isolation, the release of the sub-area is likely to alter the performance of Green Belt to the north by strengthening its role in restricting development that would result in merging of Shenley and London Colney. Its release is unlikely to alter the performance of Green Belt against purpose 3 due to the established urban land uses to the west and its enclosed character. However, the removal of the sub-area in isolation would create a 'hole' in the Green Belt and is likely to impact on the performance of surrounding Green Belt. The visual enclosure within the sub-area means that the perceptual impacts of a 'hole' in the Green Belt would be limited; however, this would still have overall negative impacts on the wider Green Belt as it would constitute a deterioration of the strategic role of the Green Belt.</p> <p>In combination with SA-149 and SA-151, the removal of the sub-area is likely to impact on the performance of the wider Green Belt by significantly reducing the physical gap between Shenley and Radlett. Their release would also lead to the physical coalescence of Shenley with development in the Green Belt south of the B556 which includes hospital facilities and ribbon development, and leading to the disproportionate and irregular sprawl of Shenley to the north. In combination with other sub-areas in the wider cluster in which the sub-area is located (i.e. SA-149 and SA-151) the release of the sub-areas and subsequent joint development would significantly reduce the gap between Shenley and London Colney and lead to the disproportionate sprawl of Shenley.</p> <p>[Continues overleaf]</p>
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Assessment of wider impact (continued)	As it is located on the District boundary, the sub-area may be impacted by potential Green Belt releases in the neighbouring authority of Hertsmere. The Hertsmere Green Belt Assessment from March 2019 identified sub-area 31 over and to the south of the sub-area, however is not recommended for further consideration. If this position is revised in the future, the cumulative impact of release would need to be considered.
Summary	Overall the sub-area plays an important role with respect to the strategic land parcel, and its release in isolation would harm the performance of the wider Green Belt.

Consideration of Boundaries

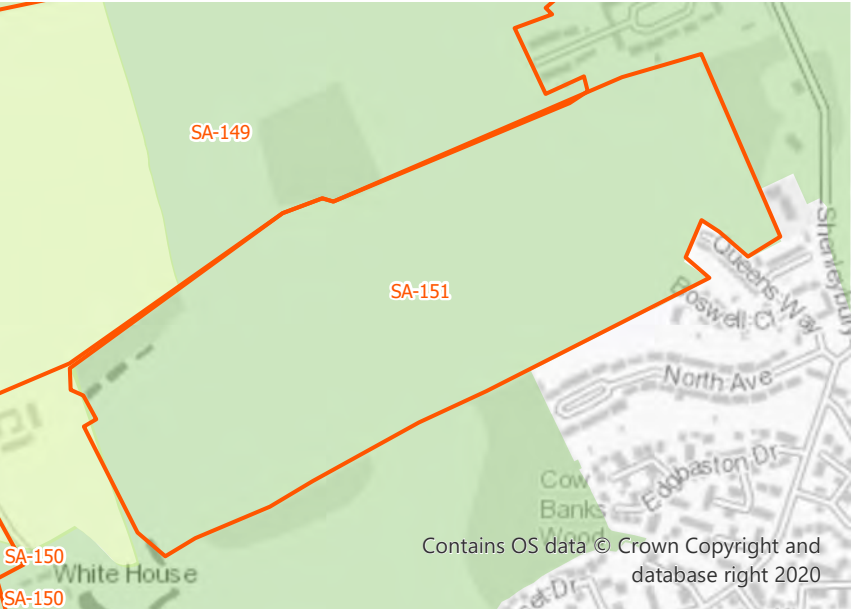
Commentary on boundary features and impact on Green Belt boundary strength.	If the sub-area was released, it would result in the creation of new Green Belt boundaries. These boundaries would be predominantly readily recognisable but not necessarily permanent and would not meet the NPPF definition. The new boundaries would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.
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Sub-area (SA): SA-151

Green Belt Parcel (Hertsmere): 38 Area (ha): 21.20 Location North-west of Shenley



Legend

- Sub-area for assessment
- St Albans Green Belt
- Neighbouring Green Belt

Sub-area map



Looking south-east from the northern boundary of the sub-area onto arable fields.



Looking south-west from the northern boundary of the sub-area onto arable fields.



Looking south from the centre of the northern boundary of the sub-area onto arable fields and Shenley



Looking west from the centre of the sub-area onto arable fields.

Boundaries

The sub-areas is bounded by a intermittent tree line and regular backs of residential properties and gardens along Shenleybury Cottages to the north, the regular backs of residential properties and gardens along Shenleybury (B5378) and Queens Way to the east, the regular backs of residential properties and gardens along Queens Way, Boswell Close and North Avenue and a mature tree line and field boundary to the south, an intermittent tree line to the west. Inner boundary: part of south. Outer boundary: north, east, part of south and west. The sub-area is located fully within the neighbouring district of Hertsmere.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	1	5	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area

The sub-area is not at the edge of a large built-up area, in physical or perceptual terms.

(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.

The sub-area does not meet purpose 1.

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.

The sub-area forms a less essential part of the gap between Shenley and London Colney in part due to the lack of perceptual links to London Colney. The M25 to the north of the sub-area provides an additional physical buffer to merging. It is judged that the gap is of sufficient scale and that the removal of the sub-area would not result in physical or perceptual merging between neighbouring built-up areas.

Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.

The sub-area is not covered by any built form and comprises arable fields gently rising to the south. There are some urbanising influences from the residential properties located south and east of the sub-area. Overall the sub-area has a strongly unspoilt rural character.

Purpose (4) To preserve the setting and special character of historic towns					
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.				
Summary					
	The sub-area performs strongly against the purposes overall. The sub-area does not meet purpose 1 criteria (a) nor purpose 4, performs weakly against purpose 2, and performs strongly against purpose 3.				
Wider Green Belt Impacts					
Hertsmere Stage 1 Green Belt Parcel Scores	Green Belt Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	38	0	5	3	0
Assessment of wider impact	<p>At a more granular level, the sub-area performs similarly against purposes 1 and 4, makes a greater contribution to purpose 3 and makes a lesser contribution to purpose 2 compared to the Hertsmere Stage 1 Green Belt Parcel (2016). Neither the sub-area or the strategic land parcel are located at the edge of a large built-up area and so do not contribute to checking unrestricted sprawl. As the sub-area forms only a less essential part of the gap between Shenley and London Colney, with the M25 to the north of the sub-area providing an additional physical barrier to merging; it makes a less important contribution to preventing settlements from coalescing. Due to the strongly unspoilt rural character and agricultural land uses of the sub-area it makes a more substantial contribution to protecting the openness of the countryside. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to purpose 4 in preserving a historic context.</p> <p>The sub-area adjoins SA-149 to the north and wider Green Belt to the east, south and west. The removal of the sub-area in isolation is likely to impact on the performance of the surrounding Green Belt against purpose 3 due to a rising topography to the north-west of the site which would allow medium views from onto built form in SA-151 to the south-east if it was developed.</p> <p>In combination with SA-149, the removal of the sub-area is unlikely to impact on the performance of the wider Green Belt against purpose 3 to the west where urban uses in the sub-area comprising health care facilities have been established, and hence the perceptual impacts to surrounding Green Belt from release of the sub-area are likely to be limited. However, this would lead to the physical coalescence of Shenley with the health care facilities, leading to the disproportionate and irregular sprawl of Shenley to the north. It would also significantly reduce the gap between Shenley and London Colney, particularly perceptually as there are long views from the sub-areas into the wider countryside to the north and east.</p> <p>As it is located on, the District boundary and largely within the neighbouring authority of Hertsmere, the sub-area may be impacted by potential Green Belt releases in the neighbouring authority. Although the sub-area is almost entirely within Hertsmere, it is considered within this assessment to support the assessments of SA-149 and SA-150; any recommendations for this sub-area will depend on the Hertsmere Green Belt Assessment. The Hertsmere Green Belt Assessment from March 2019 identified sub-area 31 over and to the south of the sub-area, however it is not recommended for further consideration. If recommended for release in the future, the cumulative impact would need to be considered.</p>				
Summary	Overall the sub-area plays an important role with respect to the strategic land parcel and if released, is likely to harm the performance of the wider Green Belt.				

Consideration of Boundaries	
Commentary on boundary features and impact on Green Belt boundary strength.	The inner boundaries are predominantly readily recognisable and likely to be permanent. The outer boundaries are readily recognisable but not necessarily permanent. If the sub-area was released, the new inner Green Belt boundaries would not meet the NPPF definition. The new boundaries would require strengthening.
Categorisation & Recommendation	
Sub-area category & recommendation	The sub-area performs strongly against NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration. As this sub-area is wholly located outside of St Albans City & District Council boundary, consideration of the recommendations made in this section is at the discretion of Hertsmere Borough Council.

Sub-area (SA):

SA-152

Strategic Land Parcel:

31

Area (ha):

7.60

Location

North of Radlett

Green Belt Parcel (Hertsmere):

38



Sub-area map



Aerial photography used as a result of limited access to and / or views of sub-area at the time of the site visit (Bing Aerial, September 2021).

Boundaries

The sub-area is bounded by an unclassified private road to the north, an unclassified private road to the west, regular backs of residential properties and gardens along The Heath to the south and a rail line to the west. Inner boundary: south. Outer boundary: north, east and west. The sub-area is located partially within the neighbouring district of Hertsmere.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	1	3	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is not located at the edge of a large built-up area, in physical or perceptual terms.
(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The sub-area does not meet purpose 1.

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area forms a less essential part of the gap between Radlett and both St Albans and London Colney. There are no perceptual links between neighbouring built-up areas, and the M25 to the north of the sub-area provides an additional physical buffer to merging. It is judged that the gap is of sufficient scale that the removal of the sub-area would not result in physical or perceptual merging between neighbouring built-up areas. However, it would encourage the ribbon development of Radlett towards the north.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	<p>Note: Unable to access site. This assessment has been completed largely from aerial photography.</p> <p>Approximately 1% of the sub-area is covered by any built form. The built form comprises part of a hard surfaced path. Much of the area is open, comprising arable fields, and a small open space with a wooded area to the north-west of the sub-area. The rural character is diminished by the human activities within the north-west of the sub-area, likely connected to the light industrial uses to the north of the sub-area. The predominately flat topography, the urbanising influences to the north, and the mature tree lines to the east, south and west creates a strong sense of enclosure. Due to the topography of the sub-area, it is likely that there are strong urbanising influences from the railway line to the west and the car park to the north. Overall, the sub-area has a largely rural character.</p>
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Purpose (4) To preserve the setting and special character of historic towns

Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
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Summary

The sub-area performs moderately against the purposes overall. The sub-area does not meet purpose 1 criteria (a) or 4, performs weakly against purposes 2, and performs moderately against purpose 3.

Wider Green Belt Impacts

Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	31	Limited or No Contribution	Partial	Partial	Partial
Hertsmere Stage 1 Green Belt Parcel Scores	Green Belt Parcel	0	5	3	0
	38				

Assessment of wider impact	<p>At the more granular level, neither the sub-area nor the strategic land parcel are located at the edge of a large built-up area and fail to meet purpose 1. The sub-area performs a lesser role against purpose 2 compared to the strategic land parcel where the scale of the gap between settlements is of a sufficient scale that neighbouring settlements are unlikely to coalesce. The presence of the M1 also provides an additional physical boundary to maintain separation. The sub-area however performs similarly against purpose 3 given its largely rural character. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to purpose 4 in preserving a historic context.</p>
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Compared to the Hertsmere Stage 1 Green Belt Parcel (2016), the sub-area performs similarly against purposes 1, 3 and 4, but plays a weaker role against purpose 2. Due to the smaller scale nature of the sub-area compared to the Stage 1 parcel that forms almost the entire gap between Radlett and London Colney, the sub-area plays a less important role in preventing settlements from merging.

The sub-area adjoins SA-153 to the north, SA-156 to the north-east, SA-157 to the east, and wider Green Belt to the south-east. If released in isolation, the removal of SA-152 is unlikely to alter the performance of the adjoining sub-areas, due to extensive existing built form, particularly to the north, which encloses the sub-area in development, and hence the perceptual impacts to surrounding Green Belt from release of the sub-area are likely to be limited. The mature trees to the east also create a sense of enclosure and limit connections between the sub-area. Its release would regularise the settlement pattern on Radlett.

In combination with SA-153, the removal of the sub-areas is unlikely to significantly impact on the performance of the wider Green Belt where the urban use of the sub-area has already been established, which already constitutes sprawl into the countryside. While not significantly reducing the gap between Radlett and London Colney, the release of the sub-area however would lead to ribbon development running on Watling Street between Radlett and the industrial estate at Colney Street. This would increase the role of the Green Belt north of the M25 in maintaining a separation between Colney Street and Frogmore. In combination with either SA-156 or SA-157, the release of the sub-areas would lead to the outward, irregular sprawl of Radlett.

In combination with other sub-areas in the wider cluster in which the sub-area is located (i.e. SA-153, SA-154, SA-155, SA-156 and SA-157), the removal of the sub-areas would reduce the gap between Radlett and both St Albans and London Colney and lead to the disproportionate sprawl of Radlett compared to the existing settlement size.

[Continues overleaf]

Assessment of wider impact (continued)	As it is located on the District boundary, the sub-area may be impacted by potential Green Belt releases in the neighbouring authority of Hertsmere. The GBA Stage 2 (2019) identified SA-34 to the north-west of the sub-area. If Hertsmere Council decide to release Hertsmere SA-34 as part of their spatial strategy for their emerging Local Plan, the cumulative impact would need to be considered.
Summary	Overall, the sub-area does not play an important role with respect to the strategic land parcel and if released in isolation or in combination with SA-153, it is unlikely to significantly harm the performance of the wider Green Belt.

Consideration of Boundaries

Commentary on boundary features and impact on Green Belt boundary strength.	The inner boundary is readily recognisable and likely to be permanent. The outer boundary to the west is also readily recognisable and likely to be permanent, however the remaining outer boundaries are recognisable but not necessarily permanent. If the sub-area was released, the new inner Green Belt boundary would not meet the NPPF definition. The new boundary would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs moderately against NPPF purposes but makes a less important contribution to the wider Green Belt. If the sub-area is released, the new inner Green Belt boundary would not meet the NPPF definition for readily recognisable and likely to be permanent boundaries. The new boundary would require strengthening. Recommended for further consideration either in isolation as RA-48 or in combination with SA-153 as RC-11.
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Recommended Area Map



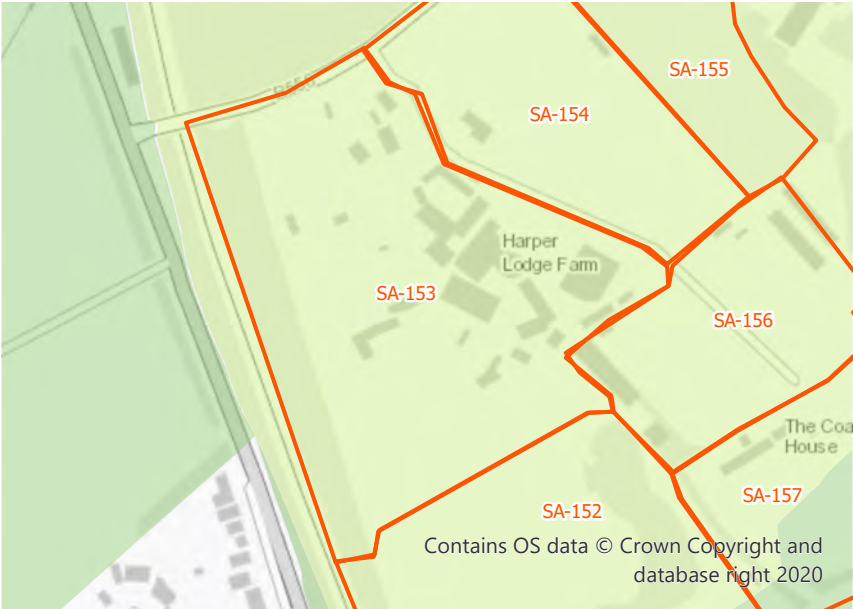
Sub-area (SA):

SA-153

Strategic Land Parcel: 31

Area (ha): 7.88

Location North of Radlett



Sub-area map

Legend

Sub-area for assessment

St Albans Green Belt

Neighbouring Green Belt



Aerial photography used as a result of limited access to and / or views of sub-area at the time of the site visit (Bing Aerial, September 2021).

Boundaries

The sub-area is bounded by Harper Lane (B556) to the north, an unclassified public road to the east, an unclassified private road to the south and a rail line to the west. Inner boundary: southern part of the western boundary. Outer boundary: north, east, south and northern part of the western boundary.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	0	0	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is not located at the edge of a large built-up area, in physical or perceptual terms.
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(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The sub-area does not meet purpose 1.
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Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area forms a less essential part of the gap between Radlett and both St Albans and London Colney. Due to the presence of existing development within the Green Belt in the gap between the two settlements, the importance of the role of the sub-area is preserving the gap is diminished. There are no perceptual links between neighbouring built-up areas, and the M25 to the north of the sub-area provides an additional physical buffer to merging. It is judged that the gap is of sufficient scale that the removal of the sub-area would not result in physical or perceptual merging between neighbouring built-up areas.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	<p>Note: Unable to access site. This assessment has been completed largely from aerial photography.</p> <p>Approximately 13% of the sub-area is covered by built form which includes light industrial uses, vehicle and haulage activities, and crane hire. However, this percentage excludes the hard standing and car parking which covers the remainder of the sub-area. These activities mean that the land no longer has an open or rural character. The sub-area has predominately flat topography and the mature tree lines to the north and west creates a strong sense of enclosure. Overall, the sub-area has an urban character.</p>
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Purpose (4) To preserve the setting and special character of historic towns	
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
Summary	
The sub-area does not meet any of the purposes.	

Wider Green Belt Impacts

Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	31	Limited or No Contribution	Partial	Partial	Partial

Assessment of wider impact	<p>At the more granular level, the sub-area performs similarly against purpose 1 and plays a lesser role against purposes 2, 3 and 4 compared to the strategic land parcel. Neither the sub-area or the strategic land parcel are located at the edge of a large built-up area and so do not contribute to checking unrestricted sprawl. The small scale of the sub-area means that it plays a weaker role compared to the strategic land parcel, which itself contributes to maintaining the strategic gap between St Albans and Radlett/Borehamwood. The sub-area also performs a weaker role against purpose 3 as it is dominated by urban land uses, diminishing the sense of openness. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to purpose 4 in preserving a historic context.</p> <p>The sub-area adjoins SA-154 to the north-east, SA-156 to the south-east, SA-152 to the south, and wider Green Belt to the north. Its release in isolation is unlikely to alter the performance of the wider Green Belt as the urban use of the sub-area has already been established; and hence the perceptual impacts to surrounding Green Belt from release of the sub-area are likely to be limited. However, its release would lead to the irregular, outward sprawl of Radlett.</p> <p>In combination with SA-152, the removal of the sub-areas is unlikely to significantly impact on the performance of the wider Green Belt due to the extensive built form in SA-153, which already diminished a sense of openness in the countryside. The release would also regularise the settlement pattern of Radlett. While not significantly reducing the gap between Radlett and London Colney, the release of the sub-area however would lead to ribbon development running on Watling Street between Radlett and the industrial estate at Colney Street. This would increase the role of the Green Belt north of the M25 in maintaining a separation between Colney Street and Frogmore. In combination with either SA-154 or SA-156, the release of the sub-area would lead to the irregular, outward sprawl of Radlett. This would not be mitigated by releasing these sub-areas with SA-152; while creating a more regular growth pattern, the joint development of the sub-area would lead to a disproportionate scale of growth compared with the existing size of Radlett.</p> <p>In combination with other sub-areas in the wider cluster in which the sub-area is located (i.e. SA-152, SA-154, SA-155, SA-156 and SA-157), the removal of the sub-areas would reduce the gap between Radlett and both St Albans and London Colney and lead to the disproportionate sprawl of Radlett compared to the existing settlement size.</p> <p>As it is located on the District boundary, the sub-area may be impacted by potential Green Belt releases in the neighbouring authority of Hertsmere. The GBA Stage 2 (2019) identified SA-34 to the north-west of the sub-area but it was not recommended for further consideration. If Hertsmere Council decide to release Hertsmere SA-34 as part of their spatial strategy for their emerging Local Plan, the cumulative impact would need to be considered.</p>
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Summary	Overall, it is judged that the sub-area does not play an important role with respect to the strategic land parcel and if released in combination with SA-152, is unlikely to significantly harm the performance of the wider Green Belt.
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Consideration of Boundaries

Commentary on boundary features and impact on Green Belt boundary strength.	The inner boundary is readily recognisable and likely to be permanent. The outer boundaries are readily recognisable but not likely to be permanent. If the sub-area was released, the new inner Green Belt boundary would not meet the NPPF definition. The new boundary would require strengthening.
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Categorisation & Recommendation

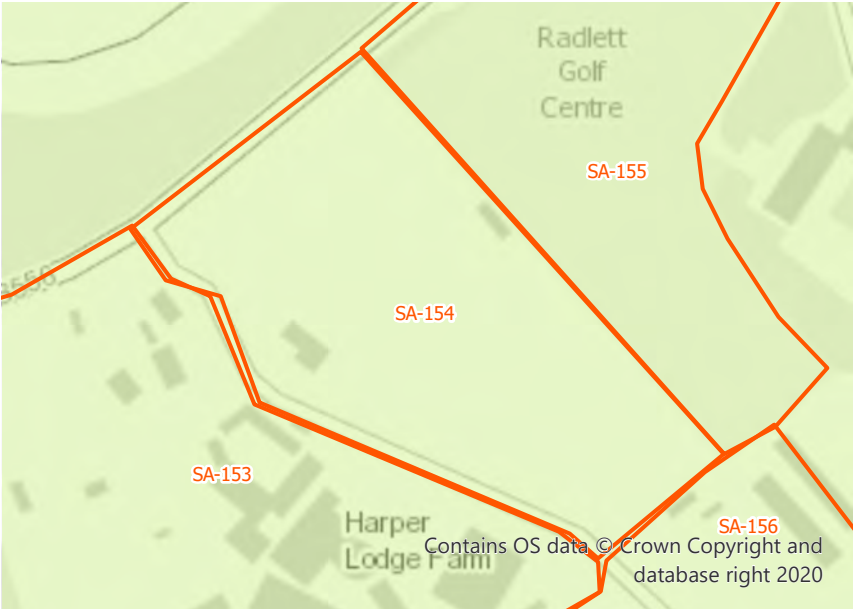
Sub-area category & recommendation	The sub-area does not meet the NPPF purposes and makes a less important contribution to the wider Green Belt. If the sub-area is released, the new inner Green Belt boundary would not meet the NPPF definition for readily recognisable and likely to be permanent boundaries. The new boundary would require strengthening. Recommended for further consideration in combination with SA-152 as RC-11.
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Recommended Area Map



Sub-area (SA): SA-154

Strategic Land Parcel: 31 Area (ha): 3.61 Location North of Radlett



Legend

- Sub-area for assessment
- St Albans Green Belt
- Neighbouring Green Belt

Sub-area map



Aerial photography used as a result of limited access to and / or views of sub-area at the time of the site visit (Bing Aerial, September 2021).

Boundaries

The sub-area is bounded by Harper Lane (B556) to the north, a mature tree line to the east, an unclassified private road to the south and an unclassified private road to the west. Inner boundary: none. Outer boundary: north, east, south and west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	1	3	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area

The sub-area is not at the edge of a large built-up area, in physical or perceptual terms.

(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.

The sub-area does not meet purpose 1.

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.

The sub-area forms a less essential part of the gap between Radlett and both St Albans and London Colney. There are no perceptual links between neighbouring built-up areas, and the M25 to the north of the sub-area provides an additional physical buffer to merging. It is judged that the gap is of sufficient scale that the removal of the sub-area would not result in physical or perceptual merging between neighbouring built-up areas.

Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.

Note: Unable to access site. This assessment has been completed largely from aerial photography.

Approximately 10% of the sub-area is covered by built form. The north-west of the sub-area comprises two residential properties and car parking. The rest of the sub-area is open, comprising paddocks. The sub-area topography is predominantly flat, and the surrounding built form to the south-east, combined with mature tree lines to the north-west and north-east creates a strong sense of enclosure. Overall, the sub-area has a largely rural character.

Purpose (4) To preserve the setting and special character of historic towns					
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.				
Summary					
The sub-area performs moderately against the purposes overall. The sub-area does not meet purpose 1 criteria (a) or 4, performs weakly against purposes 2, and moderately against purpose 3.					
Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	31	Limited or No Contribution	Partial	Partial	Partial
Assessment of wider impact	Neither the sub-area nor the strategic land parcel abut a large built-up area and play no role in checking unrestricted sprawl. The sub-area plays a lesser role against purpose 2 in preventing neighbouring settlements from coalescing due to its small scale and enclosed nature, compared to the strategic land parcel which contributes to the strategic gap between St Albans and Radlett/Borehamwood. The sub-area however performs similarly against purpose 3 given its largely rural character. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to purpose 4 in preserving a historic context.				
	The sub-area adjoins SA-155 to the north-east, SA-156 the south, SA-153 to the west, and to wider Green Belt to the north. The removal of the sub-area in isolation would create a ‘hole’ in the Green Belt and is likely to impact on the performance of surrounding Green Belt. The high level of visual enclosure within the sub-area means that the perceptual impacts of a 'hole' in the Green Belt would be limited; however, this would still have overall negative impacts on the wider Green Belt as it would constitute a deterioration of the strategic role of the Green Belt. It could only be considered for release in combination with sub-areas 152, 153, 154, 156 and 157. Its release in isolation would also result in the enclosure of SA-155 and SA-154 in urban land uses.				
	In combination with the neighbouring sub-areas, the removal of the sub-area is likely to impact the performance of the surrounding countryside as the joint development of the area would lead to a disproportionate scale of growth compared with the existing extent of Radlett. The release of the sub-areas would lead to ribbon development running on Watling Street between Radlett and the industrial estate at Colney Street. This would increase the role of the Green Belt north of the M25 in maintaining a separation between Colney Street and Frogmore.				
	In combination with other sub-areas in the wider cluster in which the sub-area is located (i.e. SA-152, SA-153, SA-155, SA-156 and SA-157), the removal of the sub-areas would reduce the gap between Radlett and both St Albans and London Colney and lead to the disproportionate sprawl of Radlett compared to the existing settlement size.				
Summary	Overall, the sub-area does not play an important role with respect to the strategic land parcel, however if released in isolation or in combination is likely to significantly harm the performance of the wider Green Belt.				

Consideration of Boundaries

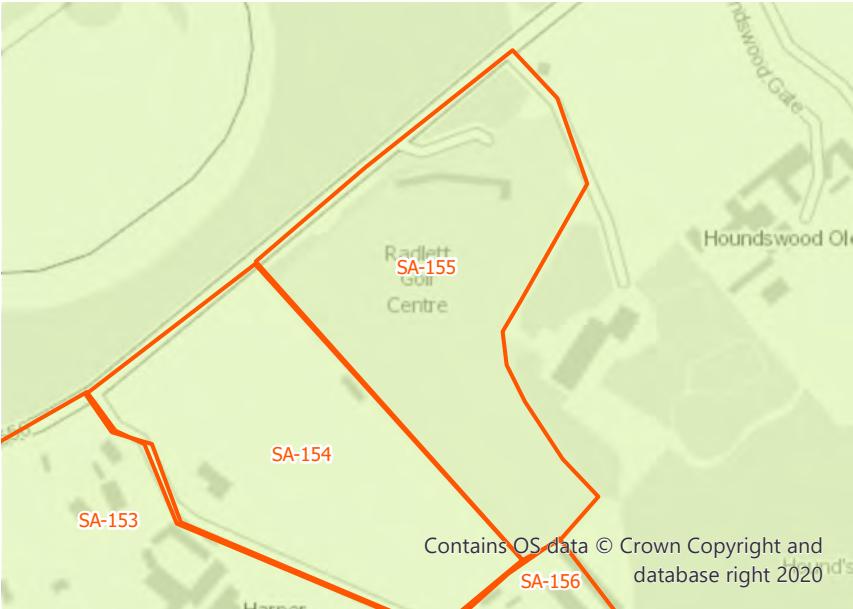
Commentary on boundary features and impact on Green Belt boundary strength.	If the sub-area was released, it would result in the creation of new Green Belt boundaries. These boundaries would be predominantly readily recognisable but not necessarily permanent and would not meet the NPPF definition. The new boundaries would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs moderately against NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.
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Sub-area (SA): SA-155

Strategic Land Parcel: 31 Area (ha): 4.0 Location North of Radlett



Sub-area map

Legend

- Sub-area for assessment
- St Albans Green Belt
- Neighbouring Green Belt



Looking south from Harpen Lane.



Looking south onto Radlett Golf Course club house in the north-east of the sub-area.



Looking north across the golf course from the centre of the sub-area.

Boundaries

The sub-area is bounded by Harper Lane (B556) to the north, an unclassified public road and a mature tree line to the east, a mature tree line to the south and a mature tree line to the west. Inner boundary: none. Outer boundary: north, east, south and west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	1	1	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is not located at the edge of a large built-up area, in physical or perceptual terms.
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(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The sub-area does not meet purpose 1.
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Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area forms a less essential part of the gap between Radlett and both St Albans and London Colney. There are no perceptual links between neighbouring built-up areas, and the M25 to the north of the sub-area provides an additional physical buffer to merging. It is judged that the gap is of sufficient scale that the removal of the sub-area would not result in physical or perceptual merging between neighbouring built-up areas.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	Approximately 8% of the sub-area is covered by built form (excluding hardstanding). The entirety of the sub-area comprises Radlett Golf Centre and golf course, which contributes to a managed urban character. The sub-area has a flat topography and is bounded by a thick mature tree line, which creates a strong sense of enclosure. Overall, the sub-area has an urban character.
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Purpose (4) To preserve the setting and special character of historic towns					
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.				
Summary					
The sub-area performs weakly against the purposes overall. The sub-area does not meet purpose 1 criteria (a) or 4, performs weakly against purposes 2 and 3.					
Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	31	Limited or No Contribution	Partial	Partial	Partial
Assessment of wider impact	<p>Neither the sub-area nor the strategic land parcel abut a large built-up area and play no role in checking unrestricted sprawl, under purpose 1. The sub-area plays a lesser role against all other purposes. Its small scale and enclosed nature means it plays a weak role in preventing neighbouring settlements from coalescing under purpose 2, compared to the strategic land parcel, which contributes to the strategic land gap between St Albans and Radlett/Borehamwood. Due to the urban character of the sub-area it makes a lesser contribution to purpose 3 in protecting the openness of the countryside and safeguarding it from encroachment, compared to the strategic land parcel. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to purpose 4 in preserving a historic context.</p> <p>The sub-area adjoins SA-154 to the south-east, SA-156 the south, and to wider Green Belt to the north and east. The removal of the sub-area in isolation would create a ‘hole’ in the Green Belt and is likely to impact on the performance of surrounding Green Belt. The high level of visual enclosure within the sub-area means that the perceptual impacts of a ‘hole’ in the Green Belt would be limited; however, this would still have overall negative impacts on the wider Green Belt as it would constitute a deterioration of the strategic role of the Green Belt. It could only be considered for release in combination with sub-areas 152, 153, 154, 156 and 157. Its release in isolation would result in the enclosure of SA-154 in built form.</p> <p>In combination with the neighbouring sub-areas, the removal of the sub-area is likely to impact the performance of the surrounding countryside as the joint development of the area would lead to a disproportionate scale of growth compared with the existing extent of Radlett. The release of the sub-areas would also lead to ribbon development running north of Watling Road between Radlett to the industrial estate at Colney Street. This would increase the role of the Green Belt north of the M25 in maintaining a separation between Colney Street and Frogmore.</p> <p>In combination with other sub-areas in the wider cluster in which the sub-area is located (i.e. SA-152, SA-153, SA-155, SA-156 and SA-157), the removal of the sub-areas would reduce the gap between Radlett and both St Albans and London Colney and lead to the disproportionate sprawl of Radlett compared to the existing settlement size.</p>				
Summary	Overall, the sub-area does not play an important role with respect to the strategic land parcel, however if released in isolation or in combination is likely to significantly harm the performance of the wider Green Belt..				

Consideration of Boundaries

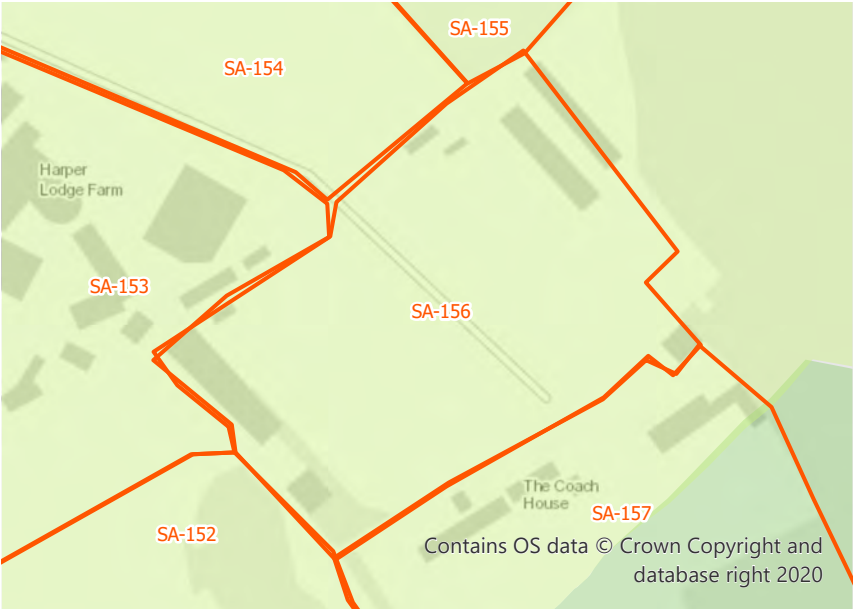
Commentary on boundary features and impact on Green Belt boundary strength.	If the sub-area was released, it would result in the creation of new Green Belt boundaries. These boundaries would be predominantly readily recognisable but not necessarily permanent and would not meet the NPPF definition. The new boundaries would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs weakly against NPPF purposes but makes an important contribution to the wider Green Belt. Not recommended for further consideration.
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Sub-area (SA): SA-156

Strategic Land Parcel: 31 Area (ha): 2.91 Location North of Radlett



Sub-area map

Legend

-  Sub-area for assessment
-  St Albans Green Belt
-  Neighbouring Green Belt



Aerial photography used as a result of limited access to and / or views of sub-area at the time of the site visit (Bing Aerial, September 2021).

Boundaries

The sub-area is bounded by an unclassified public road to the north, by a mature tree line to the east, by an unclassified public road and an unclassified private road to the south and by an unclassified public road to the west. Inner boundary: none. Outer boundary: north, east, south and west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	1	3	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is not located at the edge of a large built-up area, in physical or perceptual terms.
--	--

(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The sub-area does not meet purpose 1.
--	---------------------------------------

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area forms a less essential part of the gap between Radlett and both St Albans and London Colney. There are no perceptual links between neighbouring built-up areas, and the M25 to the north of the sub-area provides an additional physical buffer to merging. It is judged that the gap is of sufficient scale that the removal of the sub-area would not result in physical or perceptual merging between neighbouring built-up areas.
--	--

Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	<p>Note: Unable to access site. This assessment has been completed largely from aerial photography.</p> <p>Approximately 10% of the sub-area is covered by built form. Built form is concentrated along the south-west and north-east boundary. This includes agricultural buildings. The rest of the sub-area is largely open, comprising paddocks and open land, and with a mature tree line along the access road running north-east to south-west through the sub-area. The built form and the dense woodland in the neighbouring sub-areas to the east and south of the sub-area creates a strong sense of enclosure. Overall, the sub-area has a largely rural character.</p>
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Purpose (4) To preserve the setting and special character of historic towns					
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.				
Summary					
	The sub-area performs moderately against the purposes overall. The sub-area does not meet purpose 1 criteria (a) or 4, performs weakly against purposes 2, and moderately against purpose 3.				
Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	31	Limited or No Contribution	Partial	Partial	Partial
Assessment of wider impact	Neither the sub-area nor the strategic land parcel abut a large built-up area and play no role in checking unrestricted sprawl under purpose 1. The sub-area plays a lesser role against purpose 2 in maintaining the gaps between settlements given its very small scale and enclosed nature, compared to the strategic land parcel, which contributes to the strategic gap between St Albans and Radlett/Borehamwood. The sub-area however performs a similarly moderate role against purpose 3 in its role in preventing sprawl into open countryside. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to purpose 4 in preserving a historic context.				
	The sub-area adjoins SA-152 and SA-153 to the west, SA-154 to the north, SA-157 to the south, and wider Green Belt to the east. The removal of the sub-area in isolation would create a ‘hole’ in the Green Belt and is likely to impact on the performance of surrounding Green Belt. Its release in isolation is unlikely to alter the performance of the wider Green Belt to the north-east and south-east due to existing development, however it would lead to the further enclosure of SA-152 to the south-east in built form. The high level of visual enclosure within the sub-area means that the perceptual impacts of a 'hole' in the Green Belt would be limited; however, this would still have overall negative impacts on the wider Green Belt as it would constitute a deterioration of the strategic role of the Green Belt.				
	If released in combination with SA-154 and SA-155 or SA-157, the release of the sub-areas would create a 'hole' in the Green Belt and further harm the integrity of the wider Green Belt. In combination with other sub-areas in the wider cluster in which the sub-area is located (i.e. SA-152, SA-152, SA-154, SA-155 and SA-157), the removal of the sub-areas would reduce the gap between Radlett and both St Albans and London Colney and lead to the disproportionate sprawl of Radlett compared to the existing settlement size.				
Summary	Overall, the sub-area does not play an important role with respect to the strategic land parcel, however if released in isolation or in combination, is likely to significantly harm the performance of the wider Green Belt.				

Consideration of Boundaries	
Commentary on boundary features and impact on Green Belt boundary strength.	If the sub-area was released, it would result in the creation of new Green Belt boundaries. These boundaries would be predominantly readily recognisable but not necessarily permanent and would not meet the NPPF definition. The new boundaries would require strengthening.
Categorisation & Recommendation	
Sub-area category & recommendation	The sub-area performs moderately against NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.

Sub-area (SA):

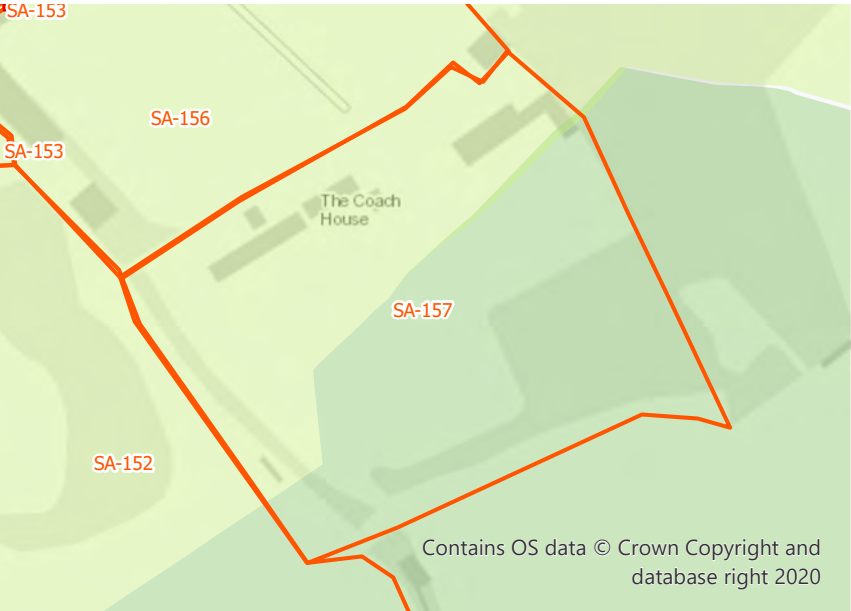
SA-157

Strategic Land Parcel:31

Area (ha):3.24

LocationNorth of Radlett

Green Belt Parcel (Hertsmere):38



Sub-area map



Aerial photography used as a result of limited access to and / or views of sub-area at the time of the site visit (Bing Aerial, September 2021).

Boundaries

The sub-area is bounded by an unclassified public road and an unclassified private road to the north, by the mature tree line and unclassified private road to the east, by an unclassified private road to the south and by an unclassified private road to the west. Inner boundary: none. Outer boundary: north, east, south and west. The sub-area is located partially within the neighbouring district of Hertsmere.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	1	3	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is not located at the edge of a large built-up area, in physical or perceptual terms.
--	--

(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The sub-area does not meet purpose 1.
--	---------------------------------------

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area forms a less essential part of the gap between Radlett and both St Albans and London Colney. There are no perceptual links between neighbouring built-up areas, and the M25 to the north of the sub-area provides an additional physical buffer to merging. It is judged that the gap is of sufficient scale that the removal of the sub-area would not result in physical or perceptual merging between neighbouring built-up areas.
--	--

Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	<p>NOTE: Unable to access site. This assessment has been completed largely from aerial photography.</p> <p>Approximately 6% of the sub-area is covered by built form (excluding hardstanding). The majority of the sub-area is formed of dense woodland. There are residential houses and gardens to the north of the sub-area. Due to the dense woodland in the sub-area, there is a high level of enclosure. Overall, the sub-area has a largely rural character.</p>
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Purpose (4) To preserve the setting and special character of historic towns

Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
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Summary

The sub-area performs moderately against the purposes overall. The sub-area does not meet purpose 1 criteria (a) or 4, performs weakly against purposes 2, and moderately against purpose 3.

Wider Green Belt Impacts

Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	31	Limited or No Contribution	Partial	Partial	Partial
Hertsmere Stage 1 Green Belt Parcel Scores	Green Belt Parcel	0	5	3	0
	38				

Assessment of wider impact

At the more granular level, the sub-area performs similarly against purposes 1 and 3, but makes a lesser contribution to purposes 2 and 4 compared to the strategic land parcel. Neither the sub-area or the strategic land parcel are located at the edge of a large built-up area and so do not contribute to checking unrestricted sprawl. The small scale of the sub-area means that it plays a weaker role compared to the strategic land parcel, which itself contributes to maintaining the strategic gap between St Albans and Radlett/Borehamwood. The sub-area however performs a similarly moderate role against purpose 3 given the residential properties to the north of the sub-area, which diminish its contribution to protecting the openness of the countryside. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to purpose 4 in preserving a historic context.

Compared to the Hertsmere Stage 1 Green Belt Parcel (2016), the sub-area performs similarly against purposes 1, 3 and 4, but makes a lesser contribution to purpose 2. Due to the smaller scale nature of the sub-area compared to the Stage 1 parcel that forms almost the entire gap between Radlett and London Colney, the sub-area plays a less important role in preventing settlements from merging.

The sub-area adjoins SA-156 to the north, SA-152 to the west, and wider Green Belt to the east and south. The removal of the sub-area in isolation would create a 'hole' in the Green Belt and is likely to impact on the performance of surrounding Green Belt. The high level of visual enclosure within the sub-area means that the perceptual impacts of a 'hole' in the Green Belt would be limited; however, this would still have overall negative impacts on the wider Green Belt as it would constitute a deterioration of the strategic role of the Green Belt. Its release in isolation would lead to the enclosure of SA-152 and SA-156 in built form and would introduce urbanising influences to the east and south, lessening its role in preventing encroachment into the countryside.

In combination with SA-156, its release would also result in a 'hole' in the Green Belt harming its integrity and could only be considered in combination with SA-152. If released in combination with SA-152, it is likely to impact on the performance of surrounding Green Belt to the north-east and east by encroaching into countryside and result in a fairly irregular settlement pattern.

In combination with other sub-areas in the wider cluster in which the sub-area is located (i.e. SA-152, SA-153, SA-154, SA-155 and SA-156), the removal of the sub-areas would reduce the gap between Radlett and both St Albans and London Colney and lead to the disproportionate sprawl of Radlett compared to the existing settlement size.

[Continues overleaf]

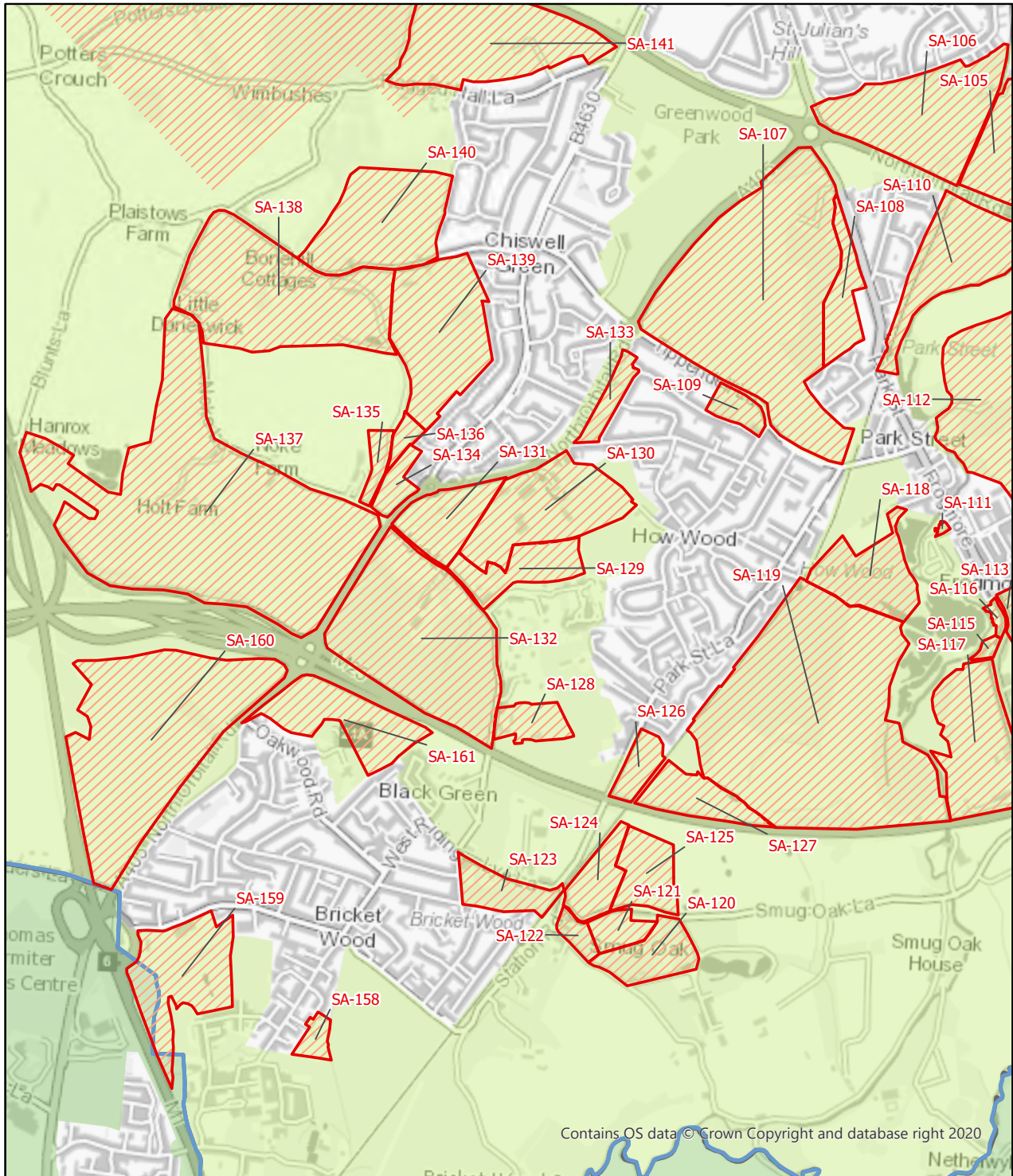
Assessment of wider impact (continued)	As it is located on the District boundary, the sub-area may be impacted by potential Green Belt releases in the neighbouring authority of Hertsmere. In the Hertsmere GBA Stage 2 (2019), no Green Belt was assessed adjacent to SA-157. If Hertsmere Council consider adjacent Green Belt land for release in the future, the cumulative impact of release would need to be considered.
Summary	Overall, the sub-area does not play an important role with respect to the strategic land parcel, however if released in isolation or in combination is likely to significantly harm the performance of the wider Green Belt.

Consideration of Boundaries

Commentary on boundary features and impact on Green Belt boundary strength.	If the sub-area was released, it would result in the creation of new Green Belt boundaries. These boundaries would be predominantly readily recognisable but not necessarily permanent and would not meet the NPPF definition. The new boundaries would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs moderately against NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.
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Legend

- Sub-area for assessment
- St Albans District Boundary
- Neighbouring District Boundary
- St Albans Green Belt
- Neighbouring Green Belt

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P1	01/2023	AD	KF	CT
Issue	Date	By	Chkd	Appd

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Client
St Albans City & District Council

Job Title
St Albans Green Belt Review

Metres

0 985,974.45 1,971,948.9 3,943,897.8

Bricket Wood- sub-areas

Scale at A4

1:20,000

Job No

280045-00

Drawing Status

Issued

Drawing No

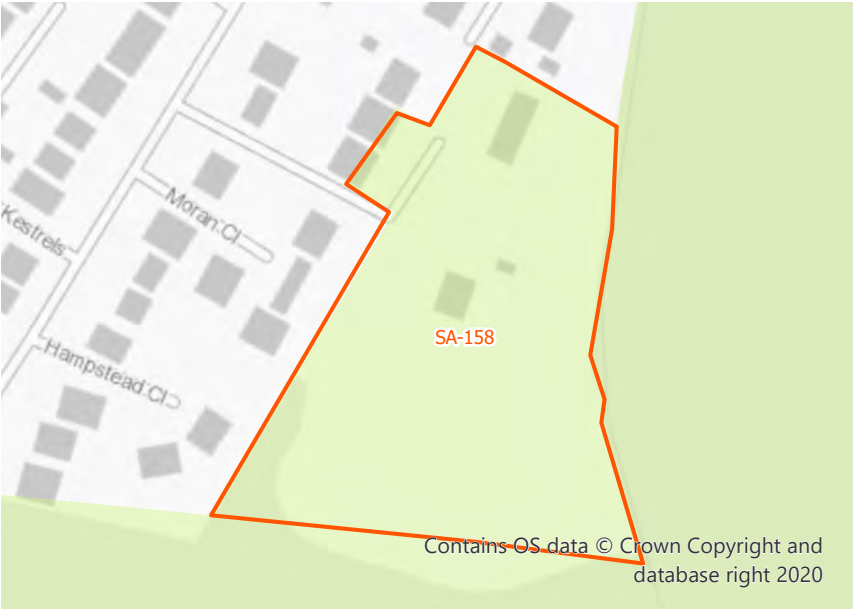
001

Issue

P1

Sub-area (SA): SA-158

Strategic Land Parcel: 27 Area (ha): 1.51 Location: South of Bricket Wood



Legend

- Sub-area for assessment
- St Albans Green Belt
- Neighbouring Green Belt

Sub-area map



Looking east from the centre of the sub-area onto a small field



Looking north from the centre of the sub-area onto residential properties



Looking south from the centre of the sub-area onto a field



Looking south-east from the centre of the sub-area onto residential property and associated gardens

Boundaries

The sub-area is bounded by the regular backs of residential properties and gardens along Enid Close to the north-east, by dense woodland to the east and south, and by the irregular backs of residential properties and gardens along Bucknalls Drive to the north-west. Inner boundaries: north-east and north-west. Outer boundaries: east and south.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	1	3	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is not located at the edge of a large built-up area, in physical or perceptual terms.
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(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The sub-area does not meet purpose 1.
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Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area forms a less essential part of the gap between Bricket Wood and Watford. Due to the presence of existing development within the Green Belt in the gap between the two settlements, the importance of the role of the sub-area is preserving the gap is diminished. It is judged that the gap is of sufficient scale that the removal of the sub-area would not result in physical or perceptual merging between neighbouring built-up areas.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	Approximately 6% of the sub-area is covered by built form (excluding hardstanding). The sub-area comprises residential properties and gardens to the north and an open field to the south. The sub-area has an enclosed character due to the dense woodland to the east and surrounding built form to the north and west. Overall, the sub-area has a largely rural character.
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Purpose (4) To preserve the setting and special character of historic towns	
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
Summary	
	The sub-area performs moderately against the purposes overall. The sub-area does not meet purpose 1 criteria (a) or 4, performs weakly against purpose 2 and performs moderately against purpose 3.

Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	27	Limited or No Contribution	Partial	Partial	Partial

Assessment of wider impact	<p>Neither the sub-area nor the strategic land parcel abut a large built-up area to check unrestricted sprawl under purpose 1. The sub-area performs a lesser role against purpose 2 as it forms only a less essential part of the gap between Bricket Wood and Watford, compared to the contribution to the strategic gap between St Albans and Watford that the strategic land parcel plays. The sub-area performs a similarly moderate role compared to the strategic land parcel against purpose 3, characterised by largely rural land uses. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to purpose 4 in preserving a historic context.</p> <p>The sub-area does not adjoin any other sub-areas, however is surrounded by wider Green Belt to the east and south. Due to its location directly adjoining Bricket Wood, its removal is unlikely to alter the performance of the wider Green Belt. The mature woodland to the south and east boundaries prevent longer views and connections to the wider Green Belt, and perceptual impacts from development would be limited.</p>
Summary	Overall, the sub-area does not play an important role with respect to the strategic land parcel, and if released is unlikely to significantly harm the performance of the wider Green Belt.

Consideration of Boundaries

Commentary on boundary features and impact on Green Belt boundary strength.	Both the inner and outer boundaries are predominantly recognisable and likely to be permanent. If the sub-area was released, the new inner Green Belt boundary would meet the NPPF definition.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs moderately against NPPF purposes but makes a less important contribution to the wider Green Belt. If the sub-area is released, the new inner Green Belt boundary would meet the NPPF definition for readily recognisable and likely to be permanent boundaries. Recommended for further consideration as RA-49.
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Recommended Area Map

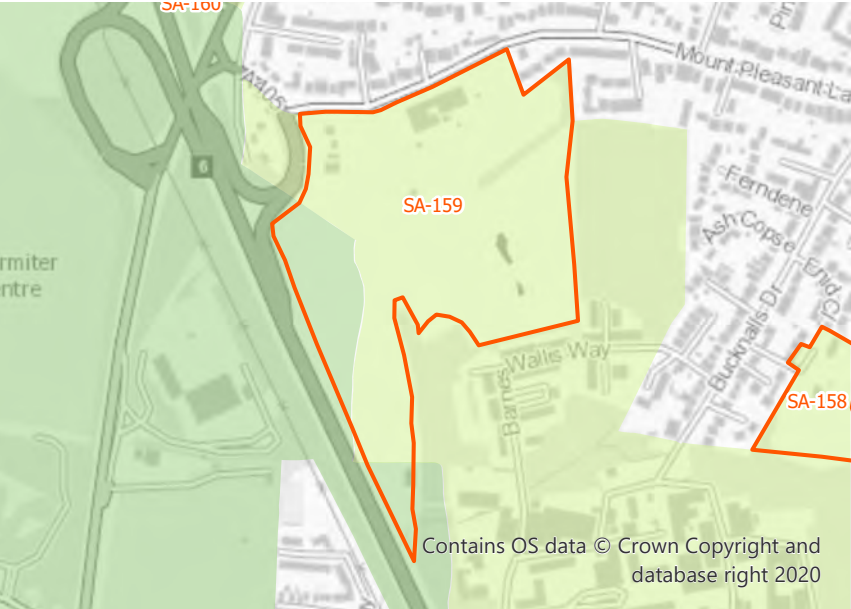


- St Albans District Boundary
- Neighbouring District Boundary
- Recommended for further consideration in combination
- Recommended for further consideration in isolation

ID	Area (ha)
RA-49	1.51

Sub-area (SA): SA-159

Strategic Land Parcel: 27 Area (ha): 12.98 Location: South-west of Bricket Wood
Green Belt Parcel (Watford): N16



Sub-area map



Looking south-west from the northern boundary of the sub-area onto an arable field and the M1



Looking south-east from the northern boundary of the sub-area onto an arable field and school buildings



Looking south from the north-eastern corner of the sub-area onto school community centre buildings

Boundaries

The sub-area is bounded by Mount Pleasant Lane and the regular backs of residential properties and gardens along Aspen Close to the north, by a mature tree line, the regular back of residential properties and gardens along Bluebird Way and a mature tree line to the east, by a mature tree line and the regular back of residential properties and gardens along Barnes Wallis Way to the south and by the M1 and a mature tree line to the west. Inner boundary: north and east. Outer boundary: east, south and west. The sub-area is located partially within the neighbouring borough of Watford.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	5	3	0
	Yes	5			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is located at the edge of Watford built-up area with physical connections on its southern tip.
(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The sub-area is connected to Watford large built-up area. There are prominent outer boundary feature within a reasonable distance of the sub-area which are likely to prevent outward sprawl in the form of the North Orbital Road (A405). However, these features would not assist in restricting the scale of growth and regularise development form. The sub-area has predominantly recognisable and likely to be permanent inner boundaries which provides an additional barrier to sprawl.

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area forms the entire physical gap between Bricket wood and Watford. Although it is noted that the M1 to the south-west provides a physical barrier to merging, it is judged that development in the sub-area would lead to the perceptual merging of neighbouring built-up areas.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	Approximately 3% of the sub-area is covered by built form (excluding hardstanding). The sub-area comprises commercial and community uses to the north, and open, arable fields to the south. The sub-area has a flat topography and long views are disrupted by dispersed mature trees and built form. Note: Unable to access the southern part of the sub-area but aerial photography suggests that there are likely to be direct views onto the M1 to the west. Overall, the sub-area has a largely rural character.
---	--

Purpose (4) To preserve the setting and special character of historic towns

Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
--	--

Summary

The sub-area performs strongly against the purposes overall. The sub-area meets purpose 1 criteria (a) and performs strongly against purpose 1 criteria (b). The sub-area does not meet purpose 4 but performs moderately against purpose 3 and strongly against purpose 2.

Wider Green Belt Impacts

Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	27	Limited or No Contribution	Partial	Partial	Partial
Watford Stage 1 Green Belt Parcel Scores	Green Belt Parcel	Contribution	Contribution	Low Contribution	Contribution
	N16				

Assessment of wider impact

At the more granular level, the sub-area performs similarly against purpose 3, but makes a greater contribution to purposes 1 and 2, and plays a lesser role against purpose 4 compared to the strategic land parcel. As the sub-area is located adjacent to a built-up area, with prominent inner and outer boundaries, it makes a greater contribution to checking unrestricted sprawl. As the sub-area forms the entire gap between Bricket Wood and Watford, it plays a greater role in preventing these settlements from merging. The performs a similarly moderate role in preventing the encroachment of the countryside due to its largely rural character. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to purpose 4 in preserving a historic context.

Compared to the Watford Stage 1 Green Belt Parcel (2017), the sub-area makes a stronger contribution to purposes 1, 2 and 3. The sub-area performs a more important role against purpose 1 compared to the Stage 1 parcel; however, this is as the Stage 1 assessment does not consider the parcel to be adjacent to Watford due to the presence of the M1. The sub-area's more important role when compared to the Stage 1 parcel is therefore due to the methodology approach as opposed to the role it plays against Purpose 1. Similarly, the sub-area makes a greater contribution to preventing settlements from merging, based on the categorisation in the Stage 1 assessment of the parcel forming a 'bulk of the remaining land' between settlements but not the entire gap due to the presence of the M1. The Stage 1 assessment concludes that the parcel makes no contribution to protecting the openness of the countryside, whereas the largely rural character of the sub-area and visual connections to the wider countryside, mean that the sub-area plays a greater role in preventing the encroachment of the countryside. On purpose 4, the Stage 1 report states that 'there are no historic towns within, or adjacent to, the study area', and so uses Conservation Area designations as a means to identify historic places. As there is no Conservation Area within Bricket Wood, the purpose 4 assessment of the parcel as making a contribution is presumed incorrect and so cannot be compared to the current study.

The sub-area does not adjoin any other sub-areas but is surrounded by wider Green Belt to the east. Due to its location directly adjoining Bricket Wood to the north, its removal is unlikely to alter the performance of the wider Green Belt against purpose 3. However its removal would lead to the perceptual merging of the gap between Bricket Wood and Watford, only prevented from physical coalescence by the presence of the M1 along the south-western boundary. Its removal would also isolate a small part of the Green Belt to the north-east.

Assessment of wider impact (continued)	The sub-area overlaps with Watford Green Belt, and as it is located on the District boundary, the sub-area may be impacted by potential Green Belt releases in the neighbouring authority of Watford. The Green Belt Stage 2 Assessment (2019) identified parcel WN10 which overlaps the south-west of the sub-area and its assessment of Green Belt harm was considered moderate. If recommended for release, the cumulative impact would need to be considered.
Summary	Overall, the sub-area plays an important role with respect to the strategic land parcel, and if released is likely to significantly harm the performance of the wider Green Belt.

Consideration of Boundaries

Commentary on boundary features and impact on Green Belt boundary strength.	Both the inner and outer boundaries are predominantly recognisable and likely to be permanent. If the sub-area was released, the new inner Green Belt boundary would meet the NPPF definition.
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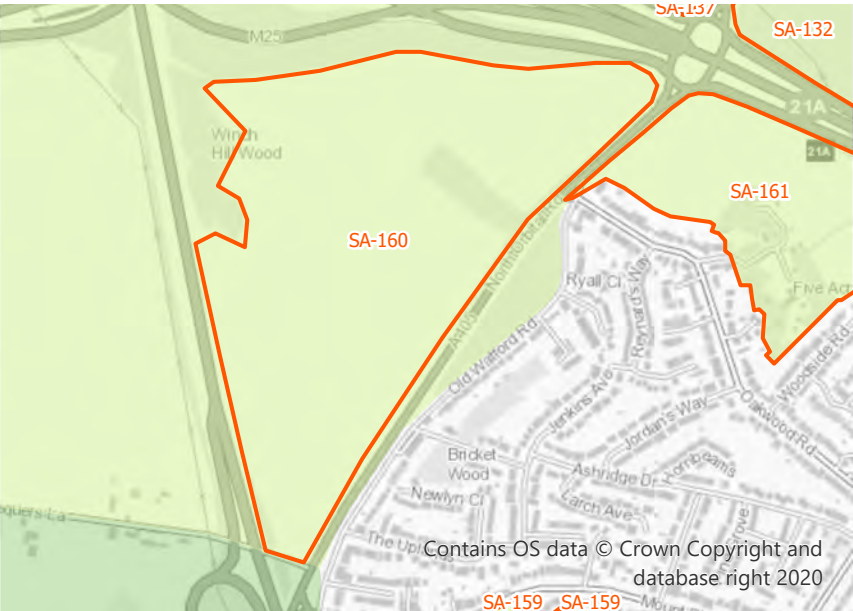
Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.
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Recommended Area Map

Sub-area (SA): SA-160

Strategic Land Parcel: 25 Area (ha): 36.36 Location North-west of Bricket Wood



Sub-area map



Looking west from the east boundary of the sub-area onto an arable field



Looking south-east from the centre of the sub-area onto an arable field



Looking north from the centre of the sub-area onto an arable field



Looking west from the centre of the sub-area onto an arable field and the M1

Boundaries

The sub-area is bounded by a mature tree-line to the north, by the North Orbital Road (A405) to the east, by Chequers Lane to the south and by the M1 and a mature tree line to the west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	3	5	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is not located at the edge of a large built-up area, in physical or perceptual terms.
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(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The sub-area does not meet purpose 1.
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Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area forms a wider part of the gap between Bricket Wood and Chiswell Green, and a less essential part of the gap between Bricket Wood and Hemel Hempstead, contributing to the overall openness and scale of these. The M25 serves as an additional barrier to the merging of settlements. It is judged that there may be some scope for development without significant physical or perceptual erosion of the gap between neighbouring built-up areas.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	Less than 1% of the sub-area is covered by built form. The sub-area comprises arable fields, some dispersed mature trees and a small sewage treatment works. There is an undulating topography providing medium length views across the sub-area. The sub-area is surrounded by motorways to the north and west, and mature trees on the eastern boundary prevent views into the wider countryside. Overall, the sub-area has a strongly unspoilt rural character.
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Purpose (4) To preserve the setting and special character of historic towns	
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
Summary	
	The sub-area performs strongly against the purposes overall. The sub-area does not meet purpose 1 criteria (a) or 4, performs moderately against purpose 2 and performs strongly against purpose 3.

Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	25	Limited or No Contribution	Partial	Significant	Partial

Assessment of wider impact	<p>At the more granular level, the sub-area performs similarly against purposes 1, 2 and 3, but makes a lesser contribution to purpose 4 compared to the strategic land parcel. Neither the sub-area nor the strategic land parcel abut a large built-up area to check unrestricted sprawl. As the sub-area forms only a less essential part of the gap between neighbouring settlements, it makes a similar contribution to preventing coalescence. Due to the strongly unspoilt rural nature of the sub-area, it plays an important role in safeguarding the countryside from encroachment and preserving the openness of the countryside. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to preserving a historic context.</p> <p>The sub-area adjoins SA-161 to north-east, and wider Green Belt to the north and west. Its release in isolation is unlikely to alter the performance of the wider Green Belt. The M1 and M25 to the west and north respectively provide an additional barrier to sprawl, and are shielded by mature trees which limit perceptual links out to the countryside and onto built form within the sub-area, if built out. However, development would result in a disproportionate scale expansion of Bricket Wood compared to the existing settlement size. An island of Green Belt between the sub-area and Bricket Wood would also be created, which would need to be considered.</p> <p>In combination with SA-161, the removal of the sub-areas is likely to impact on the performance of the wider Green Belt by leading to the reduction of the gap between neighbouring settlements, encroaching into the wider countryside, and resulting in a disproportionate settlement size compared to the existing dimensions of Bricket Wood.</p>
Summary	Overall, the sub-area plays an important role with respect to the strategic land parcel and its release in isolation or combination would harm the performance of the wider Green Belt.

Consideration of Boundaries

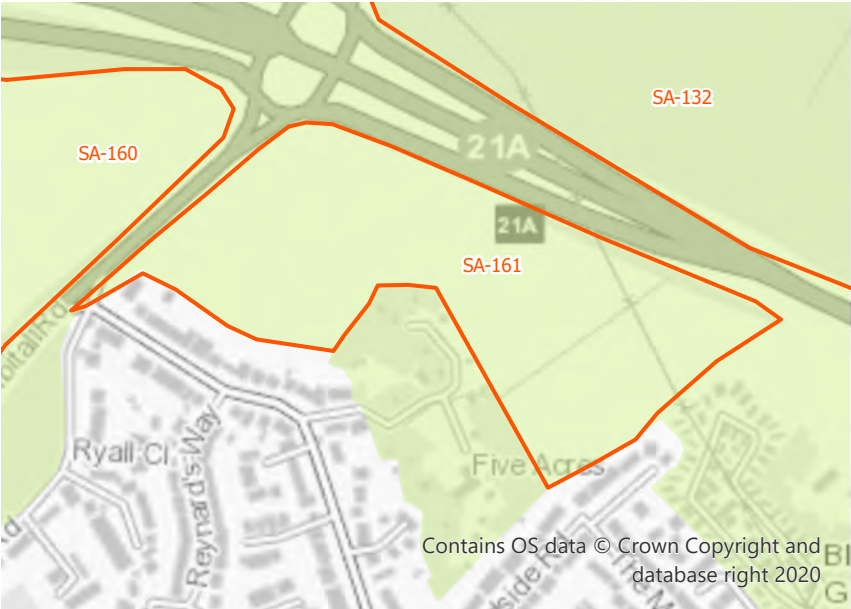
Commentary on boundary features and impact on Green Belt boundary strength.	If the sub-area was released, it would result in the creation of new Green Belt boundaries. These boundaries would be predominantly readily recognisable and likely to be permanent and would meet the NPPF definition.
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Categorisation & Recommendation	
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100	100

Sub-area category & recommendation	The sub-area performs strongly against NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.
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Sub-area (SA): SA-161

Strategic Land Parcel: 26 Area (ha): 10.02 Location North of Bricket Wood



Legend

- Sub-area for assessment
- St Albans Green Belt
- Neighbouring Green Belt

Sub-area map



Looking at a woodland adjacent to the public right of way along the southern boundary.



Looking north-east onto the M25 from the centre of the sub-area onto shrubland.



Looking north from the centre of the sub-area onto shrubland.



Looking south-east from the centre of the sub-area onto shrubland.

Boundaries

The sub-area is bounded by Bricket Wood Junction and the M25 to the north, by an intermittent tree line and the regular backs of residential properties and gardens along Meadow Close, Garnett Drive, Woodside Road to the east and the regular backs of residential properties and gardens along Oakwood Road and Five Acres Avenue to the south, by the North Orbital Road (A405) to the west. Inner boundary: east and south. Outer Boundary: north and west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	3	5	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is not located at the edge of a large built-up area, in physical or perceptual terms.
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(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The sub-area does not meet purpose 1.
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Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area forms a wider part of the gap between Bricket Wood and How Wood and Chiswell Green. It is judged that there may be some scope for development without significant physical or perceptual erosion of the gap between neighbouring built-up areas.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	Approximately 1% of the sub-area is covered by built form. The sub-area comprises a small shed and dense wooded areas around the southern boundary before becoming more open to the north with land uses dominated by shrub land. There is undulating topography with views across the sub-area, and direct views onto urbanising influences including the M25, pylons and residential properties. Overall, the sub-area has a strongly unspoilt rural character.
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Purpose (4) To preserve the setting and special character of historic towns					
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.				
Summary					
	The sub-area performs strongly against the purposes overall. The sub-area does not meet purpose 1 criteria (a) or purpose 4, performs moderately against purpose 2 and performs strongly against purpose 3.				
Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	26	Limited or No Contribution	Partial	Limited or No Contribution	Limited or No Contribution
Assessment of wider impact	Neither the sub-area nor the strategic land parcel abut a large built-up area to check unrestricted sprawl or abut an identified historical place, and fail to meet purposes 1 and 4. The sub-area perform a similarly moderate role against purpose 2 compared to the strategic land parcel, forming a wider part of the gap between settlements. The sub-area however plays a stronger role compared to the strategic land parcel against purpose 3, characterised by its unspoilt rural character, which contributes to safeguarding the countryside from encroachment.				
	The sub-area adjoins SA-160 the west, SA-137 to the north, SA-132 to the north-east, and wider Green Belt to the south and east; however, they are physically separated by the North Orbital running south-west to north-west and by the M25 running north-west to south-east. If the sub-area was released in isolation, it is unlikely to significantly alter the performance to the wider Green Belt to the north and east where urban land uses have already been established, which constitutes sprawl into the Green Belt. However, it would strengthen the role the Green Belt plays to the north in maintaining the separation between Bricket Wood and How Wood. While development in the sub-area if released would introduce urbanising influences to the west and north-west, perceptual and physical limits are minimised by the motorways to the north and west boundaries which separate the sub-area. However, the release of SA-161 would isolate Green Belt to the south, largely comprising of residential properties, and would also require release to maintain the integrity of the Green Belt and its boundary.				
	In combination with sub-areas either SA-137, SA-160 and SA-161, the removal of the sub-area is likely to impact on the wider Green Belt by causing almost the entire merging of Bricket Wood, Chiswell Green and How Wood, and significant encroaching into the countryside.				
Summary	Overall, the sub-area plays an important role with respect to the strategic land parcel, however if released in isolation is unlikely to significantly harm the performance of the wider Green Belt.				

Consideration of Boundaries

Commentary on boundary features and impact on Green Belt boundary strength.	The inner boundaries are predominantly readily recognisable but not likely to be permanent. The outer boundaries are predominantly readily recognisable and likely to be permanent. If the sub-area was released, the new inner Green Belt boundary would meet the NPPF definition.
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Categorisation & Recommendation

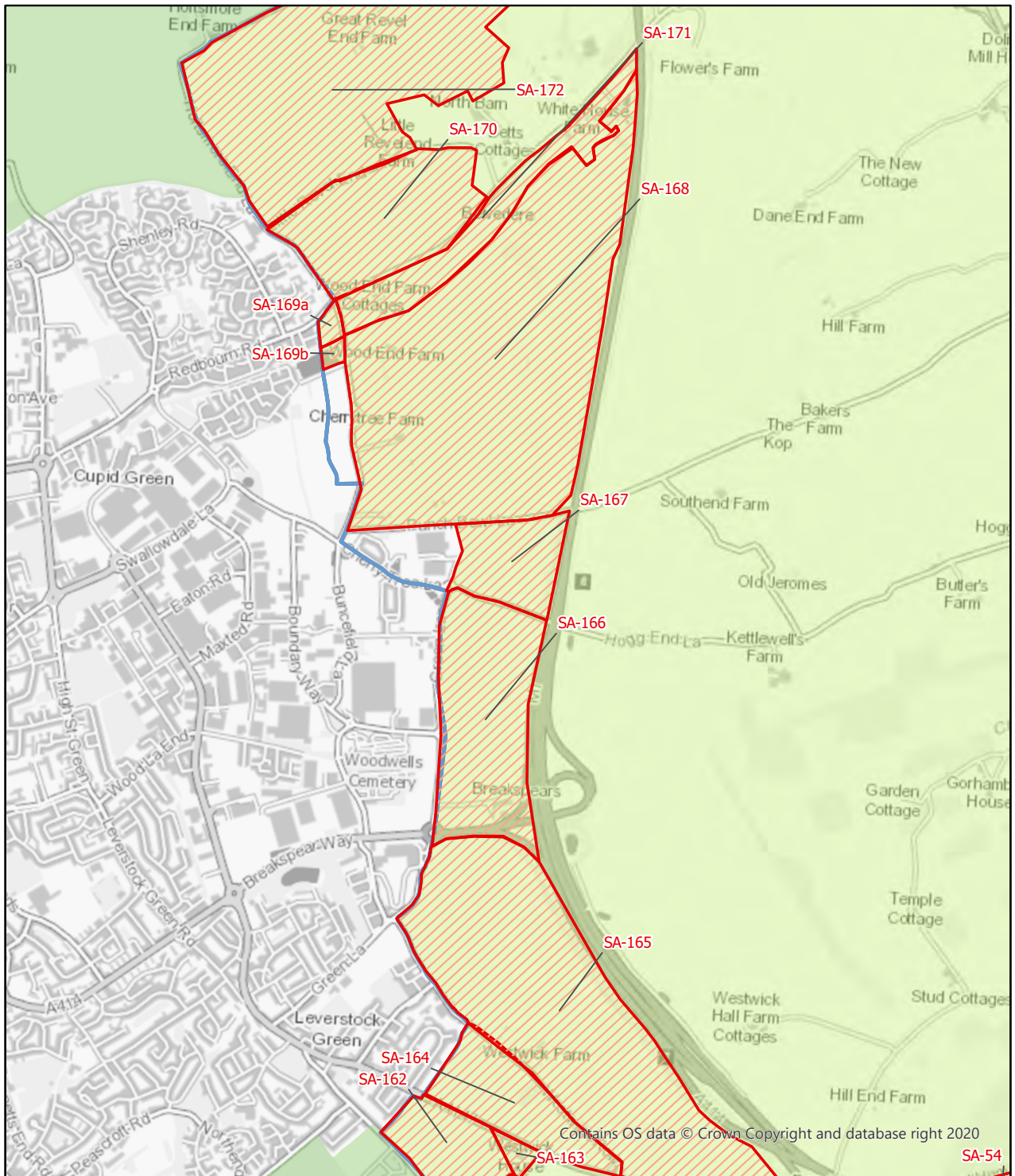
Sub-area category & recommendation	The sub-area performs strongly against NPPF purposes but makes a less important contribution to the wider Green Belt. If the sub-area is released, the new inner Green Belt boundary would meet the NPPF definition for readily recognisable and likely to be permanent boundaries. Recommended for further consideration as RA-50 along with the area of urban character to the south-east of the sub-area.
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Recommended Area Map



- St Albans District Boundary
- Neighbouring District Boundary
- Recommended for further consideration in combination
- Recommended for further consideration in isolation

ID	Area (ha)
RA-50	13.32



Legend

- Sub-area for assessment
- St Albans Green Belt
- Neighbouring Green Belt
- St Albans District Boundary
- Neighbouring District Boundary

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Issue	Date	By	Chkd	Appd
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ARUP

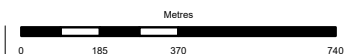
8 Fitzroy Street
London W1T 4BJ
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www.arup.com

Client

St Albans City & District Council

Job Title

St Albans Green Belt Review



Hemel Hempstead east - sub-areas

Scale at A4

1:24,000

Job No

280045-00

Drawing Status

Issued

Drawing No

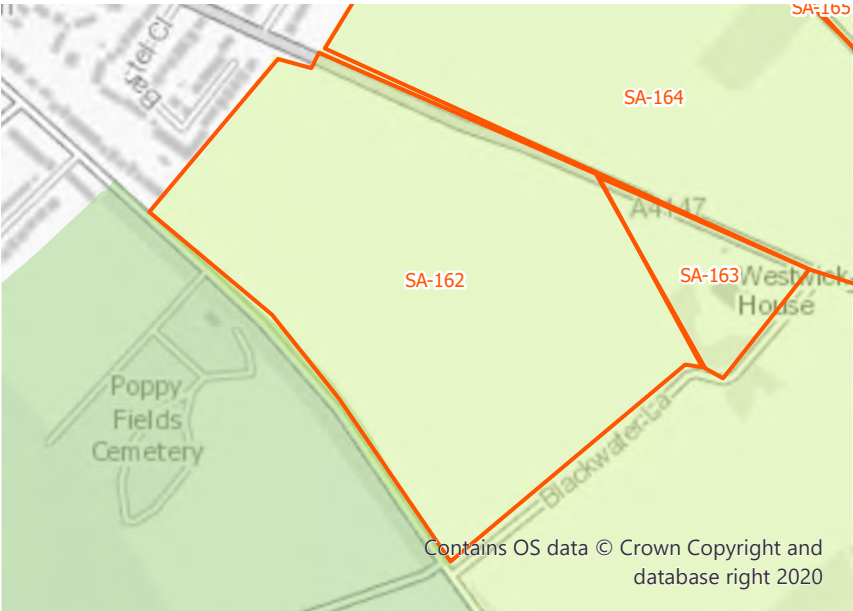
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Issue

P1

Sub-area (SA): SA-162

Strategic Land Parcel: 15 Area (ha): 17.05 Location: South-east of Hemel Hempstead



Sub-area map



Looking south-east from Hemel Hempstead Road (A4147) onto an arable field.



Looking south-west from Hemel Hempstead Road (A4147) onto an arable field.



Looking north-west from Blackwater Lane onto an arable field.

Boundaries

The sub-area is bounded by Hemel Hempstead Road (A4147) and a mature tree line to the north, by Blackwater Lane to the east, by Bedmond Road to the South and by the regular back of residential properties and gardens along Bedmond Road and Bartel Close to the west. Inner boundary: west. Outer boundary: north, east and south.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	1	5	0
	Yes	5			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area adjoins the large built-up area of Hemel Hempstead with physical connections on its north-western boundary.
(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The sub-area is connected to the large built-up area of Hemel Hempstead. There is a prominent outer boundary feature for the settlement to the north in the form of Hemel Hempstead Road (A4147). However this feature would not assist in restricting the scale of growth to the east and south. The sub-area has predominantly recognisable and likely to be permanent inner boundaries, which provide an additional barrier to sprawl.

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area forms a less essential part of the gap between Hemel Hempstead and Chiswell Green, How Wood and Bricket Woods. It is judged that the gap is of sufficient scale that the removal of the sub-area would not result in physical or perceptual merging between neighbouring built-up areas.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	Approximately 2% of the sub-area is covered by built form. The sub-area comprises an open arable field and the built form consists of part of the road which form the boundary of the sub-area. The sub-area has a flat topography and is surrounded by dense mature trees, with some occasional view onto built form. Overall, the sub-area has as unspoilt rural character.
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Purpose (4) To preserve the setting and special character of historic towns

Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
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Summary

The sub-area performs strongly against the purposes overall. The sub-area meets purpose 1 criteria (a) and performs strongly against purpose 1 criteria (b). The sub-area does not meet purpose 4, performs weakly against purpose 2 and performs strongly against purpose 3.

Wider Green Belt Impacts

Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	15	Limited or No Contribution	Significant	Significant	Limited or No Contribution

Assessment of wider impact	<p>At the more granular level, the sub-area performs plays a stronger role against purpose 1 compared to the strategic land parcel, by preventing the irregular sprawl of Hemel Hempstead. It plays a similar role against purpose 3, due to its unspoilt rural character. The sub-area plays a lesser role against purpose 2 as it forms a less essential part of the gap between settlements compared to the strategic land parcel which plays an important role in providing the strategic gap between Hemel Hempstead and Watford. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to purpose 4 in preserving a historic context; hence performing similarly to the strategic land parcel.</p> <p>The sub-area adjoins SA-164 to the north-east, SA-163 to the east, and wider Green Belt to the south-east. The removal of the sub-area in isolation is likely to increase the role of sub-areas SA-164 and SA-163 in preventing the unrestricted and irregular sprawl of Hemel Hempstead. It is also likely to alter the performance of the surrounding sub-areas against purpose 3, by introducing urbanising influences in an area of otherwise unspoilt rural character.</p> <p>In combination with SA-163 and SA-164, the removal of the sub-areas is likely to impact on the performance of the wider Green Belt by leading to the outward irregular sprawl of Harpenden and encroaching into open countryside.</p> <p>In combination with other sub-areas in the wider cluster in which the sub-area is located (i.e. SA-163, SA-164, SA-165, SA-166, SA-167, SA-168, SA-169a, SA-169b, SA-170, SA-171 and SA-172), the removal of the sub-area would lead to large-scale unchecked sprawl of Hemel Hempstead, and significantly reduce the gap between Hemel Hempstead and both Redbourn and St Albans.</p> <p>As it is located on the district boundary, the sub-area may be impacted by potential Green Belt releases in the neighbouring authority of Dacorum. The Dacorum Borough Council Stage 2 Green Belt Review and Landscape Appraisal (2016) identified HH-A13 to the south-west of the sub-area - it was considered to meet the Green Belt purposes moderately and was recommended for further assessment. If recommended for release, the cumulative impact would need to be considered.</p>
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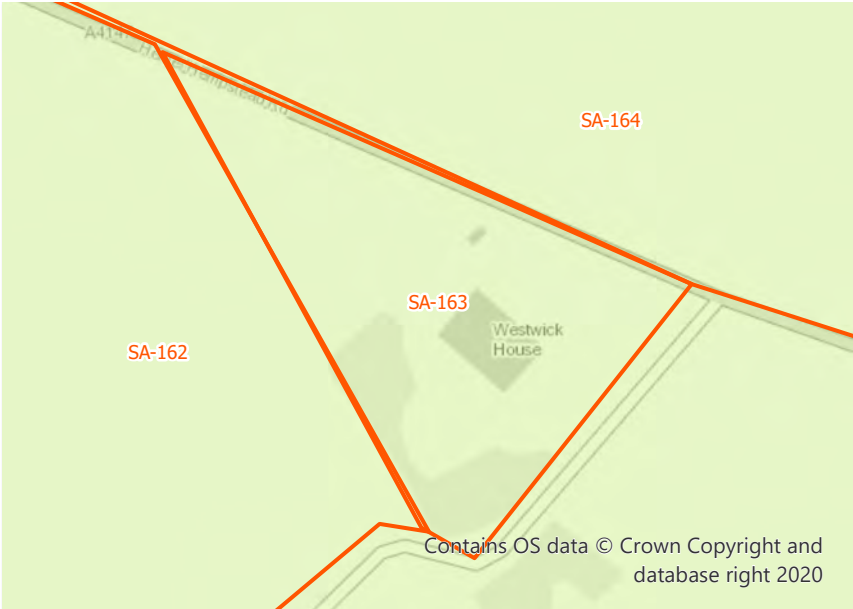
Summary	Overall, the sub-area plays an important role with respect to the strategic land parcel, and its release in isolation or in combination would harm the performance of the wider Green Belt.
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Consideration of Boundaries	
Commentary on boundary features and impact on Green Belt boundary strength.	Both the inner and outer boundaries are readily recognisable and likely to be permanent. If the sub-area was released, the new inner Green Belt boundaries would meet the NPPF definition.

Categorisation & Recommendation	
Sub-area category & recommendation	The sub-area performs strongly against NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.

Sub-area (SA): SA-163

Strategic Land Parcel: 15 Area (ha): 1.98 Location: South-east of Hemel Hempstead



Sub-area map



Looking towards the church building from Blackwater Lane.



Aerial photography used as a result of limited access to and / or views of sub-area at the time of the site visit.

Boundaries

The sub-area is bounded by Hemel Hempstead Road (A4147) to the north, by Blackwater Lane to the east and south, and by a mature tree line to the west. Inner boundary: none. Outer boundary: north, east, south and west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	0	0	0
	No	0			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is not at the edge of a large built-up area, in physical or perceptual terms.
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(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The sub-area does not meet purpose 1.
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Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	Due to its small scale and enclosed nature, the sub-area makes no discernible contribution to the separation of neighbouring built-up areas, in physical or perceptual terms.
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Purpose (3) To assist in safeguarding the countryside from encroachment

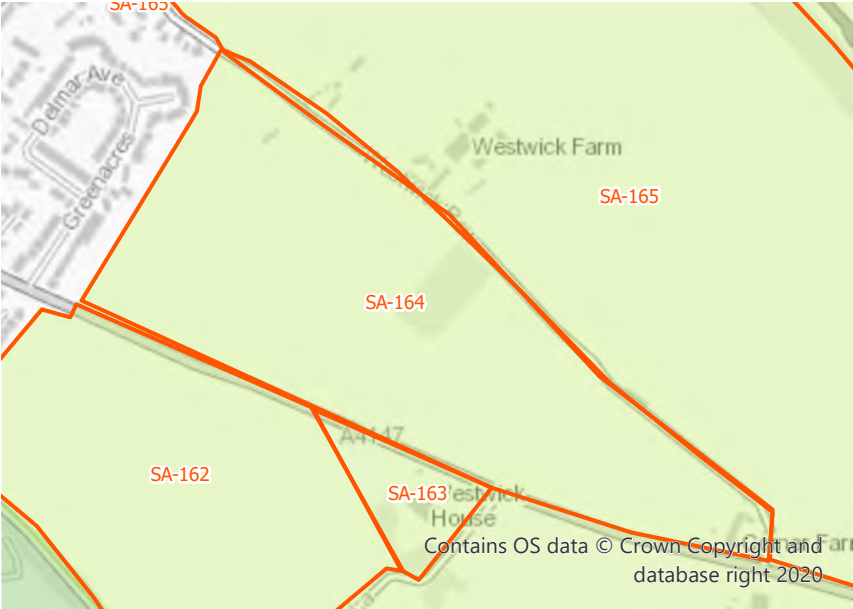
Protects the openness of the countryside and is least covered by development.	Approximately 13% of the sub-area is covered by built form (excluding hardstanding). The entire sub-area comprises a church building and associated car parking. The sub-area is surrounded by dense trees limiting any views to wider countryside. Overall, the sub-area has an urban character.
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Purpose (4) To preserve the setting and special character of historic towns					
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.				
Summary					
	The sub-area does not meet purpose 1 criteria (a) or purposes 2, 3 or 4.				
Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	15	Limited or No Contribution	Significant	Significant	Limited or No Contribution
Assessment of wider impact	Neither sub-area nor strategic land parcel adjoin a large built-up area nor an identified historic place, failing to meet purposes 1 and 4 respectively. The sub-area performs a lesser role against purpose 2 compared to the strategic land parcel, playing no role in preventing neighbouring settlements from coalescing compared to the strategic land parcel which plays an important role in providing the strategic gap between Hemel Hempstead and Watford. The sub-area also performs a lesser role against purpose 3 compared with the Strategic Land parcel due to its urban land uses.				
	The sub-area adjoins SA-164 to the north, SA-162 to the west, and wider Green Belt to the south-east. The removal of the sub-area in isolation would create a ‘hole’ in the Green Belt and is likely to impact on the performance of surrounding Green Belt. The high level of visual enclosure within the sub-area means that the perceptual impacts of a 'hole' in the Green Belt would be limited; however, this would still have overall negative impacts on the wider Green Belt as it would constitute a deterioration of the strategic role of the Green Belt.				
	In combination with SA-162 and SA-164, the release of the sub-areas would diminish the sense of openness in the countryside, reduce the gap between Hemel Hempstead and St Albans, and result in the irregular sprawl on Hemel Hempstead.				
	In combination with other sub-areas in the wider cluster in which the sub-area is located (i.e. SA-162, SA-164, SA-165, SA-166, SA-167, SA-168, SA-169a, SA-169b, SA-170, SA-171 and SA-172), the removal of the sub-area would lead to large-scale unchecked sprawl of Hemel Hempstead, and significantly reduce the gap between Hemel Hempstead and both Redbourn and St Albans.				
Summary		Overall, the sub-area does not play an important role with respect to the strategic land parcel, however if released in isolation or in combination, is likely to harm the performance of the wider Green Belt.			

Consideration of Boundaries	
Commentary on boundary features and impact on Green Belt boundary strength.	If the sub-area was released, it would result in the creation of new Green Belt boundaries. These boundaries would be predominantly readily recognisable but not necessarily permanent and would not meet the NPPF definition. The new boundaries would require strengthening.
Categorisation & Recommendation	
Sub-area category & recommendation	The sub-area does not meet NPPF purposes however it makes an important contribution to the wider Green Belt. Not recommended for further consideration.

Sub-area (SA): SA-164

Strategic Land Parcel: 24a Area (ha): 22.12 Location: South-east of Hemel Hempstead



Sub-area map



Looking north from Hemel Hempstead Road onto an open field.



Looking south from Westwick Row onto an open field.



Aerial photography used as a result of limited access to and / or views of sub-area at the time of the site visit (Bing Aerial, September 2021)

Boundaries

The sub-area is bounded by Westwick Row to the north and east, by Hemel Hempstead Road (A4147) to the south and by the regular back of residential properties and gardens along Greenacres to the west. Inner boundary: west. Outer boundary: north, east and south.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	1	5	0
	Yes	5			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is located at the edge of Hemel Hempstead with physical connections on its north-west boundary.
(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The sub-area is connected to a large built-up area. There are prominent outer boundaries consisting of the M1/A414 to the east which is likely to prevent outward sprawl. However, this feature would not assist in regularising development form. The sub-area has predominantly recognisable and likely to be permanent inner boundaries, which provide an additional barrier to sprawl.

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area forms a less essential part of the gap between Hemel Hempstead and St Albans: and between Hemel Hempstead and Chiswell Green. It is judged that the gap is of sufficient scale that the removal of the sub-area would not result in physical or perceptual merging between neighbouring built-up areas. The M1 and A414 to the east of the sub-area provide an additional barrier to merging.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	Approximately 2% of the sub-area is covered by built form. The sub-area predominantly comprises paddocks and open fields as well as two residential properties, one in the south-east of the sub-area and the other in the north-west. The sub-area is surrounded by mature trees and hedgerows, preventing long views into wider countryside. There are occasional views onto built development including onto residential properties and commercial buildings. Overall, the sub-area has a strongly unspoilt rural character.
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Purpose (4) To preserve the setting and special character of historic towns	
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
Summary	
	The sub-area meets the purposes strongly overall. The sub-area meets purpose 1 criteria (a) and performs strongly against purpose 1 criteria (b). The sub-area does not meet purpose 4, performs weakly against purpose 2, and performs strongly against purpose 3.

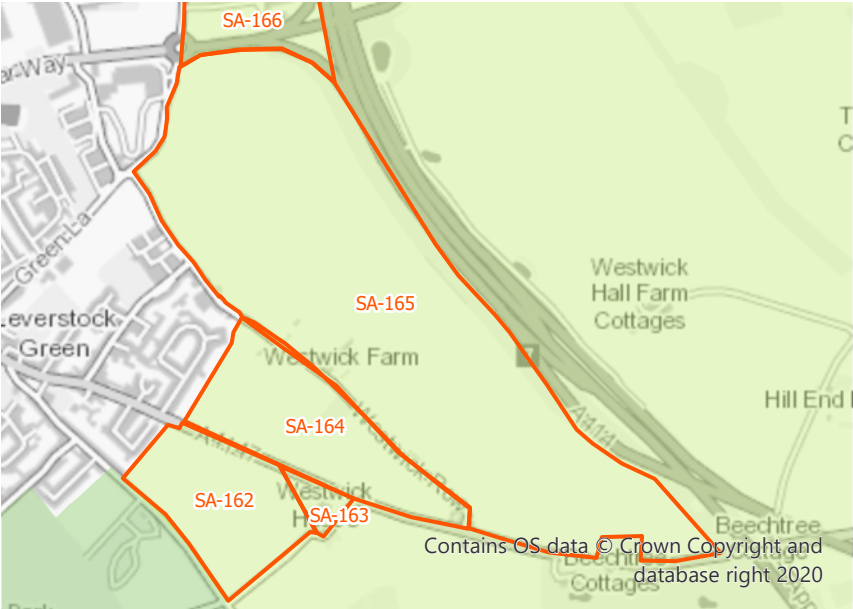
Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	24a	Limited or No Contribution	Partial	Partial	Limited or No Contribution

Assessment of wider impact	<p>At the more granular level, the sub-area performs a greater role against purposes 1 and 3, performs a similar role against purpose 4 and plays a lesser role against purpose 2 compared to the strategic land parcel. The sub-area performs a more important role in preventing the irregular sprawl of Hemel Hempstead, in the absence of other outer boundary features. As the sub-area forms only part of the wider gap between settlements compared to the strategic land parcel which plays an important role in providing the strategic gap between Hemel Hempstead and Watford, it makes a lesser contribution to preventing coalescence. The sub-area plays a more important role against preventing the encroachment into open countryside, due to its strongly unspoilt rural character. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to preserving a historic context.</p> <p>The sub-area adjoins SA-165 to the north-east, SA-162 and SA-163 to the south-west, and wider Green Belt to the south. The release of the sub-area in isolation is likely to significantly alter the performance of wider Green Belt to the north-east and south-east by further enclosing the Green Belt in built form if it were development, thus strengthening its role in restricting the sprawl of Hemel Hempstead and in preventing the coalescence of Hemel Hempstead and St Albans. Its release would also lead to the irregular sprawl of Hemel Hempstead.</p> <p>In combination with SA-165, the removal of the sub-area is likely to impact on the performance of the wider Green Belt by significantly reducing the gap between Hemel Hempstead and St Albans, diminishing the openness of the countryside, and leading to the outward irregular sprawl of Hemel Hempstead in the absence of other defensible features. In combination with SA-162 and SA-163, the release of the sub-areas would diminish the sense of openness in the countryside and result in the irregular sprawl on Hemel Hempstead.</p> <p>In combination with other sub-areas in the wider cluster in which the sub-area is located (i.e. SA-163, SA-165, SA-166, SA-167, SA-168, SA-169a, SA-169b, SA-170, SA-171 and SA-172), the removal of the sub-area would lead to large-scale unchecked sprawl of Hemel Hempstead, and significantly reduce the gap between Hemel Hempstead and both Redbourn and St Albans.</p>
Summary	Overall, the sub-area plays an important role with respect to the strategic land parcel, and its release in isolation or in combination would harm the performance of the wider Green Belt.

Consideration of Boundaries	
Commentary on boundary features and impact on Green Belt boundary strength.	Both the inner and outer boundaries are predominately readily recognisable and likely to be permanent. If the sub-area was released, the new inner Green Belt boundary would meet the NPPF definition.
Categorisation & Recommendation	
Sub-area category & recommendation	The sub-area performs strongly against NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.

Sub-area (SA): SA-165

Strategic Land Parcel: 24a Area (ha): 44.48 Location East of Hemel Hempstead



Legend

- Sub-area for assessment
- St Albans Green Belt
- Neighbouring Green Belt

Sub-area map



Looking north from the centre of the sub-area onto an arable field.



Looking south-east from west boundary onto an arable field.



Looking south from the centre of the sub-area onto an arable field.



Looking west from the centre of the sub-area onto an arable field and residential properties.

Boundaries

The sub-area is bounded by the A414 to the north, by the M1/A414 to the east, by Hemel Hempstead Road (A4147) to the south and by Westwick Row and Green Lane to the west. Inner boundary: west. Outer boundary: north, east and south.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	3	5	0
	Yes	3			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is located at the edge of Hemel Hempstead with physical and perceptual connections on its western boundary.
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(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The sub-area is connected to a large built-up area. There are prominent outer boundary features to the north, east and south of the sub-area in the form of the A414 and the M1 which are likely to prevent outward sprawl and regularise built form. The sub-area has predominantly recognisable and likely to be permanent inner boundaries, providing an additional barrier to sprawl.
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Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area forms a wider part of the gap between Hemel Hempstead and St Albans, contributing to the overall openness and scale of the gap. The south-eastern part of the sub-area plays a stronger role towards maintaining this gap than the northern part of the sub-area. It is judged that there may be some scope for development without significant physical or perceptual erosion of the gap between neighbouring built-up areas. The M1 and the A414 to the east of the boundary provides an additional barrier to merging.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	Less than 1% of the sub-area is covered by built form. The sub-area is predominantly formed of arable and open fields, with a few dispersed residential houses and an equestrian riding school along the centre of the southern boundary. There is an undulating topography giving rise to some medium length views across the sub-area and out onto wider countryside, as well as onto occasional views of built form in Hemel Hempstead. There are also occasional views onto the M1 which introduce some urbanising features. Overall, the sub-area has an unspoilt rural character.
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Purpose (4) To preserve the setting and special character of historic towns

Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
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Summary

The sub-area performs strongly against the purposes overall. The sub-area meets purpose 1 criteria (a) and performs moderately against purpose 1 criteria (b). The sub-area does not meet purpose 4, performs moderately against purpose 2 and performs strongly against purpose 3.

Wider Green Belt Impacts

Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	24a	Limited or No Contribution	Partial	Partial	Limited or No Contribution

Assessment of wider impact

At the more granular level, the sub-area performs a more important role compared to the strategic land parcel against purpose 1 by checking the irregular sprawl of Hemel Hempstead. The sub-area plays a stronger role against purpose 3 with a largely rural character. The sub-area performs similarly against purposes 2, due to its role in preserving the strategic gap between Hemel Hempstead and St Albans. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to preserving a historic context.

The sub-area adjoins SA-166 to the north, SA-164 to the south and wider Green Belt to the east. The removal of the northern part of the sub-area in isolation is unlikely to alter the performance of SA-166 and the wider Green Belt to the east due to the lesser role the northern part of the sub-area plays in maintaining the separation of Hemel Hempstead and St Albans, and the existing built form at Maylands Industrial Estate which introduces urbanising influences to SA-166. The presence of the M1 also provides an additional barrier to sprawl to the east. However, the removal of the southern part of the sub-area in isolation is likely to significantly alter the performance of the Green Belt to the south and west, by increasing its role in maintaining the gap between Hemel Hempstead and St Albans and resulting in encroachment into the countryside. The total release of the sub-area would also lead to the irregular sprawl of Hemel Hempstead to the south-east, with limited additional features to prevent further unchecked growth.

In combination with SA-166, the release of the northern part of the sub-area is unlikely to impact on the role of the wider Green Belt due to the presence of the M1 to the east which provides an additional barrier to sprawl, the weaker performance of this area of the Green Belt in preventing the coalescence of neighbouring sub-areas, and the existing urbanising influences from the commercial land uses at the edge of Hemel Hempstead. However, the release of the southern end of the sub-area in combination with SA-164 is likely to impact on the performance of the wider Green Belt by reducing the gap between Hemel Hempstead and St Albans and encroaching on the openness of the countryside. Its release would also result in the irregular sprawl on Hemel Hempstead, with the absence of another defensible boundary to further restrict outward growth. The sub-area is located on the district boundary, but is not connected to Green Belt.

In combination with other sub-areas in the wider cluster in which the sub-area is located (i.e. SA-163, SA-164, SA-166, SA-167, SA-168, SA-169a, SA-169b, SA-170, SA-171 and SA-172), the removal of the sub-area would lead to large-scale unchecked sprawl of Hemel Hempstead, and significantly reduce the gap between Hemel Hempstead and both Redbourn and St Albans.

Summary	Overall, the sub-area plays a partially important role with respect to the strategic land parcel, however the release of the northern part of the sub-area in isolation or in combination with SA-166 is unlikely to significantly harm the performance of the wider Green Belt.
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Consideration of Boundaries

<p>Commentary on boundary features and impact on Green Belt boundary strength.</p>	Both the inner and outer boundaries are predominately readily recognisable and likely to be permanent. If the sub-area was released, the new inner Green Belt boundary would meet the NPPF definition.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against NPPF purposes but the northern part of the sub-area makes a partly less important contribution to the wider Green Belt. If the northern part of the sub-area was released, the new inner Green Belt boundary would not meet the NPPF definition for readily recognisable and likely to be permanent boundaries. The new boundary would require strengthening. The northern part of the sub-area is recommended for further consideration in isolation as RA-51 or the northern part of the sub-area in combination with SA-166 and SA-167 as RC-12.
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Recommended Area Map

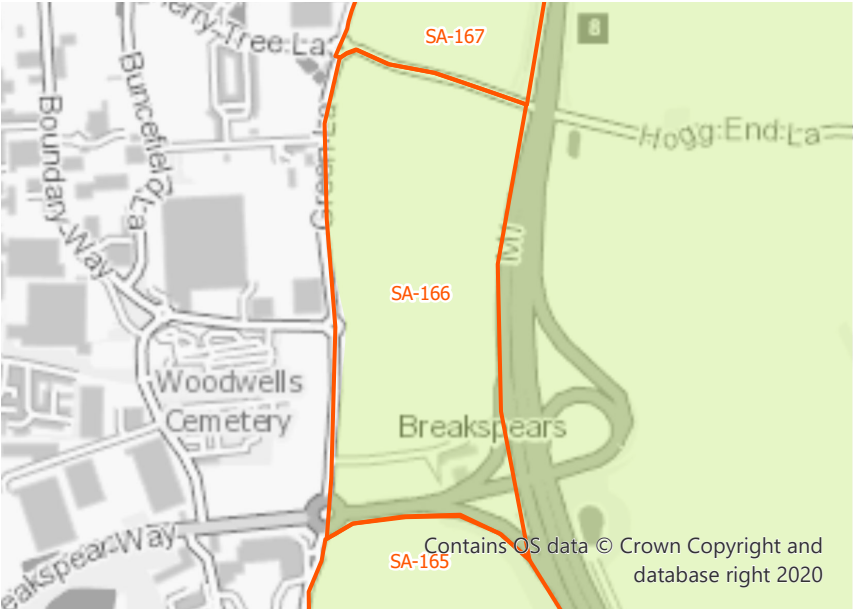


- St Albans District Boundary
- Neighbouring District Boundary
- Recommended for further consideration in combination
- Recommended for further consideration in isolation

ID	Area (ha)
RA-51	34.23
RC-12	93.22

Sub-area (SA): SA-166

Strategic Land Parcel: 24a Area (ha): 44.48 Location East of Hemel Hempstead



Sub-area map



Looking north-east from Green Lane with views onto the M1.



Looking onto commercial uses in the south-east of the sub-area.



Looking south from Hogg End Lane onto an arable field.



Looking south-west from the south of the sub-area onto commercial uses.

Boundaries

The sub-area is bounded by Hogg End Lane to the north, by the M1 to the east, by Breakspear Way (A414) to the south and by Green Lane to the west. Inner boundary: west. Outer boundary: north, east and south.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	1	3	0
	Yes	3			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is located at the edge of Hemel Hempstead with physical and perceptual connections on its western boundary.
(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The sub-area is connected to a large built-up area. There is a prominent outer boundary feature, comprising the M1 to the east of the sub-area, which is likely to prevent outward sprawl and regularise built form. The sub-area has predominantly recognisable and likely to be permanent inner boundaries, which provide an additional barrier to sprawl.

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area forms a less essential part of the gap between Hemel Hempstead and St Albans. It is judged that there may be some scope for development without significant physical or perceptual erosion of the gap between neighbouring built-up areas. The M1 to the east of the boundary provides an additional barrier to merging.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	Approximately 6% of the sub-area is covered by built form (excluding hardstanding). The sub-area comprises arable fields, with some commercial buildings to the south-east. There is undulating topography throughout the sub-area with some mid distance views into open countryside. Despite these views, there are strong urbanising influences from the industrial estate which the sub-area directly abuts to the west and the M1 to the east, which disrupt the sense of openness. Overall, the sub-area has a largely rural character.
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Purpose (4) To preserve the setting and special character of historic towns

Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
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Summary

	The sub-area meets the purposes moderately overall. The sub-areas meets purpose 1 criteria (a) and performs moderately against purpose 1 criteria (b). The sub-area does not meet purpose 4, performs weakly against purpose 2 and performs moderately against purpose 3.
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Wider Green Belt Impacts

Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	24a	Limited or No Contribution	Partial	Partial	Limited or No Contribution

Assessment of wider impact	<p>At the more granular level, the sub-area performs a more important role compared to the strategic land parcel, against purpose 1 by preventing the irregular sprawl of Hemel Hempstead, however the M1 does provide an additional barrier. The sub-area plays a similar role against purpose 3 where both areas are characterised by largely rural land uses. However, it performs a lesser role against purpose 2, due to its less essential role in preventing neighbouring settlements from merging, compared with the strategic land parcel which contributes moderately to the strategic gap between Hemel Hempstead and St Albans. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to purpose 4 in preserving a historic context.</p> <p>The sub-area adjoins SA-167 to the north, SA-165 to the south, and wider Green Belt to the east. If removed in isolation, it is unlikely to impact upon the performance of the neighbouring Green Belt to the east, due to the presence of the M1 to the east which provides an additional barrier to sprawl, and serves to maintain the separation of neighbouring settlement. Existing built form at Maylands Industrial Estate and the residential properties already diminishes a sense of openness to the north and south of SA-166 respectively. Despite leading to outward sprawl of Hemel Hempstead, this is proportionate to the existing size of the settlement.</p> <p>In combination with SA-167 and the northern part of SA-165, the removal of the sub-areas is unlikely to impact on the performance of the wider Green Belt due to the proportionate scale of release, the presence of the M1 to the east which provides an additional barrier to sprawl, and the industrial estate to the west which already introduces urbanising influences.</p> <p>In combination with other sub-areas in the wider cluster in which the sub-area is located (i.e. SA-163, SA-164, SA-165, SA-167, SA-168, SA-169a, SA-169b, SA-170, SA-171 and SA-172), the removal of the sub-area would lead to large-scale unchecked sprawl of Hemel Hempstead, and significantly reduce the gap between Hemel Hempstead and both Redbourn and St Albans.</p>
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Summary	Overall, the sub-area plays does not play an important role with respect to the strategic land parcel, and its release in isolation or in combination with the northern part of SA-165 and SA-167 is unlikely to significantly harm the performance of the wider Green Belt.
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Consideration of Boundaries

Commentary on boundary features and impact on Green Belt boundary strength.	Both the inner and outer boundaries are predominately readily recognisable and likely to be permanent. If the sub-area was released, the new inner Green Belt boundary would meet the NPPF definition.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs moderately against the NPPF purposes but makes a less important contribution to the wider Green Belt. If the sub-area was released, the new inner Green Belt boundary would meet the NPPF definition for readily recognisable and likely to be permanent boundaries Recommended for further consideration in isolation as RA-52; or in combination with the northern part of SA-165 and SA-167 as RC-12.
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Recommended Area Map

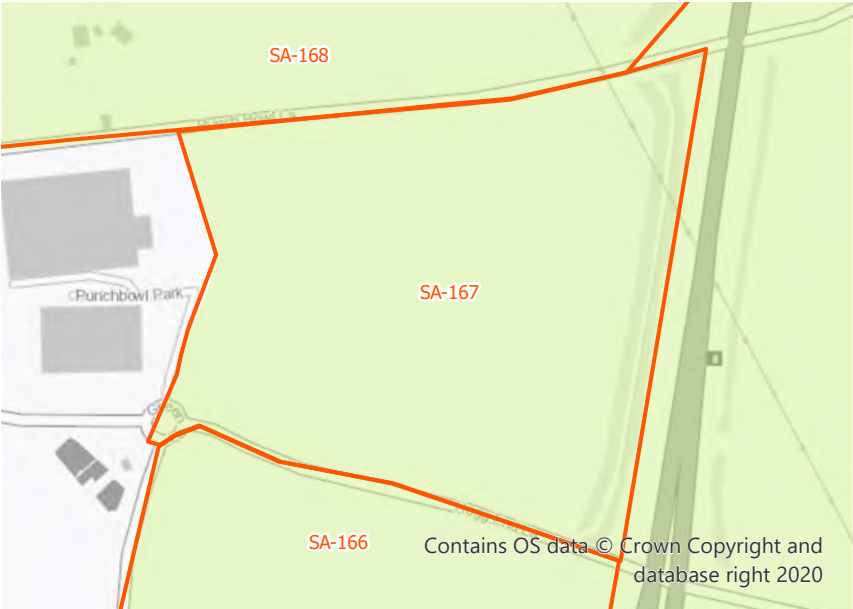


- St Albans District Boundary
- Neighbouring District Boundary
- Recommended for further consideration in combination
- Recommended for further consideration in isolation

ID	Area (ha)
RA-52	44.48
RC-12	93.22

Sub-area (SA): SA-167

Strategic Land Parcel: 24a Area (ha): 17.06 Location East of Hemel Hempstead



Sub-area map



Looking east onto an arable field and the M1 from the western boundary.



Looking south-east onto an arable field and the M1



Aerial photography used as a result of limited access to and / or views of sub-area at the time of the site visit (Bing Aerial, September 2021)

Boundaries

The sub-area is bounded by Punch Bowl Lane to the north, by the M1 to the east, by Hogg End Lane to the south and by an unclassified public road and a mature tree line to the west. Inner boundary: west. Outer boundary: north, east, and south.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	1	5	0
	Yes	3+			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is located at the edge of Hemel Hempstead with physical and perceptual connections on its western boundary.
(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The sub-area is connected to the large built-up area of Hemel Hempstead. There is a prominent outer boundary feature for Hemel Hempstead within a reasonable distance to the east of the sub-area comprising the M1. The sub-area has predominantly readily recognisable but not likely to be permanent inner boundaries, hence these features would not provide a barrier to sprawl.

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area forms a less essential part of the gap between Hemel Hempstead and Redbourn, Harpenden and St Albans. It is judged that the gap is of sufficient scale that the removal of the sub-area would not result in physical or perceptual merging between neighbouring built-up areas. The M1 to the east of the sub-area provides an additional barrier to merging.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	Less than 1% of the sub-area is covered by built form. The sub-area comprises an arable field. The built form consists in part of the road to the south-west which makes up the boundary of the sub-area. The rising topography to the north and the mature tree line along Punchbowl Lane prevents any views to the wider countryside. There are some medium views to wider countryside and the M1 to the south. There are some urbanising influences from the industrial estate to the west, and from the M1 to the east. Overall, the sub-area has a strongly unspoilt rural character.
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Purpose (4) To preserve the setting and special character of historic towns					
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.				
Summary					
	The sub-area performs strongly against the purposes overall. The sub-area meets purpose 1 criteria (a) and performs moderately against purpose 1 criteria (b). The sub-area does not meet purpose 4, performs weakly against purpose 2 and performs strongly against purpose 3.				
Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	24a	Limited or No Contribution	Partial	Partial	Limited or No Contribution
Assessment of wider impact	At the more granular level, the sub-area performs similarly against purpose 4, but plays a lesser role against purpose 2, and makes a more significant contribution to purposes 1 and 3 compared to the strategic land parcel. The sub-area plays a moderately important role in preventing the irregular sprawl of Hemel Hempstead, in the absence of prominent inner boundary features. As the sub-area forms only the less essential part of the gap between settlements, it makes only a limited contribution to preventing neighbouring settlements from merging. Due to its strongly unspoilt rural character, the sub-area makes a more important contribution to safeguarding the countryside from encroachment. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to preserving a historic context.				
	The sub-area adjoins SA-168 to the north, SA-166 to the south, and wider Green Belt to the east. The removal of the sub-area in isolation is unlikely to alter the performance of surrounding Green Belt to the east, due to the presence of the M1 which provides an additional barrier to sprawl, and the existing built form at Maylands Industrial Estate which diminishes the sense of openness in this area of the Green Belt to the south. Despite leading to outward sprawl of Hemel Hempstead, this is proportionate to the existing size of the settlement.				
	In combination with SA-168, the release of the sub-area would lead to the irregular and large-scale sprawl of Hemel Hempstead. In combination with SA-166 however, the removal of the sub-areas is unlikely to impact on the performance of the wider Green Belt due to the more proportionate scale of release, the presence of the M1 to the east which provides an additional barrier to sprawl, and the industrial estate to the west which already introduces urbanising influences.				
	In combination with other sub-areas in the wider cluster in which the sub-area is located (i.e. SA-163, SA-164, SA-165, SA-166, SA-168, SA-169a, SA-169b, SA-170, SA-171 and SA-172), the removal of the sub-area would lead to large-scale unchecked sprawl of Hemel Hempstead, and significantly reduce the gap between Hemel Hempstead and both Redbourn and St Albans.				
Summary	Overall, the sub-area plays an important role with respect to the strategic land parcel, however its release in isolation or in combination with SA-166 is unlikely to significantly harm the performance of the wider Green Belt.				

Consideration of Boundaries

Commentary on boundary features and impact on Green Belt boundary strength.	The inner boundary is predominately readily recognisable but less likely to be permanent. The outer boundaries are predominately readily recognisable and likely to be permanent. If the sub-area was released, the new inner Green Belt boundaries would meet the NPPF definition.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs stongly against the NPPF purposes but makes a less important contribution to the wider Green Belt. If the sub-area was released, the new inner Green Belt boundary would meet the NPPF definition for readily recognisable and likely to be permanent boundaries. Recommended for further consideration in isolation as RA-53 or in combination with SA-166 and the northern part of SA-165 as RC-12.
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Recommended Area Map

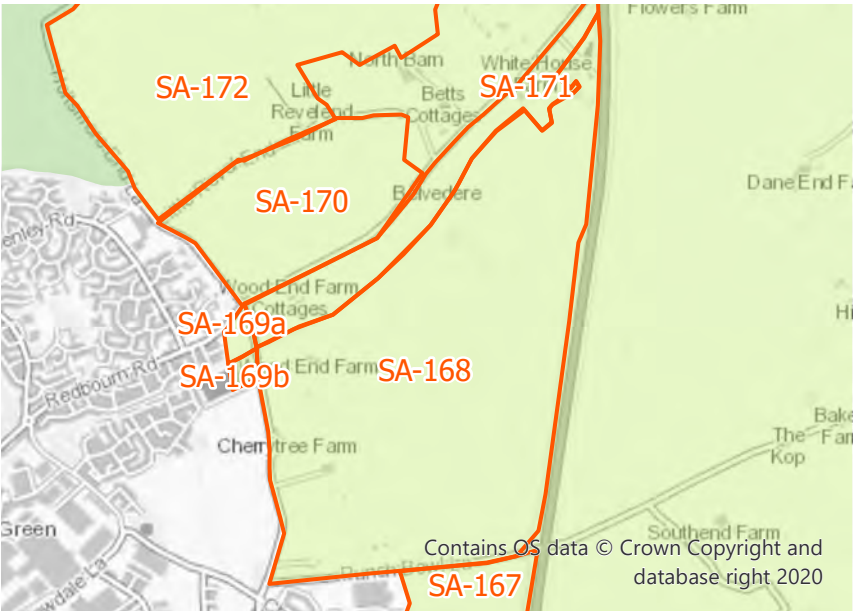


- St Albans District Boundary
- Neighbouring District Boundary
- Recommended for further consideration in combination
- Recommended for further consideration in isolation

ID	Area (ha)
RA-53	17.06
RC-12	93.22

Sub-area (SA): SA-168

Strategic Land Parcel: 21a Area (ha): 140.17 Location North-east of Hemel Hempstead



Sub-area map



Looking north from the centre of Lilly Lane onto a residential property and associated garden.



Looking north from the end of Lilly Lane onto an open field.



Looking north from the southern boundary of the sub-area onto residential properties.



Looking north from the south-eastern corner of the sub-area onto an open field.

Boundaries

The sub-area is bounded by a mature tree line to the north, the M1 to the east, Punch Bowl Lane to the south and Cherry Tree Lane to the west. Inner boundary: west. Outer boundary: north, east, south and west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	5	3	0
	Yes	5			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is located at the edge of Hemel Hempstead with physical connections on its southern and western boundaries.
(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The sub-area is connected to a large built-up area. There is a prominent outer boundary feature for Hemel Hempstead in the form of the M1 which is likely to prevent outward sprawl to the east. However, this feature would not assist in restricting the scale of growth to the north or south, nor would it regularise development form. The sub-area has predominantly recognisable and likely to be permanent inner boundaries, which provide an additional barrier to sprawl.

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area forms almost the entire gap between Hemel Hempstead and Redbourn, and a less essential part of the gap between Harpenden and St Albans. It is judged that development in the sub-area would lead to the perceptual merging of the neighbouring built-up areas. Although it is noted that the M1 forms an additional barrier to merging between the settlements.
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Purpose (3) To assist in safeguarding the countryside from encroachment

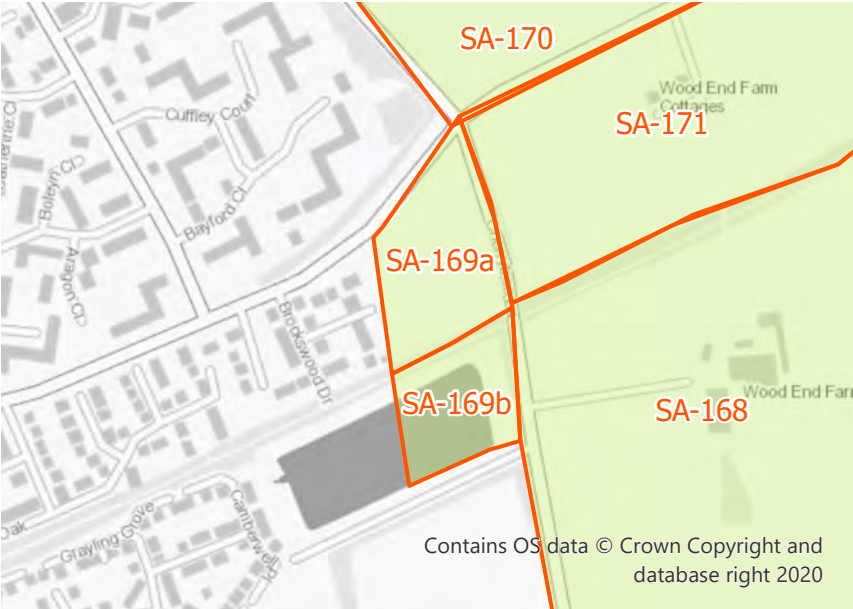
Protects the openness of the countryside and is least covered by development.	Approximately 1% of the sub-area is covered by built form (excluding hardstanding). The sub-area comprises some dispersed residential properties with associated paddocks, agricultural buildings and open arable fields. The few residential properties are dispersed throughout the sub-area and bring urbanising influences. The sub-area has a rising topography to the south, allowing views from the southern part of the sub-area onto the open fields in the north. Overall the sub-area has a largely rural character.
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Purpose (4) To preserve the setting and special character of historic towns					
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.				
Summary					
	The sub-area performs strongly against the purposes overall. The sub-area meets purpose 1 criteria (a) and performs strongly against purpose 1 criteria (b). The sub-area performs does not meet purpose 4 but performs moderately against purpose 3 and strongly against purpose 2.				
Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	21a	Limited or No Contribution	Partial	Significant	Limited or No Contribution
Assessment of wider impact	At a more granular level, the sub-area performs a more important role against purpose 1, compared to the strategic land parcel, performing a strong role in preventing the large outward and irregular sprawl of Hemel Hempstead. It also performs a stronger role against purpose 2 by forming almost the entire gap between settlements, however plays a lesser role against purpose 3 due to the presence of dispersed built form throughout the sub-area. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to purpose 4 in preserving a historic context.				
	The sub-area adjoins SA-169a and SA-169b to the west, SA-171 to the north, SA-167 to the south, and wider Green Belt to the east. If the sub-area was released in isolation, it would significantly alter the performance of the wider Green Belt by enclosing Green Belt to the north and south in built form if developed, and leading to the large scale, irregular sprawl of Hemel Hempstead. It would also strengthen the role of the Green Belt to the north-east in maintaining the gap between Hemel Hempstead, with only a small part of Green Belt and the M1 preventing complete physical coalescence of the settlements.				
	In combination with either SA-169a, SA169b and SA-171, or with SA-167 the removal of the sub-area is likely to alter the performance of the wider Green Belt by enclosing Green Belt to the north and south respectively in built form if developed, and leading to the effective coalescence of Hemel Hempstead and Redbourn. The release of the sub-areas in combination would also lead to the disproportionate sprawl of Hemel Hempstead in comparison to the existing settlement size.				
	In combination with other sub-areas in the wider cluster in which the sub-area is located (i.e. SA-163, SA-164, SA-165, SA-166, SA-167, SA-169a, SA-169b, SA-170, SA-171 and SA-172), the removal of the sub-area would lead to large-scale unchecked sprawl of Hemel Hempstead, and significantly reduce the gap between Hemel Hempstead and both Redbourn and St Albans.				
	Although the sub-area is located on the district boundary with the neighbouring authority of Dacorum, it is does not abut Green Belt.				
Summary	Overall, the sub-area plays an important role with respect to the strategic land parcel, and its release in isolation or in combination would harm the performance of the wider Green Belt.				

Consideration of Boundaries	
Commentary on boundary features and impact on Green Belt boundary strength.	Both the inner and outer boundaries of the sub-area are readily recognisable and likely to be permanent. If the sub-area was released, the new inner Green Belt boundary would meet the NPPF definition.
Categorisation & Recommendation	
Sub-area category & recommendation	The sub-area performs strongly against NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.

Sub-area (SA): SA-169a

Strategic Land Parcel: 21a Area (ha): 1.55 Location North-east of Hemel Hempstead



Sub-area map



Looking south-east from the western boundary of the sub-area onto an open field



Looking north-east from the western boundary of the sub-area onto an open field



Looking at the western boundary of the sub-area from the west onto residential properties.

Boundaries

The sub-area is bounded by Redbourn Road (B487) to the north, by Cheery Tree Lane to the east, by a mature tree line to the south and by Britannia Close to the west. Inner boundary: north, west. Outer boundary: east, south.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	1	3	0
	Yes	5			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is located at the edge of Hemel Hempstead with physical connections on its western boundary.
(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The sub-area is connected to the large built-up area of Hemel Hempstead. There are no prominent outer boundary features for the settlement within a reasonable distance of the sub-area which are likely to prevent outward sprawl. Development within the sub-area would lead to disproportionate sprawl of the large built-up area. The inner boundaries of the sub-area are readily recognisable and likely to be permanent.

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area forms a less essential part of the gap between Hemel Hempstead and Redbourn. As a result of its very small scale, it is judged that the gap is of a sufficient scale that the removal of the sub-area would not result in physical or perceptual merging between neighbouring built-up areas.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	Approximately 3.9% of the sub-area is covered by built form. The sub-area comprises part of the Nickey Line to the south but mainly comprises open land surrounded by mature dense trees which enclose the sub-area and limit views onto wider countryside. There are direct views onto newly built residential development to the west of the sub-area which contribute to an urbanising character. The urbanising influences extend to the whole sub-area due to its small scale. Overall, the sub-area has a largely rural character.
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Purpose (4) To preserve the setting and special character of historic towns	
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
Summary	
	The sub-area performs strongly against the purposes overall. The sub-area meets purpose 1 criteria (a) and performs strongly against purpose 1 criteria (b). The sub-area does not meet purpose 4, performs weakly against purpose 2 and performs moderately against purpose 3.

Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	21a	Limited or No Contribution	Partial	Significant	Limited or No Contribution

Assessment of wider impact	<p>At a more granular level, the sub-area performs similarly against purpose 4, but plays a lesser role against purposes 2 and 3, and makes a more significant contribution to purpose 1 compared to the strategic land parcel. Due to the lack of prominent outer boundary features, the sub-area plays a stronger role against purpose 1 in restricting the sprawl of Hemel Hempstead. The sub-area plays a lesser role against purpose 2 and 3 as a result of its small scale, existing urbanising influences and its enclosed nature. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to purpose 4 in preserving a historic context.</p> <p>The sub-area adjoins SA-171 to the east and SA-169b to the south. Its release in isolation is unlikely to alter the performance of the wider Green Belt due to its location at the settlement edge and the small scale of removal.</p> <p>In combination with SA-169b, the removal of the sub-areas is unlikely to alter the performance of the wider Green Belt due to their location at the settlement edge and the small scale of removal. In combination with SA-171, the removal of the sub-areas is likely to alter the performance of the wider Green Belt by leading to the irregular sprawl of Hemel Hempstead and strengthening the role of the Green Belt to the north-east in preventing the coalescence of Hemel Hempstead and Redbourn.</p> <p>In combination with other sub-areas in the wider cluster in which the sub-area is located (i.e. SA-163, SA-164, SA-165, SA-166, SA-167, SA-168, SA-169b, SA-170, SA-171 and SA-172), the removal of the sub-area would lead to large-scale unchecked sprawl of Hemel Hempstead, and significantly reduce the gap between Hemel Hempstead and both Redbourn and St Albans.</p> <p>Although the sub-area is located on the district boundary with the neighbouring authority of Dacorum, it does not abut Green Belt.</p>
Summary	Overall, the sub-area does not play an important role with respect to the strategic land parcel, and its release in isolation or in combination with SA-169b is unlikely to harm the performance of the wider Green Belt.

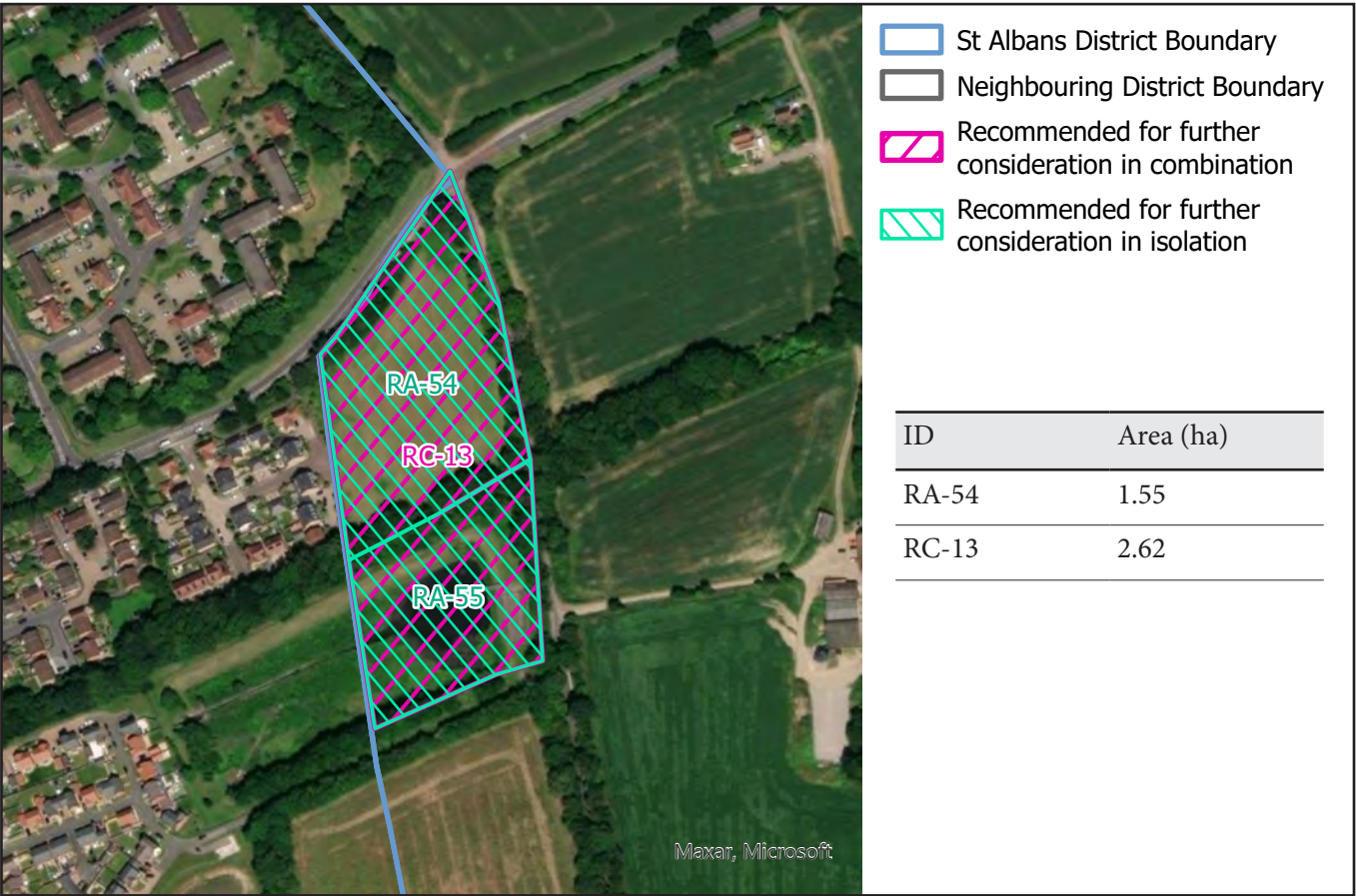
Consideration of Boundaries

Commentary on boundary features and impact on Green Belt boundary strength.	The inner boundaries of the sub-area are readily recognisable and likely to be permanent. The outer boundary of the sub-area to the east is readily recognisable and likely to be permanent, however the southern boundary is readily recognisable but less likely to be permanent. If the sub-area was released, the new inner Green Belt boundary would not meet the NPPF definition. The new boundary would require strengthening.
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Categorisation & Recommendation

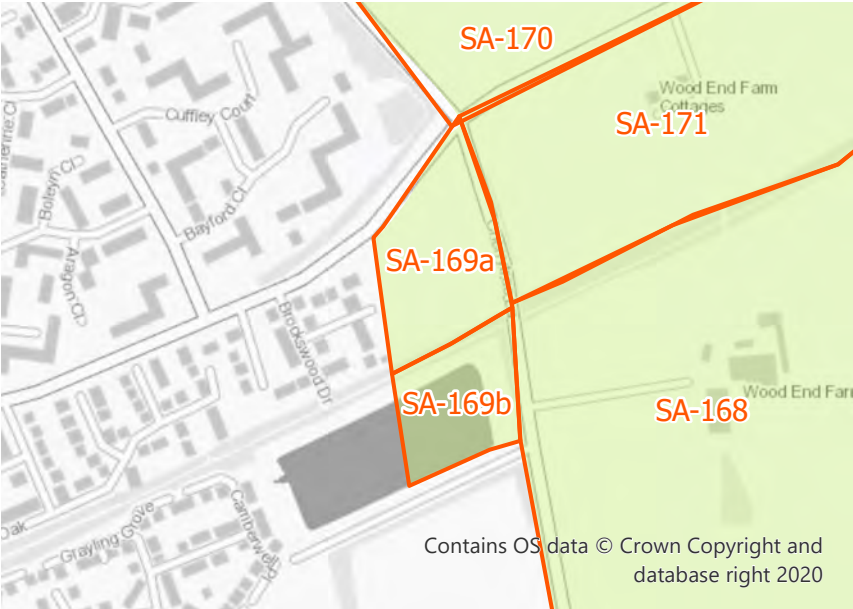
Sub-area category & recommendation	The sub-area performs strongly against NPPF purposes but makes a less important contribution to the wider Green Belt. If the sub-area was released, the new inner Green Belt boundary would not meet the NPPF definition for readily recognisable and likely to be permanent boundaries. The new boundary would require strengthening. Recommended for further consideration in isolation as RA-54 or in combination with SA-169b as RC-13.
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Recommended Area Map



Sub-area (SA): SA-169b

Strategic Land Parcel: 21a Area (ha): 1.07 Location North-east of Hemel Hempstead



Sub-area map



Aerial photography used as a result of limited access to and / or views of sub-area at the time of the site visit (Bing Aerial, September 2021)

Boundaries

The sub-area is bounded by a mature tree line the north, by Cheery Tree Lane to the east, by a mature tree line to the south and by the settlement of Hemel Hempstead to the west. Inner boundary: west, south. Outer boundary: north, east.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	1	1	0
	Yes	5+			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is located at the edge of Hemel Hempstead with physical connections on its western boundary.
(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The sub-area is connected to the large built-up area of Hemel Hempstead on its southern and eastern boundaries. There are no prominent outer boundary features for the settlement within a reasonable distance of the sub-area which are likely to prevent outwards sprawl. Development within this sub-area would lead to disproportionate sprawl of the large built-up area. The inner boundaries of the sub-area are predominantly not readily recognisable and not likely to be permanent; hence these would not provide a barrier to sprawl.

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area forms a less essential part of the gap between Hemel Hempstead and Redbourn. As a result of its very small scale, it is judged that the gap is of a sufficient scale, that the removal of the sub-area would not result in physical or perceptual merging between neighbouring built-up areas.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	Approximately 3.37% of the sub-area is covered by built form. The built forms comprises in a water treatment plant and part of the Nickey Line to the north. The sub-area is surrounded by mature dense trees which enclose the sub-area and limit views onto wider countryside. Overall, the sub-area has an urban character.
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Purpose (4) To preserve the setting and special character of historic towns					
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.				
Summary					
	The sub-area performs strongly against the purposes overall. The sub-area meets purpose 1 criteria (a) and performs strongly against purpose 1 criteria (b). The sub-area does not meet purpose 4 and performs weakly against purposes 2 and 3.				
Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	21a	Limited or No Contribution	Partial	Significant	Limited or No Contribution
Assessment of wider impact	<p>At a more granular level, the sub-area plays a stronger role against purpose 1 by restricting the sprawl of Hemel Hempstead, compared to the strategic land parcel which is not connected to a large built-up area assessed in the GBR. The sub-area plays a lesser role against purpose 2 and 3 as a result of its small scale, existing urbanising influences and its enclosed nature. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to purpose 4 in preserving a historic context.</p> <p>The sub-area adjoins SA-168 to the east and SA-169a to the north. Its release in isolation is unlikely to alter the performance of the wider Green Belt due to its location at the settlement edge and the small scale of removal.</p> <p>In combination with SA-169a, the removal of the sub-areas is unlikely to alter the performance of the wider Green Belt due to their location at the settlement edge and the small scale of removal. In combination with SA-168, the removal of the sub-areas is likely to alter the performance of the wider Green Belt by leading to the large-scale sprawl of Hemel Hempstead, introducing urbanising influences, and strengthening the role of the Green Belt to the north-east in preventing the coalescence of Hemel Hempstead and Redbourn.</p> <p>In combination with other sub-areas in the wider cluster in which the sub-area is located (i.e. SA-163, SA-164, SA-165, SA-166, SA-167, SA-168, SA-169a, SA-170, SA-171 and SA-172), the removal of the sub-area would lead to large-scale unchecked sprawl of Hemel Hempstead, and significantly reduce the gap between Hemel Hempstead and both Redbourn and St Albans.</p> <p>Although the sub-area is located on the district boundary with the neighbouring authority of Dacorum, it does not abut Green Belt.</p>				
Summary	Overall, the sub-area does not play an important role with respect to the strategic land parcel, and its release in isolation or in combination with SA-169a is unlikely to harm the performance of the wider Green Belt.				

Consideration of Boundaries

Commentary on boundary features and impact on Green Belt boundary strength.	Both the inner and outer boundaries of the sub-area are readily recognisable but not likely to be permanent. If the sub-area was released, the new inner Green Belt boundary would not meet the NPPF definition. The new inner boundary would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	Overall, the sub-area performs strongly against NPPF purposes but makes a less important contribution to the wider Green Belt. If the sub-area is released, the new inner Green Belt boundary would meet the NPPF definition for readily recognisable and likely to be permanent boundaries. Recommended for further consideration with in isolation as RA-55 or in combination with SA-169a as RC-13.
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Recommended Area Map

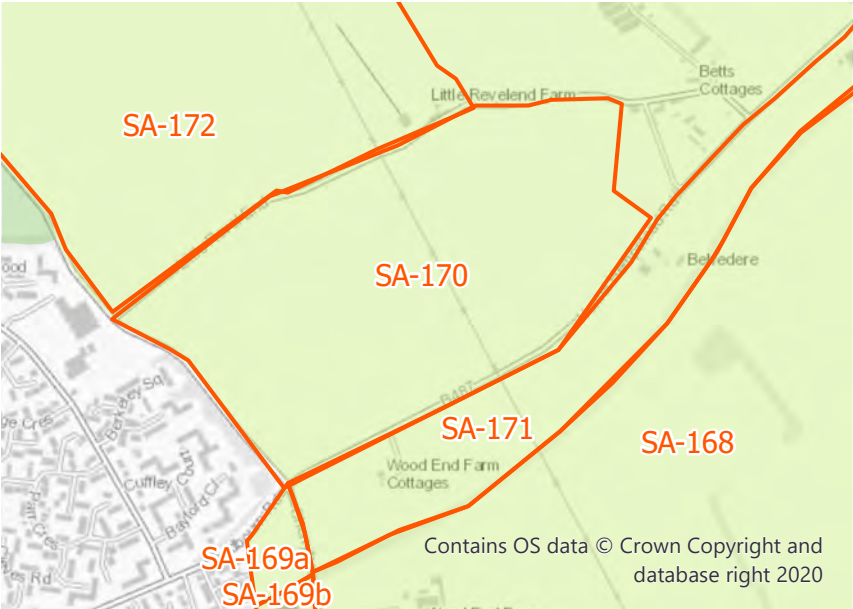


- St Albans District Boundary
- Neighbouring District Boundary
- Recommended for further consideration in combination
- Recommended for further consideration in isolation

ID	Area (ha)
RA-55	1.07
RC-13	2.62

Sub-area (SA): SA-170

Strategic Land Parcel: 16b Area (ha): 36.95 Location North-east of Hemel Hempstead



Legend

- Sub-area for assessment
- St Albans Green Belt
- Neighbouring Green Belt

Sub-area map



Looking east from the western boundary of the sub-area.



Looking south-west from the western boundary of the sub-area.



Looking south-east from the northern boundary of the sub-area.



Looking south-west from the northern boundary of the sub-area.

Boundaries

The sub-area is bounded by an unclassified public road to the north, by a mature tree line to the east, by Hemel Hempstead Road (B487) to the south and by Holtsmere End Lane to the west. Inner boundary: west. Outer boundary: north, east and south.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	3	5	0
	Yes	5			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is located at the edge of Hemel Hempstead with physical connections on its south-western boundary.
(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The sub-area is connected to a large built-up area. There is an outer boundary feature for the settlement to the east in the form of the M1 which is likely to prevent outward sprawl. However, this feature would not assist in restricting the scale of growth or regularising development form. The sub-area has predominantly recognisable and likely to be permanent inner boundaries, which provide an additional barrier to sprawl.

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area forms a wider part of the gap between Redbourn and Hemel Hempstead, contributing to the overall openness and scale of the gap. It is judged that there may be some scope for development without significant physical or perceptual erosion of the gap between neighbouring built-up areas.
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Purpose (3) To assist in safeguarding the countryside from encroachment

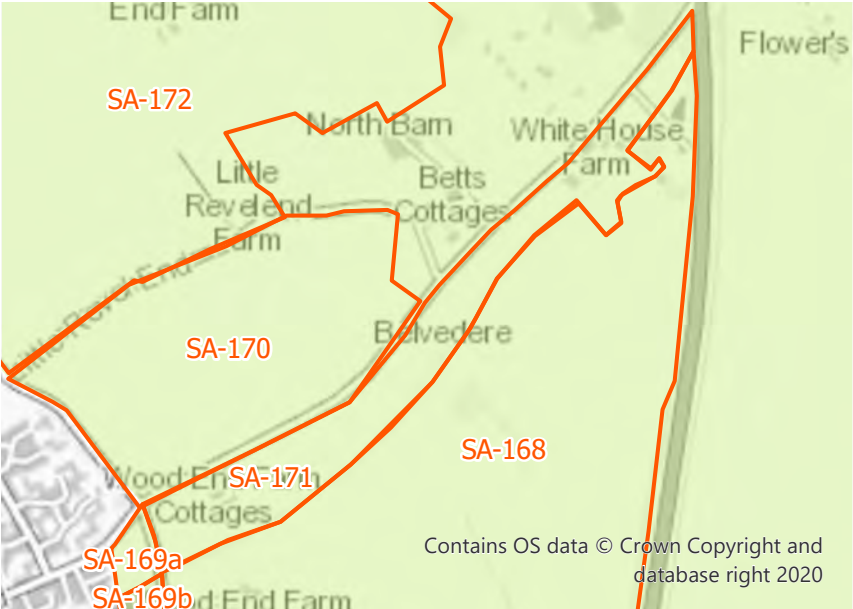
Protects the openness of the countryside and is least covered by development.	Approximately 2% of the sub-area is covered by built form. The sub-area comprises arable fields and some mature trees. The built form comprises the road which makes up the boundary of the sub-area to the south. The undulating topography of the sub-area provides mid distance views across the sub-area from west to east. The sub-area is bordered by a dense tree line to the west, limiting urban influences from Hemel Hempstead. Overall, the sub-area has a strongly unspoilt rural character.
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Purpose (4) To preserve the setting and special character of historic towns					
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.				
Summary					
	The sub-area performs strongly against the purposes overall. The sub-area meets purpose 1 criteria (a) and performs strongly against purpose 1 criteria (b). The sub-area does not meet purpose 4, performs moderately against purpose 2 and performs strongly against purpose 3.				
Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	16b	Limited or No Contribution	Partial	Significant	Limited or No Contribution
Assessment of wider impact	At a more granular level, the sub-area plays a stronger role against purpose 1 by restricting the large scale and irregular sprawl of Hemel Hempstead compared to the strategic land parcel. The sub-area performs a similarly moderate and strong role against purpose 2 and 3 respectively, forming only a wider gap between settlements and characterised by its unspoilt rural land uses. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to purpose 4 in preserving a historic context.				
	The sub-area adjoins SA-172 to the north, SA-169a to the south-east, SA-171 to the south, and wider Green Belt to the north-east. The removal of the sub-area in isolation is likely to alter the performance of the surrounding Green Belt by strengthening its role in preventing further sprawl of Hemel Hempstead and the coalescence of Hemel Hempstead with Redbourn.				
	In combination with either SA-169a, SA-171 or SA-172, the release of the sub-areas is likely to impact on the performance of the wider Green Belt by leading to the outward and irregular sprawl of Hemel Hempstead and by significantly reducing the gap between Hemel Hempstead and Redbourn.				
	In combination with other sub-areas in the wider cluster in which the sub-area is located (i.e. SA-163, SA-164, SA-165, SA-166, SA-167, SA-168, SA-169a, SA-169b, SA-171 and SA-172), the removal of the sub-area would lead to large-scale unchecked sprawl of Hemel Hempstead, and significantly reduce the gap between Hemel Hempstead and both Redbourn and St Albans.				
	Although the sub-area is located on the district boundary with the neighbouring authority of Dacorum, it is does not abut Green Belt.				
Summary	Overall, the sub-area plays an important role with respect to the strategic land parcel, and its release in isolation or in combination would harm the performance of the wider Green Belt.				

Consideration of Boundaries	
Commentary on boundary features and impact on Green Belt boundary strength.	Both the inner and outer boundaries of the sub-area are readily recognisable and likely to be permanent. If the sub-area was released, the new inner Green Belt boundary would meet the NPPF definition.
Categorisation & Recommendation	
Sub-area category & recommendation	The sub-area performs strongly against NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.

Sub-area (SA): SA-171

Strategic Land Parcel: 21a Area (ha): 21.45 Location North-east of Hemel Hempstead



Sub-area map



Looking south from the northern boundary of the sub-area onto some residential properties



Aerial photography used as a result of limited access to and / or views of sub-area at the time of the site visit (Bing Aerial, September 2021)

Boundaries

The sub-area is bounded by Hemel Hempstead Road (B487) to the north, the M1 to the east, a mature tree line to the south and Cherry Tree Lane to the west. Inner boundary: part north-west. Outer boundary: north, east, south and west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	5	3	0
	Yes	5			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area adjoins the large built-up area of Hemel Hempstead on its north-western tip and also perceptually adjoins Hemel Hempstead.
(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The area is connected to the large built-up area of Hemel Hempstead. There is a prominent outer boundary feature in the form of the M1 to the east which is likely to prevent outward sprawl. However this feature would not assist in restricting in regularising development form. The sub-area has predominantly recognisable and likely to be permanent inner boundaries, which provide an additional barrier to sprawl.

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area forms almost the entire gap between Redbourn and Hemel Hempstead and prevents the creation of ribbon development between the two settlements. It is judged that development in the sub-area will lead to the perceptual merging of neighbouring built-up areas. The M1 to the east provides an additional barrier to physical merging.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	<p>Note: Unable to access site. This assessment has been completed largely from aerial photography.</p> <p>Approximately 3% of the sub-area is covered by built form (excluding hardstanding). The sub-area comprises fields, residential properties with associated gardens and dispersed trees. Overall the sub-area has a largely rural character.</p>
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Purpose (4) To preserve the setting and special character of historic towns

Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.
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Summary

	The sub-area performs strongly against the purposes overall. The sub-area meets purpose 1 criteria (a) and performs strongly against purpose 1 criteria (b). The sub-area does not meet purpose 4, performs moderately against purpose 3 and performs strongly against purpose 2.
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Wider Green Belt Impacts

Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	21a	Limited or No Contribution	Partial	Significant	Limited or No Contribution

Assessment of wider impact	<p>At a more granular level, the sub-area performs a stronger role compared to the strategic land parcel against purposes 1 and 2. The sub-area prevents the outward, irregular spread of Hemel Hempstead. The sub-area forms almost the entire gap between Redbourn and Hemel Hempstead preventing them from merging, compared with the strategic land parcel which does not fully separate neighbouring settlements. However, the sub-area performs a lesser role against purpose 3, characterised with a largely rural character. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to purpose 4 in preserving a historic context; hence it performs similarly weakly to the strategic land parcel.</p> <p>The sub-area adjoins SA-168 to the south, SA-169 to the west, SA-170 to the north-west and wider Green Belt to the north-east. The removal of the sub-area in isolation would create a 'hole' in the Green Belt, introducing urbanising influences which would diminish the contribution of the surrounding Green Belt against purpose 3, and harming the integrity of the wider Green Belt. Its release in isolation is also likely to impact on the performance of the surrounding Green Belt by strengthening its role in preventing the further sprawl of Hemel Hempstead and its coalescence with Redbourn.</p> <p>In combination with any of the sub-areas, their removal is likely to impact on the performance of the wider Green Belt. The release would lead to the significant sprawl of Hemel Hempstead, both in terms of settlement shape and in size, and its encroachment into the countryside. It would also lead to the perceptual merging of Hemel Hempstead and Redbourn, physically separated only by the M1.</p> <p>In combination with other sub-areas in the wider cluster in which the sub-area is located (i.e. SA-163, SA-164, SA-165, SA-166, SA-167, SA-168, SA-169a, SA-169b, SA-170 and SA-172), the removal of the sub-area would lead to large-scale unchecked sprawl of Hemel Hempstead, and significantly reduce the gap between Hemel Hempstead and both Redbourn and St Albans.</p> <p>Although the sub-area is located on the district boundary with the neighbouring authority of Dacorum, it does not abut Green Belt.</p>
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Summary	Overall, the sub-area plays an important role with respect to the strategic land parcel, and its release in isolation or in combination would harm the performance of the wider Green Belt.
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Consideration of Boundaries

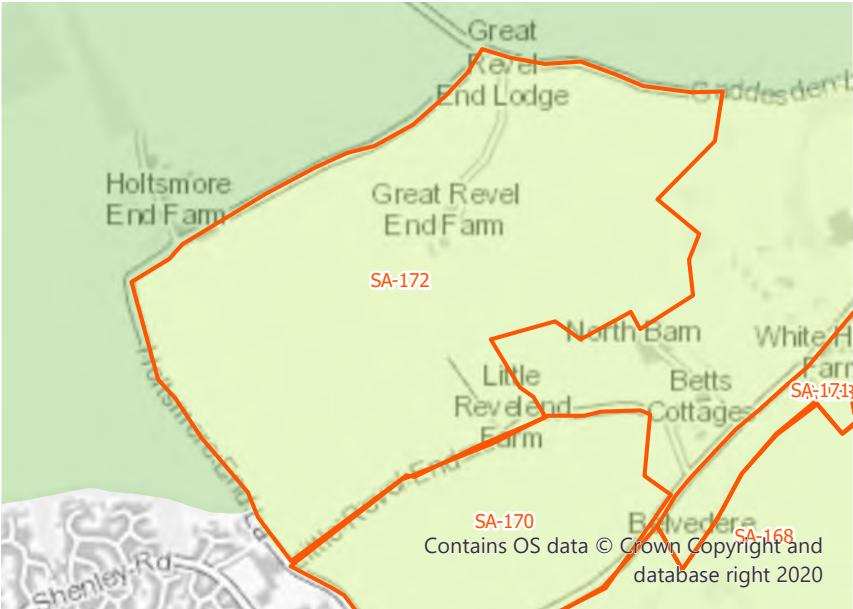
Commentary on boundary features and impact on Green Belt boundary strength.	The inner boundary of the sub-area is readily recognisable and likely to be permanent. The outer boundary of the sub-area is readily recognisable however the southern boundary is less likely to be permanent. If the sub-area was released, the new inner Green Belt boundary would not meet the NPPF definition. The new boundary would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.
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Sub-area (SA): SA-172

Strategic Land Parcel: 16b Area (ha): 105.24 Location North-east of Hemel Hempstead



Legend

- Sub-area for assessment
- St Albans Green Belt
- Neighbouring Green Belt

Sub-area map



Looking south-west from the centre of the sub-area onto an arable field and dispersed trees



Looking south-west from the centre of the sub-area onto an arable field



Looking north-west from the centre of the sub-area onto an arable field



Looking in the centre of the sub-area onto agricultural buildings

Boundaries

The sub-area is bounded by Holtsmere End Lane to the north, by Gaddesden Lane to the east, by a mature hedgerow, intermittent tree line and an unclassified public road to the south and Holtsmere End Lane to the west. Inner boundary: part of west. Outer boundary: north, east, south and part of west.

Purpose Assessment

Sub-area Assessment Summary

Sub-area scores	Purpose 1		Purpose 2	Purpose 3	Purpose 4
	Criteria (a)	Criteria (b)	5	5	0
	Yes	5			

Purpose (1) To check the unrestricted sprawl of large built-up areas

(a) Land parcel is located at the edge of a discrete built-up area	The sub-area is located at the edge of Hemel Hempstead with physical connections on a small part of its west boundary.
(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a discrete built-up area in the absence of another defensible boundary.	The sub-area is connected to a large built-up area. There is a prominent outer boundary feature to the east within a reasonable distance of the sub-area in the form of the M1 which is likely to prevent outward sprawl. However, this feature would not assist in restricting the scale of growth and regularise development form. The sub-area has predominantly recognisable and likely to be permanent inner boundaries, which provide an additional barrier to sprawl.

Purpose (2) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas.	The sub-area forms almost the entire gap between Redbourn and Hemel Hempstead, and has perceptual visual links to Redbourn. It is judged that development in this sub-area would lead to the physical and perceptual merging of neighbouring built-up areas.
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Purpose (3) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development.	Approximately 1% of the sub-area is covered by built form (excluding hardstanding). The sub-area is comprised of arable fields and dispersed mature trees. A slight decline in topography towards the west allows mid to long views onto open countryside and also onto Redbourn. There is a farm and associated buildings to the north of the sub-area, introducing a minimal urbanising influence. Overall the sub-area has a strongly unspoilt rural character.
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Purpose (4) To preserve the setting and special character of historic towns					
Protects land which provides immediate and wider context for a historic place, including views and vistas between the place and surrounding countryside.	The sub-area does not abut an identified historic place or provide views to a historic place and does not meet this purpose.				
Summary					
The sub-area performs strongly against the purposes overall. The sub-area does not meet purpose 4 but performs strongly against purposes 1, 2 and 3.					
Wider Green Belt Impacts					
Strategic Land Parcel Scores (GBR)	Strategic Land Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	16b	Limited or No Contribution	Partial	Significant	Limited or No Contribution
Assessment of wider impact	At a more granular level, the sub-area performs similarly against purposes 3 and 4, and makes a more significant contribution to purposes 1 and 2 compared to the strategic land parcel. The sub-area performs an important role in preventing the outward sprawl of Hemel Hempstead and preventing encroachment into the countryside due to its unspoilt rural character. The sub-area plays a more important role in preventing the merging of settlements, forming the entire gap between Redbourn and Hemel Hempstead. As the sub-area does not abut an identified historic place or provide views to a historic place, it makes no contribution to purpose 4 in preserving a historic context.				
	The sub-area adjoins SA-170 to the south and wider countryside to the south-east. The removal of the sub-area in isolation is likely to alter the performance of the surrounding Green Belt against purposes 1, 2, and 3. Its release would enclose the Green Belt in built form if it was released, and strengthen both its role in preventing the further unchecked sprawl of Hemel Hempstead and the coalescence of Hemel Hempstead and Redbourn. It would also introduce urbanising influences to the surrounding Belt Green and diminish the sense of openness in the countryside.				
	In combination with SA-170, the removal of the sub-area is likely to alter the performance of the wider Green Belt against purposes 1 and 2 as it would lead to significant sprawl of Heme Hempstead, and a diminution of the gap between Hemel Hempstead and Redbourn.				
	In combination with other sub-areas in the wider cluster in which the sub-area is located (i.e. SA-163, SA-164, SA-165, SA-166, SA-167, SA-168, SA-169a, SA-169b, SA-170 and SA-171), the removal of the sub-area would lead to large-scale unchecked sprawl of Hemel Hempstead, and significantly reduce the gap between Hemel Hempstead and both Redbourn and St Albans.				
Summary	As it is located on the district boundary, the sub-area may be impacted by potential Green Belt releases in the neighbouring authority of Dacorum Borough Council. The Dacorum Borough Council Stage 2 Green Belt review and Landscape Appraisal Study (2016) identified sub-area HH-A1 to the west of the sub-area for further consideration. If Dacorum Borough Council decide to release Dacorum HH-A1 as part of their spatial strategy for their emerging Local Plan, the cumulative impact would need to be considered.				
	Overall, the sub-area plays an important role with respect to the strategic land parcel, and its release in isolation or in combination would harm the performance of the wider Green Belt.				

Consideration of Boundaries

Commentary on boundary features and impact on Green Belt boundary strength.	The inner boundary of the sub-area is readily recognisable and likely to be permanent. The outer boundaries of the sub-area are readily recognisable but not necessarily permanent. If the sub-area was released, the new inner Green Belt boundary would not meet the NPPF definition. The new boundary would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.
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