

Dacorum Borough Council
Stage 3 Green Belt Review
Final Report

Issue | 27 August 2020

This report takes into account the particular instructions and requirements of our client.

It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

Job number 272944

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1 Introduction

1.1 Study Purpose

Arup was appointed by Dacorum Borough Council (DBC) to undertake a review of Green Belt boundaries to support the preparation of Dacorum's new Local Plan. This Stage 3 Green Belt Review will form part of the evidence base for the new Local Plan.

Specifically, the role of this Stage 3 Green Belt Review was to:

- Assess potential housing and employment site allocations that lie within the Green Belt, considering the acceptability of the sites in Green Belt boundary terms and to provide site specific advice on any mitigation required. This evidence will inform the Council's site selection process and will be considered alongside the Council's wider evidence base and the development of the Borough's spatial strategy.
- Following selection of preferred site allocations by the Council, to advise on the new Green Belt boundaries around the six main settlements of Berkhamsted, Bovingdon, Hemel Hempstead, Kings Langley, Markyate and Tring.

A complementary but parallel work stream assessing landscape / visual impacts of the potential housing and employment sites was undertaken. Although the two studies are independent, consistency of approach and results has been ensured.

1.2 Report Structure

The report is structured as follows:

- Section 2 considers the context for undertaking an assessment of Green Belt boundaries based on a review of planning policy and guidance and previous Green Belt studies for the borough.
- Section 3 sets out the methodology used for assessing Green Belt boundaries.
- Section 4 summarises the results of a review of the Green Belt boundaries associated with potential site allocations.
- Section 5 reviews the findings from the parallel landscape study and considers the Green Belt implications.
- Section 6 presents overall conclusions regarding potential revisions to the Green Belt around the six main settlements.

It should be read in conjunction with the following Annexes, which set out the detailed outputs from this study:

- Annex A – Site pro-formas
- Annex B – Settlement pro formas.

2 Context

This Section sets out the context for reviewing Green Belt boundaries in Dacorum. This includes:

- A review of the national and local policy framework and requirements.
- A summary of the key boundary related changes in the previous Dacorum Green Belt studies.

2.1 National Planning Policy, Guidance and Case Law

Section 13 of the revised National Planning Policy Framework (NPPF) (2019) on ‘Protecting Green Belt land’ affords ‘great importance’ to this land. It stipulates that Green Belt land should serve certain purposes – including restricting urban sprawl and coalescence, preventing development encroaching the countryside, preserving the character of historic towns and encouraging the development of urban infill sites.

The NPPF provides the parameters for defining and reviewing Green Belt boundaries. Paragraph 139 (f) states that Green Belt boundaries should be clearly defined, ‘using physical features that are readily recognisable and likely to be permanent.’

Given that the general extent of Green Belts has been established, the NPPF specifies that any proposed boundary alterations must be addressed in strategic policies using the criteria and methodology in paragraphs 135-142. As such, it is only during the preparation of Local Plans that evidence can be gathered and used to justify ‘exceptional circumstances’ for changing Green Belt boundaries, whether an expansion or contraction of the Green Belt is proposed. However, preparation of a Local Plan in itself, does not amount to exceptional circumstances.

Thus, to amend Green Belt boundaries, exceptional circumstances must be demonstrated. The NPPF does not define what constitutes exceptional circumstances, however, it states (at paragraph 137) that ‘before concluding that exceptional circumstances exist to justify changes to Green Belt boundaries, the strategic policy-making authority should be able to demonstrate that it has examined fully all other reasonable options for meeting its identified need for development’.

Although there is no clear definition of what amounts to exceptional circumstances, case law is clear that any justification must be responsive to local conditions and take account of a range of factors. It is worth noting that the legal challenge, *Gallagher Homes v. Solihull MBC* (2014), confirmed that an anomalous Green Belt designation can only be described as incongruous if

‘something [has] occurred subsequent to the definition of the Green Belt boundary that justifies a change’¹.

If Green Belt land is removed, the NPPF and Green Belt Planning Practice Guidance (PPG) specify that appropriate compensatory improvements to the quality and accessibility of the remaining Green Belt land should be made. Guidance is also supplied on mechanisms to preserve the land in perpetuity.

2.2 Local Circumstances and Policy

Local circumstances

Dacorum Borough is located just beyond the Greater London area and, as a result, a significant portion (60%) lies within the Metropolitan Green Belt. The Borough also contains a high percentage of rural land (85%), while much of the countryside is situated within The Chiltern Area of Outstanding Natural Beauty² (AONB). The special landscape character of the AONB adds significant value to the environmental quality of the district. At odds with this, there are significant development pressures on the Borough with the population forecast to increase.

Adopted Local Plan policy

At present, the adopted Dacorum Local Plan comprises the Core Strategy 2013 and the Site Allocations DPD (2017). The adopted Green Belt policy (CS5) provides guidance for small scale development applications. Development within selected small villages in the Green Belt is supported in accordance with Policy CS6. While the Local Plan did not fully review Green Belt boundaries, a select number of local allocations were included in the Site Allocations DPD, which adjusted some boundaries (Figure 2.1).

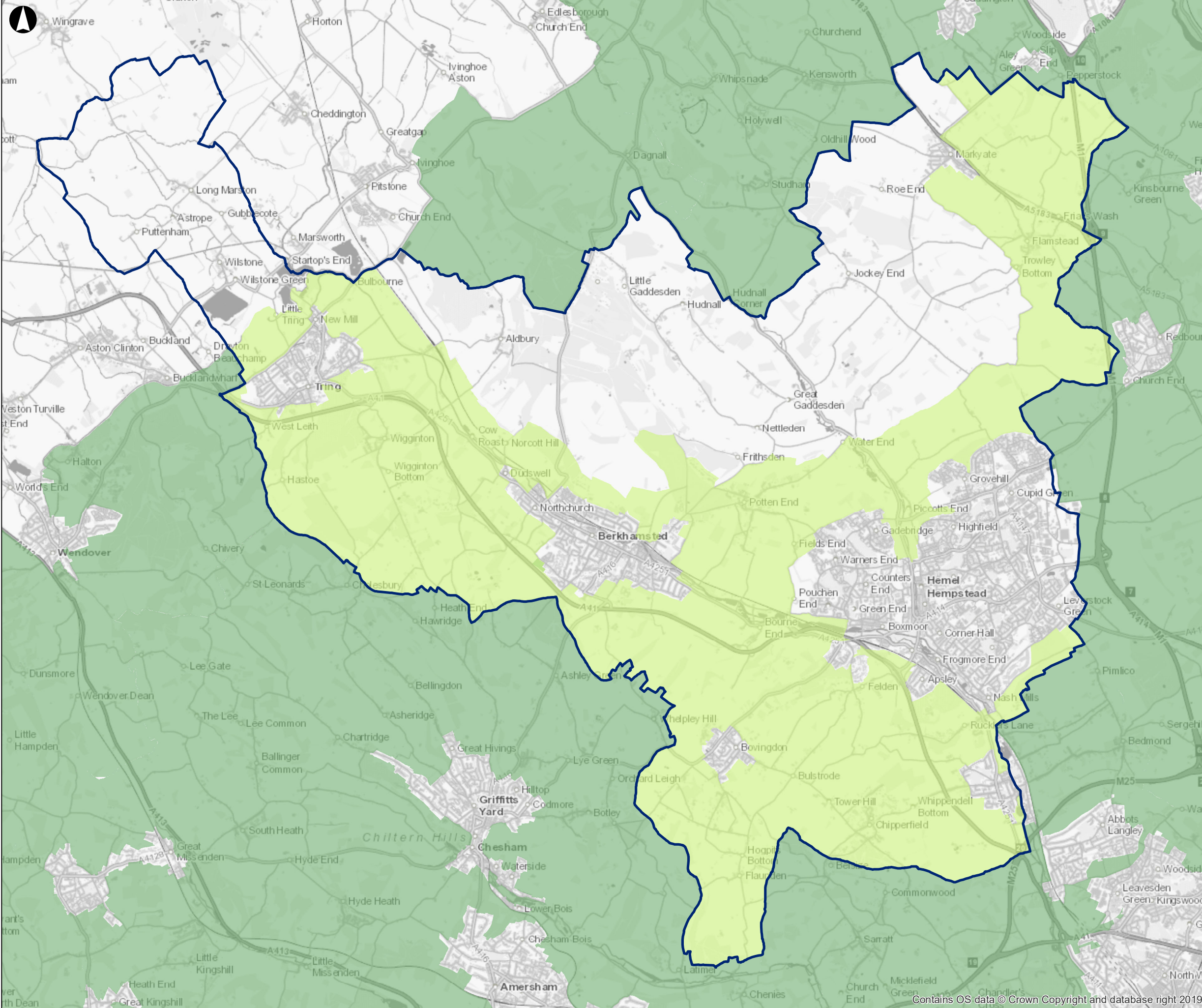
New Single Local Plan

A new single Local Plan is currently being prepared. An Issues and Options public consultation was undertaken in 2017 and so the Council are now completing further evidential work to prepare a draft Plan, which will be consulted upon in 2020.

In completing the evidential work, the Council is taking the opportunity to review the Borough’s Green Belt boundaries around potential development sites and large settlements.

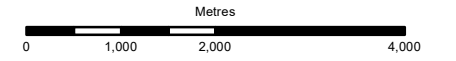
¹ Note: This challenge was brought under the 2012 NPPF.

² Adopted Core Strategy (2013)



- Borough Boundaries
- Dacorum Green Belt
- Neighbouring Green Belt

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Client
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Project Title
Stage 3 Green Belt Review

Drawing Title
Figure 2.1: Current Extent of Dacorum Green Belt

Scale at A3
1:80,000
 Role

Suitability

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Emerging Sub-regional Policy

A South West Herts Joint Strategic Plan is currently being developed across six authority areas: Dacorum Borough, Watford Borough, St Albans City & District, Three Rivers District, Hertsmere Borough and Hertfordshire County.

While the JSP is still in the initial stages of preparation, it is intended to aid coordination and delivery of key infrastructure and housing at a regional scale for the period post 2036.

The Plan will set out a vision involving five common key issues for the six partner Authorities. This includes taking a strategic approach to the Green Belt, alongside Areas of Outstanding Natural Beauty (AONBs) and blue and green infrastructure.

2.3 Previous Green Belt Studies

Stage 1 Green Belt Review Purposes Assessment

Stage 1³ of the Green Belt review was commissioned jointly by Dacorum Borough Council, St Albans City and District Council and Welwyn Hatfield Council. It involved a comprehensive assessment of all Green Belt land within the three Council areas to identify how it meets Green Belt purposes as defined by the NPPF (2012)⁴. The review identified Strategic Sub Areas and small-scale sub-areas that contributed least to the Green Belt purposes as well as locations recommended for boundary adjustment due development within the Green Belt⁵. These areas were identified for further consideration by the Councils as part of wider Local Plan strategy development and no specific boundary recommendations were made.

Stage 2 Green Belt Review and Landscape Appraisal

Stage 2⁶ of the Green Belt review was commissioned by Dacorum Borough Council. It provided a more detailed assessment of those parts of the Dacorum Green Belt identified in the Stage 1 study as contributing least to the Green Belt purposes, as well as other sites adjacent to existing urban areas and large villages. For each of the areas identified for further consideration by the Council as part of the wider Local Plan strategy development, i.e. the most weakly performing Green Belt areas (as adjusted by the policy constraints and landscape sensitivity analysis), potential boundaries were assessed and where necessary, boundary strengthening was suggested.

As part of the rural area assessment, consideration was also given to potential for designating additional Green Belt, to the west of Markyate. The review provided an assessment of the outer boundary of the Green belt with the rural area, identifying particular sections that lack durability and permanence. It identified

³ SKM (2013) Green Belt Review Purposes Assessment

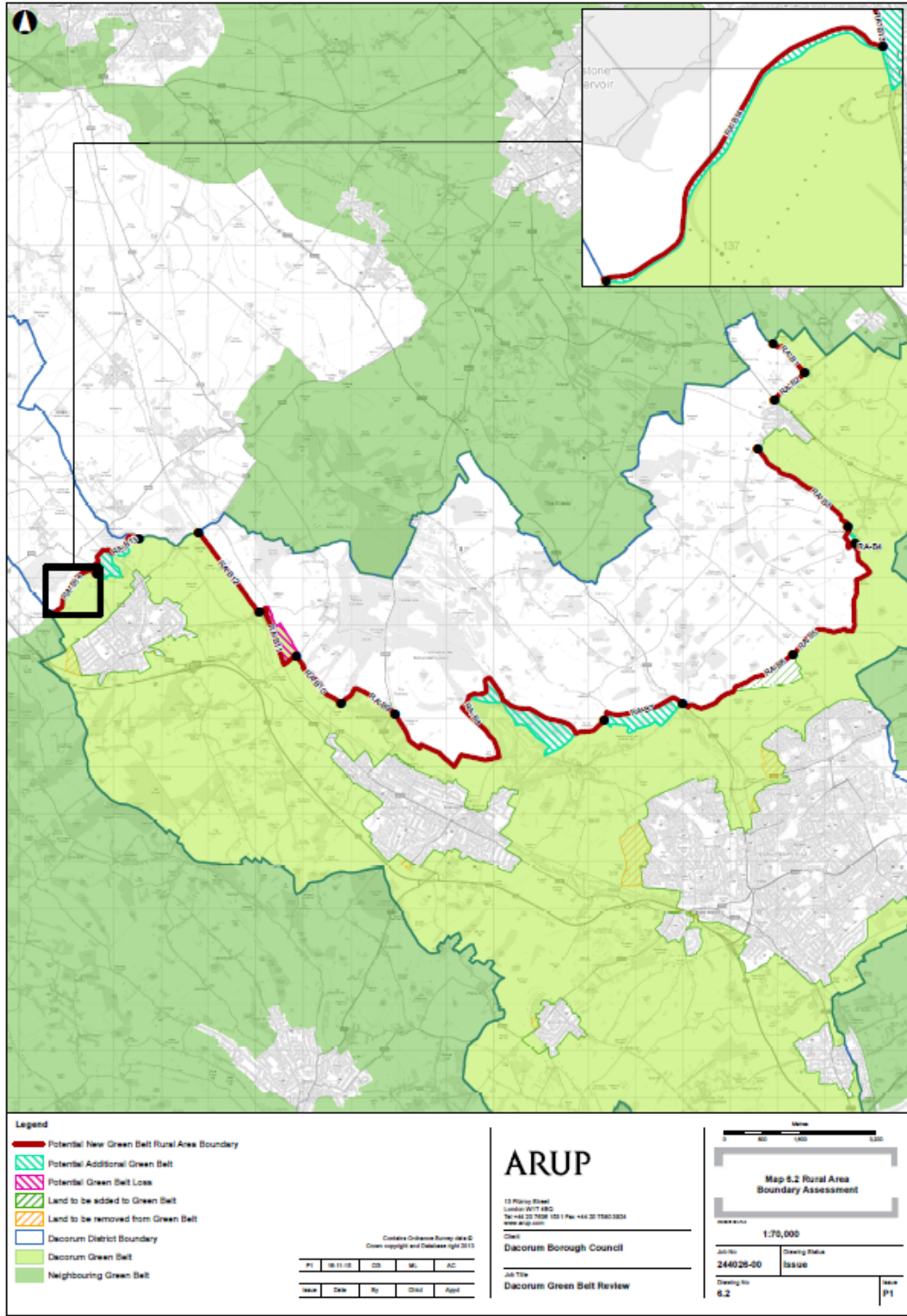
⁴ Note, the purposes set out in the 2012 and 2019 versions of the NPPF are the same.

⁵ Note, none of the latter category fell within Dacorum.

⁶ Arup (2016) Stage 2 Green Belt Review and Landscape Appraisal

potential preferable boundaries that could be adopted to strengthen the integrity of the Green Belt (Figure 2.2).

Figure 2.2 GBR Stage 2 Rural Boundary Assessment Recommendations



2.4 Green Belt Boundary Studies Elsewhere

In the absence of specific guidance to carry out a Green Belt boundary review, it is helpful to review experience elsewhere to identify potential good practice. Table 2.1 provides a high-level summary of the methodology employed for Green Belt boundary reviews carried out by a selection of Local Authorities. It should be noted that the timescales for undertaking the reviews pre-dates the publication of the 2019 NPPF. In identifying good practice, this should be taken into account to ensure that the methodology adopted is sound and reflects the latest policy requirements.

2.5 Implications

From the review of policy and previous studies, the following implications for the Green Belt boundary review were identified:

- Local Plan review offers a window of opportunity to consider whether Green Belt boundaries require alteration, including to accommodate strategic allocations. It will be necessary to demonstrate exceptional circumstances to justify any alteration.
- Green Belt boundaries should be clearly defined using readily recognisable physical features that are likely to be permanent.
- The Local Plan review also offers an opportunity to undertake detailed review of the Green Belt boundary to ascertain whether there are any potential anomalies in the Green Belt boundary and where there is clear justification, to recommend a change.
- Anomalies in the Green Belt are areas of land where change has taken place so that they no longer serve Green Belt purposes, or where the Green Belt boundary does not follow any recognisable feature therefore not ensuring a long term permanent boundary. There are three main potential sources of anomalies, which should be considered when reviewing boundaries:
 - Major anomalies, for example, locations where significant development has taken place or large-scale adjustments would be required to realign the Green Belt boundary with a readily recognisable and permanent boundary feature.
 - Minor anomalies, for example, potential digitisation errors, or small-scale adjustments would be required to realign the Green Belt boundary with a readily recognisable and permanent boundary feature.
 - Future anomalies, that would arise as a result of potential site allocations in the Green Belt.
- Potential alterations to the Green Belt should be undertaken on a case by case basis, which may encompass: examination of the historical reasons behind Green Belt definition, to ascertain whether an error was made in designating the original boundary; or a review of the site to determine if there have been any changes post Green Belt establishment.

- The review of the Green Belt boundaries in Dacorum will need to take into account those changes already identified in previous Green Belt assessments.

Table 2.1 Green Belt Boundary Review Experience Elsewhere

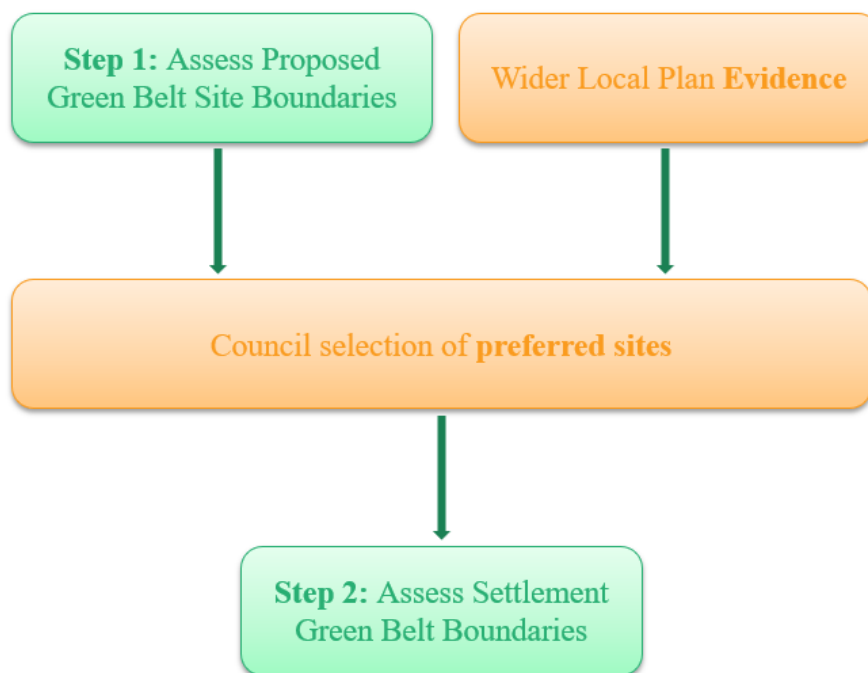
| Local Authority | Study | Status | Summary of Approach |
|------------------------------------|--|--------------------------------------|---|
| Bath & North East Somerset Council | Green Belt Boundary Desktop Review to Check Minor Anomalies | Published 2014 | A desktop review of the Green Belt boundary to identify minor anomalies, especially between the current alignment of the Housing Development Boundary and Green Belt boundary. Boundaries were assessed as to whether they were defined using readily recognisable physical features that are likely to be permanent. If an anomaly was identified, the review considered whether there was clear justification for any change. In considering justification, historic Local Plan proposals maps and historic OS maps were reviewed. For each anomaly, the Review set out the analysis and justification for a boundary change, or otherwise and a final recommendation. The review primarily identified where apparent digitisation errors had occurred. |
| Epping Forest District Council | Background Paper on Green Belt and District Open land Stage 2 Green Belt Review | Published 2018 Published 2016 | Stage 2 Green Belt Review (GBR) identified major and minor anomalies in the Green Belt where development has already taken place. Major anomalies corresponded to areas where significant development had taken place; the GBR reviewed whether there was justification for these areas to remain in the Green Belt, or whether an alteration was necessary. Minor anomalies were not judged to provide sufficient evidence for an alteration to the Green Belt. Further anomalies, including future anomalies that would arise due to alterations to the Green Belt to take account of site allocations, were identified as part of the site selection process. For each proposed alteration, the Background Paper set out a description of the alteration, justification and site requirements. The main reasons for alterations included: to support site allocation, to regularise a position where development has already taken place / planning permission has been granted and to ensure the most defensible Green Belt boundary is protected. |
| Runnymede Borough Council | Green Belt Boundary Technical Review | Published 2018 | The review considered the detailed Green Belt boundaries around the fringes of the urban areas to identify anomalies using base maps and aerial photography primarily, supported by site visits where necessary. For each proposed change, justification was provided. Four rules were defined as the basis of the changes: where the boundary between the Green Belt and the urban area was a road, the road was removed from the Green Belt; adjustments to reflect property and OS lines (essentially digitisation errors); adjustments to provide a more logical and defensible boundary; and adjustment to reflect developments that have occurred since the Green Belt was drawn. |

3 Methodology

3.1 Approach

The following section sets out the methodology used for undertaking the Stage 3 Dacorum Green Belt Review. A stepped approach was used (Figure 3.1). The first step was to assess the boundaries for potential housing and employment sites that lie within the Green Belt and to identify any mitigation required. Once the Council selected its preferred sites, the next step was to assess the Green Belt boundaries around the six major settlements in Dacorum as a whole.

Figure 3.1 Green Belt Review Approach



Step 1: Site Assessment

The Council's 'long list' of 34 potential housing and employment sites within the Green Belt were identified. For each, the following matters were considered:

- a. Whether site removal would meet NPPF tests on defining Green Belt boundaries, or whether new boundaries would be necessary as mitigation.
- b. Any anomalies arising from the potential sites and highlighting these for discussion with the client team.

Step 2: Settlement Assessment

Once the Council selected its preferred sites, the second step was to assess the Green Belt boundaries around the six major settlements in Dacorum as a whole. For each settlement, the following matters were considered:

- a. In identifying any anomalies, whether these would be classed as major, minor or future.
- b. Whether the anomalies adjacent to settlements would meet the NPPF Green Belt tests.

The current extent of Dacorum Green Belt is shown in Figure 2.1. It should be noted that the Assessment was undertaken against the adopted Green Belt boundaries as of July 2017 (part of the Adopted Site Allocations document) that amended the Proposals Map from the Dacorum Borough Local Plan 1991-2011.

3.2 Assessment Assumptions

On completing this Assessment, it is presumed that the Council has already evaluated available sites within urban areas and in neighbouring authority areas, as per NPPF paragraph 137, and so have identified potential site allocations within the Green Belt to meet based on identified need for development.

It is also presumed that sites have been selected on the basis that they will promote sustainable patterns of development, as at NPPF paragraphs 137 to 139. On the basis that these presumptions are correct, the assessment of Green Belt boundaries has proceeded using the process below.

3.3 Identification of Green Belt Boundaries

This subsection sets out how Green Belt boundaries around sites and selected settlements were assessed.

Appropriate boundary features

As at NPPF paragraph 139, Green Belt boundaries should be defined clearly, using physical features that are readily recognisable and likely to be permanent. In other words, they must be defensible and well justified to be maintained in the long-term, beyond the lifetime of the development plan.

In the Assessment, the following features were considered to be readily recognisable and durable features, consistent with the approach taken in the Stage 2 Green Belt Review:

- Infrastructure: motorways, public and made roads, and railway lines.
- Landforms: river, stream, canal or other watercourse; and prominent physical feature (e.g. ridgeline).
- Natural vegetation features: limited to dense mature trees or woodland, or those which were protected by a formal designation.
- Development: limited to development with strongly established, regular or consistent built form comprising well-defined or rectilinear edges (e.g. building edges or boundary walls / fences).

For clarity, the following ‘soft boundary’ features were not considered as durable:

- Infrastructure: private/ unmade roads; power lines
- Natural vegetation features: weakly bounded field boundary, intermittent or young tree lines. Less well established, less prominent and/or unprotected features, such as hedgerows, were generally be avoided since they could be easier to remove or alter.
- Development: ‘irregular’ or ‘inconsistent’ built form comprising imprecise or ‘softer’ edges.

In any cases where boundary features were located close together (such as where roads, rivers, and/or railway lines run closely parallel to each other), these features were taken together to form one boundary to avoid small slithers of Green Belt land.

Absence of boundary features

In any cases where the Green Belt boundaries do not coincide with defensible boundary features, new boundary features were proposed.

3.4 Addressing Green Belt Anomalies

When reviewing Green Belt boundaries following the method above, the expansion or reduction of Green Belt land adjacent to sites or settlements has been proposed as appropriate. These are referred to as anomalies and may be major or minor in scale, or future anomalies relating to proposed allocations.

For those anomalies classed as minor, these have largely been retained as Green Belt or Non-Green Belt land, as applicable, with the exception of those relating to digitisation errors. For those anomalies classed as major, an assessment was undertaken as to whether exceptional circumstances exist to justify a boundary amendment. Major anomalies were discussed at a joint consultant – client workshop. This allowed the client to use their local knowledge and planning judgement to determine whether an amendment would be appropriate.

Identifying anomalies for Green Belt retention or expansion

In proposing retention or expansion of Green Belt land, a consistent approach must be taken on the basis of NPPF guidance.

For Green Belt land to be retained or expanded, it must meet the five purposes set out at NPPF paragraph 134. On this basis, the following has been examined:

- Existing pattern of development: If there is potential for infill, sprawl or ‘backland’ development, it has been considered whether the absence of a Green Belt designation would lead to the proliferation of settlement(s) and minor/ householder development, in a way that would harm the permanent openness of the countryside.

- Historic settlement(s): Consideration on whether it is necessary to protect their landscape setting via Green Belt land, or whether existing designations are sufficient.
- Availability of derelict or other land in settlements: Based on available Council evidence, this has been accounted for as an indicator on whether further Green Belt land would be appropriate or would incur undue development pressures on the settlement(s).

Additionally, under NPPF paragraph 135, expanded Green Belt land should only occur in “exceptional circumstances”. NPPF paragraphs 138 and 139 also draw attention to the need to promote sustainable patterns of development in designating Green Belt land.

On this basis, to consider whether GB expansion is appropriate, it has also been necessary to examine:

- Whether any major changes have occurred since the previous Green Belt review (part of the Adopted Site Allocations document) in July 2017, such as potential new settlements or major urban extensions.
- Whether the absence of Green Belt land would result in unsustainable development.

Additionally, NPPF paragraph 140 highlights that it may be necessary to restrict development in a village where the settlement makes an important contribution to the character of the Green Belt.

Identifying anomalies for Green Belt removal

If significant areas of land (‘major anomalies’) no longer, or (‘future anomalies’) will no longer fulfil Green Belt purposes, as described at NPPF paragraph 134, these have been proposed for removal.

These anomalies may arise where the Green Belt boundary does not follow any recognisable feature that can serve as a long term permanent boundary, beyond the Plan period.

3.5 Linking with Landscape Sensitivity Study

With the Landscape Sensitivity Study running almost in parallel, it was important for this assessment to be responsive to this. As such, a staggered approach was taken so that the results of the Landscape study could be reflected in the settlement Green Belt boundary assessment.

3.6 Digital Mapping of Boundaries

Site and settlement Green Belt boundaries have been illustrated on digital mapping. For the settlement boundaries, these maps were prepared following the joint consultant – client workshop.

4 Key Findings - Potential Site Allocations

4.1 Introduction

The section summarises the key findings and recommendations from the potential site allocations boundary review. A total of 34 sites were reviewed, the locations of which are shown on Figure 4.1.

Table 4.1 presents a summary of the overall recommendations based on the methodology outlined in Section 3. Full assessment profiles and recommendations are shown in the proformas in Annex A.

4.2 Key Findings

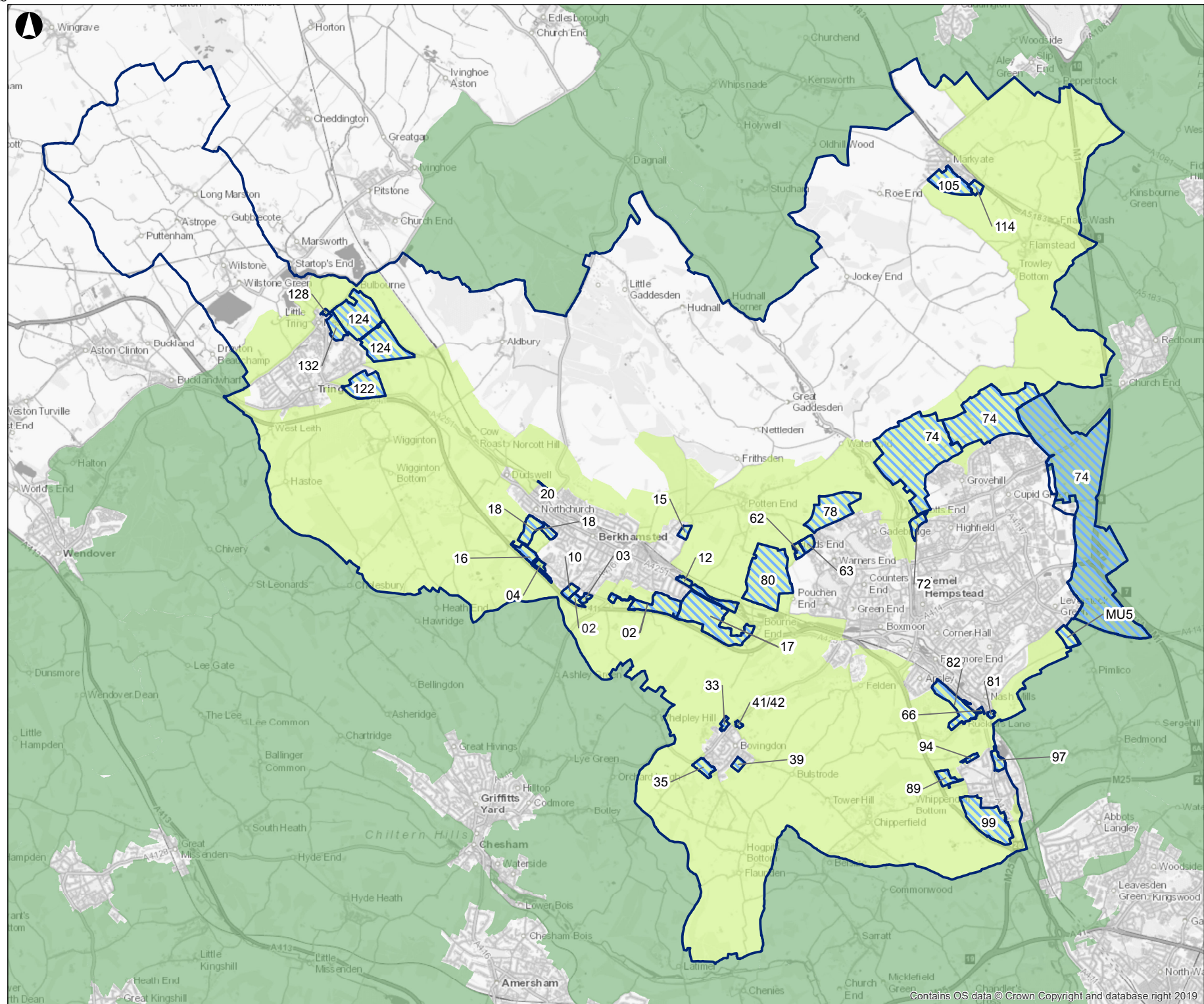
The majority of sites reviewed have strong existing Green Belt boundaries, which would be considered to meet the NPPF requirements of being clearly defined, readily recognisable and likely to be permanent. A minority of sites (no.6) have relatively weak boundary edges and so strengthening is recommended if the opportunity arises.





The review also considered the strength of the resulting Green Belt boundaries if a site is released from the Green Belt. In summary, it was found that, if released:

- **Four** sites would result in new Green Belt boundaries that would be considered readily recognisable and likely to be permanent.
- **Thirty** sites would result in weak new Green Belt boundaries, where boundary strengthening would be required.

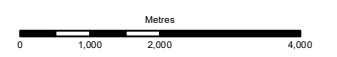
For sixteen sites, releasing them from the Green Belt would result in anomalies unless the area of land released from the Green Belt was enlarged, in particular:

- **Three** sites were bisected by highways into two sub-sites. It is recommended that the highways are also released from the Green Belt to avoid creating a future scenario whereby there are small slithers of Green Belt that purely contain a highway.
- **Fifteen sites** would result in the creation of an island or slither of Green Belt enclosed or almost enclosed by built development. It is considered that in the future these areas would no longer fulfil Green Belt purposes. It is recommended that these additional areas of land are released to avoid creating future anomalies in the Green Belt.



-  Potential Site Allocations
-  Borough Boundaries
-  Dacorum Green Belt
-  Neighbouring Green Belt

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Client
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Project Title
Stage 3 Green Belt Review

Drawing Title
Figure 4.1: Location of Sites

Scale at A3
1:80,000
 Role

Suitability

| | |
|---------------------------------|------------------|
| Arup Job No 272944-00 | Rev D2 |
| Name | |

Table 4.1 Site Summary Findings

| Stage 3 Site No | Located Within | | | Boundary Considerations If Retained in the Green Belt | Boundary Recommendations If Released from the Green Belt | Future Anomalies if Site Released from Green Belt |
|--|-----------------------|-----------------------|-------------|---|---|--|
| | Stage 1 GBA Parcel | Stage 2 GBA Parcel | Settlement | | | |
| 02 - South of Berkhamsted | 11 | DS-2a / DS-2b | Berkhamsted | Strengthening to be considered | Strengthening recommended | None |
| 03 – British Film Institute Archive | 11 | D-S2a | Berkhamsted | None | Strengthening recommended | None |
| 04 – Blegberry Gardens | 6 | BK-A11 | Berkhamsted | None | Strengthening recommended | Land to south-east of site should also be removed from Green Belt if site allocated. |
| 10 – Haslam Playing Fields | 11 | D-S2a | Berkhamsted | Strengthening to be considered | Strengthening recommended | None |
| 12 – Bank Mill | 11 | BK-A9 | Berkhamsted | None | None | None |
| 15 – Ivy House Lane | 10 | BK-A7 | Berkhamsted | None | None | None |
| 16 – Land between Shootersway and A41 bypass | 6 | BK-A11 | Berkhamsted | None | Strengthening recommended | Land to south-east of site should also be removed from Green Belt if site allocated. |
| 17 – East of Berkhamsted | 11 | BK-A9 / BK-A10 | Berkhamsted | Strengthening to be considered | Strengthening recommended | Highway separating split site should also be removed from Green Belt if site allocated. |
| 18 – Land east of Darrs Lane | 6 | BK-A12 | Berkhamsted | None | None | Highway separating split site and land to the south east should also be removed from the Green Belt if site allocated. |
| 20 – Lockfield | 7 | BK-A1 | Berkhamsted | None | Strengthening recommended | Land to south-west of site should also be removed from Green Belt if site allocated. |

| Stage 3 Site No | Located Within | | | Boundary Considerations If Retained in the Green Belt | Boundary Recommendations If Released from the Green Belt | Future Anomalies if Site Released from Green Belt |
|--|-----------------------|-----------------------|-----------------|---|---|--|
| | Stage 1 GBA Parcel | Stage 2 GBA Parcel | Settlement | | | |
| 33 – Duckhall Farm | 12 | BV-A2 | Bovingdon | None | Strengthening recommended | None |
| 35 – Grange Farm | 13 | BV-A6 | Bovingdon | None | Strengthening recommended | Land to north-east of site should also be removed from Green Belt if site allocated. |
| 39 – Homefield | 13 | D-SS2 | Bovingdon | None | Strengthening recommended | None |
| 41/42 – Land north of Vicarage Lane / Land south of Hempstead Road | 14A | BV-A3 | Bovingdon | None | Strengthening recommended | None |
| 62 – Fields End Farm | 10 | HH-A6 | Hemel Hempstead | None | Strengthening recommended | None |
| 63 – Fields End Lane | 10 | HH-A6 | Hemel Hempstead | None | Strengthening recommended | None |
| 66 – Land adjacent The Red Lion | 14B | HH-A12 | Hemel Hempstead | Strengthening to be considered | Strengthening recommended | Land to north-east of site should also be removed from Green Belt if site allocated. |
| 72 – Land south of Link Road / west of Fletcher Way | 16A | HH-A3 | Hemel Hempstead | None | Strengthening recommended | None |
| 74 – North Hemel Hempstead | 16B | HH-A2 & HH-A1 | Hemel Hempstead | Strengthening to be considered | Strengthening recommended | Land to south of site should also be removed from Green Belt if site allocated. |
| 78 – Polechanger Lane | 9 | HH-A5 | Hemel Hempstead | None | Strengthening recommended | None |
| 80 – Pouchen End Lane | 10 | HH-A14 | Hemel Hempstead | None | Strengthening recommended | None |
| 81 – Red Lion Lane | 15 | HH-A12 | Hemel Hempstead | None | Strengthening recommended | Land to north-west of site should also be removed from Green Belt if site allocated. |
| 82 – Shendish Manor and Fairfields | 14B | D-S3 | Hemel Hempstead | None | Strengthening recommended | None |

| Stage 3 Site No | Located Within | | | Boundary Considerations If Retained in the Green Belt | Boundary Recommendations If Released from the Green Belt | Future Anomalies if Site Released from Green Belt |
|----------------------------------|-----------------------|-----------------------|-----------------|---|---|---|
| | Stage 1 GBA Parcel | Stage 2 GBA Parcel | Settlement | | | |
| MU5 – Bunkers Park | 15 | HH-A13 | Hemel Hempstead | None | Strengthening recommended | Land to north-west of site should also be removed from Green Belt if site allocated. |
| 89 – Hill Farm | 14B | KL-A3 | Kings Langley | None | Strengthening recommended | None |
| 94 – Land north of Coniston Road | 14B | KL-A2 | Kings Langley | None | Strengthening recommended | Land to south-west of site should also be removed from Green Belt if site allocated. |
| 97 – Rectory Farm | 14B | KL-A1 | Kings Langley | None | Strengthening recommended | Land to south-west of site and to east of site should also be removed from Green Belt if site allocated. |
| 99 – Wayside Farm | 14B | KL-A4 | Kings Langley | None | Strengthening recommended | Land to north, east and south-west of the site should also be removed from Green Belt if the site is allocated. |
| 105 – Cotton Spring Farm | 18A | MY-A3 | Markyate | None | Strengthening recommended | None |
| 114 – Land south of London Road | 18A | MY-A3 | Markyate | None | Strengthening recommended | Land to north-west and north-east of the site should also be removed from Green Belt if site allocated. |
| 122 – Dunsley Farm | 3 | TR-A5 | Tring | None | None | Land to north-west of site should also be removed from Green Belt if site allocated. |
| 124 – East of Tring | 4 | TR-A2 / TR-A3 | Tring | None | Strengthening recommended | Highway bisecting split site and land to south-west of site should also be removed from Green Belt if site allocated. |

| Stage 3 Site No | Located Within | | | Boundary Considerations If Retained in the Green Belt | Boundary Recommendations If Released from the Green Belt | Future Anomalies if Site Released from Green Belt |
|--|-----------------------|-----------------------|------------|---|---|--|
| | Stage 1 GBA Parcel | Stage 2 GBA Parcel | Settlement | | | |
| 128 – Land south of Gammel Farm Bulbourne Road | 4 | TR-A1 | Tring | Strengthening to be considered | Strengthening recommended | None |
| 132 – New Mill | 4 | TR-A2 | Tring | None | Strengthening recommended | None |

5 Landscape Sensitivity

The parallel landscape study reviewed the proposed site allocations in landscape terms. It assessed the landscape sensitivity of the proposed site allocations based on the following steps:

- Identification of landscape value, i.e. the relative value that is attached to different landscapes by society, whether this be the landscape as a whole or individual elements, features and aesthetic and perceptual qualities which contribute to the character of the landscape. This was assessed on a five-point scale from national to local / neighbourhood level.
- Assessment of landscape susceptibility to the change in question, i.e. the degree to which a defined landscape and its associated visual qualities and attributes might respond to a development scenario or other change without undue negative effects on landscape character and visual resource. A five-point scale from low to high was used to assess susceptibility.
- Assessment of landscape sensitivity taking into consideration landscape value and susceptibility, i.e. the measure of the resilience, or robustness, of a landscape to withstand specified change arising from development types or land management practices, without undue negative effects on the landscape and visual baseline and their value. A five-point scale from low to high was used to assess sensitivity (Figure 5.1).

For each site landscape guidance and principles for development were outlined to help inform spatial planning options.

Figure 5.1 Landscape Sensitivity Scale

| |
|--|
| <p>High The landscape is highly sensitive to change arising from residential development. A very high degree of care will be needed in considering the location, design and siting of any change within the landscape.</p> |
| <p>Moderate-High The landscape has a moderate-high sensitivity to change arising from residential development. A high degree of care will be needed in considering the location, design and siting of any change within the landscape</p> |
| <p>Moderate The landscape has a moderate sensitivity to change arising from residential development. Although the landscape may have some ability to absorb change, some alteration in character may result. Considerable care is still needed in locating and designing such developments within the landscape.</p> |
| <p>Moderate-Low The landscape has a moderate-low sensitivity to change arising from residential development. The landscape may have relatively greater ability to absorb change although care is still needed in locating and designing such developments within the landscape. There may be opportunity for mitigation, enhancement and restoration.</p> |
| <p>Low The landscape has a low sensitivity to change arising from residential development. Change can potentially be more easily accommodated or there may be considerable opportunities to integrate such developments within the landscape, to positively create new character, or restore/enhance the landscape. Sensitive design is still needed to accommodate change.</p> |

Table 5.1 sets out the results of this review for the individual sites. In summary, for the 32 sites assessed:

- Five sites have high sensitivity to change.
- Six sites have moderate-high sensitivity to change.
- Eleven sites have moderate sensitivity to change.
- Five sites have low-moderate sensitivity to change.
- Three sites have low sensitivity to change.

A higher sensitivity rating does not necessarily preclude development of a site / part of a site; however, its development would need to be carefully balanced in terms of quantum, design and siting to ensure that the landscape could accommodate the development without undue adverse change. This will be a design matter for at the masterplanning stage and beyond. The landscape study therefore did not identify specific parcels of land, which should not be developed and therefore could remain in the Green Belt. Thus, for the subsequent settlement boundary assessment the full extent of the sites, as originally proposed, has been used.

The release of the most vulnerable land, in landscape sensitivity terms, from the Green Belt, may open it up to inappropriate development. Therefore, it will be important that the Council affords this land local policy protection to avoid its loss to development.

Table 5.1 Summary Landscape Findings

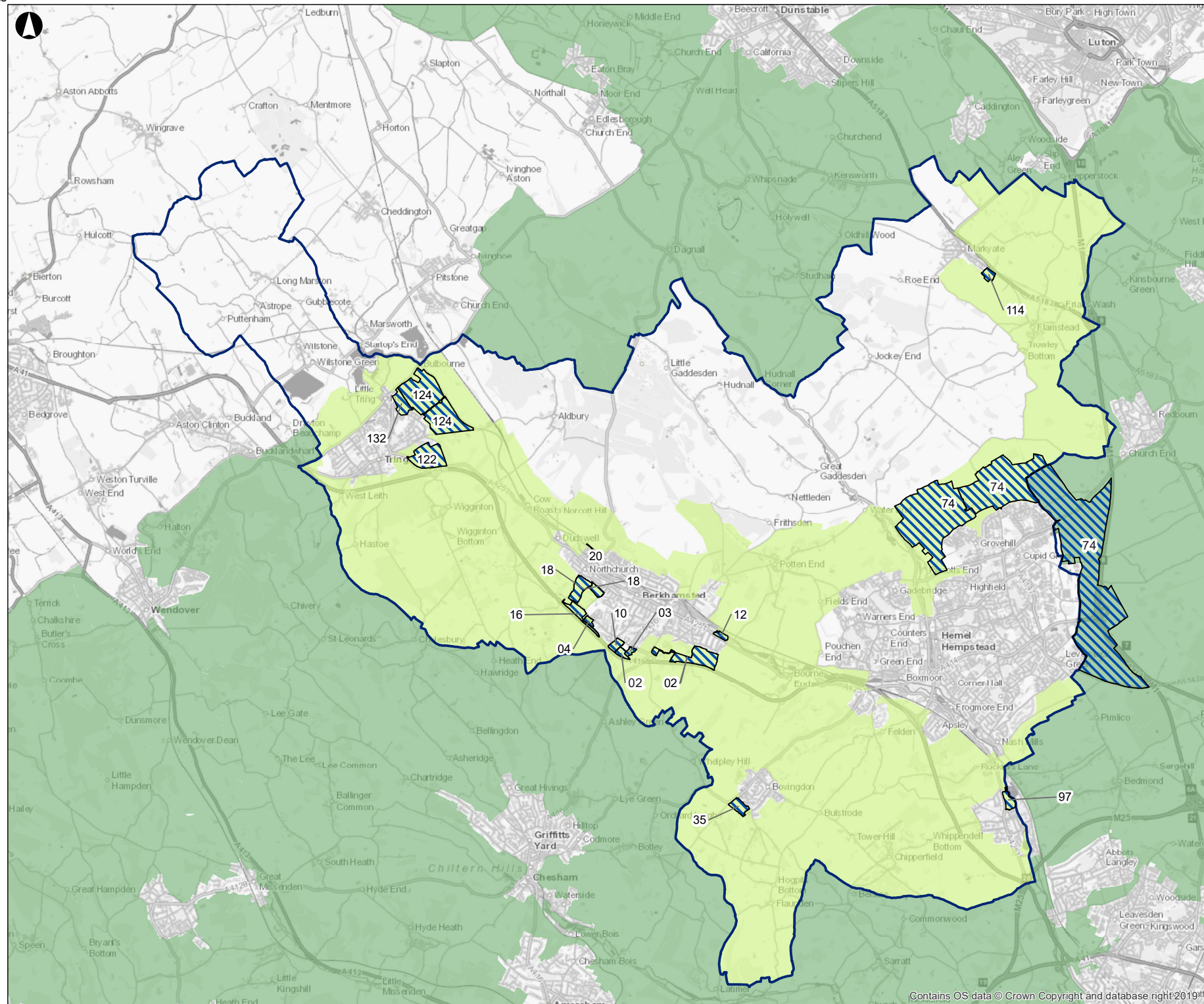
| Stage 3 Site No | Value | Susceptibility | Sensitivity |
|--|---------------------|---------------------|---------------------|
| 2 -South of Berkhamsted | Neighbourhood | Moderate-High | Moderate-High |
| 3 – British Film Institute Archive | Neighbourhood | Low-Moderate | Low-Moderate |
| 4 – Blegberry Gardens | Neighbourhood | Moderate | Moderate |
| 10 – Haslam Playing Fields | Neighbourhood | Moderate | Moderate |
| 12 – Bank Mill | Neighbourhood | Moderate-High | Moderate-High |
| 15 – Ivy House Lane | Neighbourhood | Moderate | Moderate |
| 16 – Land between Shootersway and A41 Bypass | Neighbourhood | Low-Moderate | Moderate-Low |
| 17 – East of Berkhamsted | Neighbourhood | High | High |
| 18 – Land east of Darrs Lane | Neighbourhood | Moderate-High | Moderate |
| 20 – Lockfield | Neighbourhood | Moderate | Low-Moderate |
| 33 – Duckhill Farm | Neighbourhood | Moderate | Moderate |
| 35 – Grange Farm | Neighbourhood | Moderate | Moderate |
| 39 – Homefield | Neighbourhood | Low | Low |
| 41/42 – Land north of Vicarage Lane / Land south of Hempstead Road | Neighbourhood | Moderate | Moderate |
| 62 – Fields End Farm | Neighbourhood | Moderate | Moderate |
| 63 – Fields End Lane | Neighbourhood | Moderate-High | Moderate-High |
| 66 – Land adjacent Red Lion | <i>Not assessed</i> | <i>Not assessed</i> | <i>Not assessed</i> |
| 72 – Land south of Link Road / West of Fletcher Way | Neighbourhood | Moderate-High | Moderate-High |
| 74 – North Hemel Hempstead | District | Moderate-High | High |
| 78 – Polehanger Lane | Neighbourhood | Moderate-High | Moderate-High |
| 80 – Pouchen End Lane | District | High | High |
| 81 – Red Lion Lane | Neighbourhood | Low | Low |
| 82 – Shendish Manor and Fairfields | Neighbourhood | High | High |
| MU5 – Bunkers Park | <i>Not assessed</i> | <i>Not assessed</i> | <i>Not assessed</i> |
| 89 – Hill Farm | Neighbourhood | Low-Moderate | Low-Moderate |
| 94 – Land north of Coniston road | Neighbourhood | High | High |
| 97 – Rectory Farm | Neighbourhood | Low | Low |
| 99 – Wayside Farm | Borough | High | High |
| 105 – Cotton Spring Farm | National | Moderate-High | High |
| 114 – Land south of London Road | Neighbourhood | Low-Moderate | Low-Moderate |
| 122 – Dunsley Farm | Neighbourhood | Moderate | Moderate |
| 124 – East of Tring | Neighbourhood | Moderate-High | Moderate-High |
| 128 – Land south of Gammel Farm Bulbourne Road | Neighbourhood | Moderate | Moderate |
| 132 – New Mill | Neighbourhood | Moderate | Moderate |





6 Key Findings - Settlements

6.1 Introduction

The section summarises the key findings and recommendations from a review of the Green Belt boundaries around the six major settlements of Berkhamsted, Bovington, Hemel Hempstead, Kings Langley, Markyate and Tring. The review was undertaken to determine whether there are any potential major or minor anomalies in the Green Belt boundary and whether there is clear justification to recommend a change. This included consideration of whether the Council's choice of recommended sites for allocation within the emerging Local Plan (Figure 6.1), would create any anomalies.

The following sub-sections present a summary of the overall recommendations based on the methodology outlined in Section 3. Full assessment profiles and recommendations are shown in the proformas in Annex B.



-  Preferred Site Allocations
-  Borough Boundaries
-  Dacorum Green Belt
-  Neighbouring Green Belt

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Coordinate System: British National Grid

Metres
 0 1,125 2,250 4,500

| | | | | |
|-----|----------|----|------|------|
| D2 | 20-08-04 | JS | KF | CS |
| Rev | Date | By | Chkd | Appd |

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Client
Dacorum Borough Council

Project Title
Stage 3 Green Belt Review

Drawing Title
Figure 6.1: Proposed Site Allocations in the Green Belt

Scale at A3
1:87,216

Role

Suitability

| | |
|---------------------------------|------------------|
| Arup Job No 272944-00 | Rev D3 |
| Name | |

6.2 Berkhamsted

The majority of the Green Belt boundary around Berkhamsted is considered to meet the NPPF requirements of being clearly defined, readily recognisable and likely to be permanent. However, there are 13 sections where potential weaknesses / anomalies have been identified (Figure 6.2, Table 6.1).

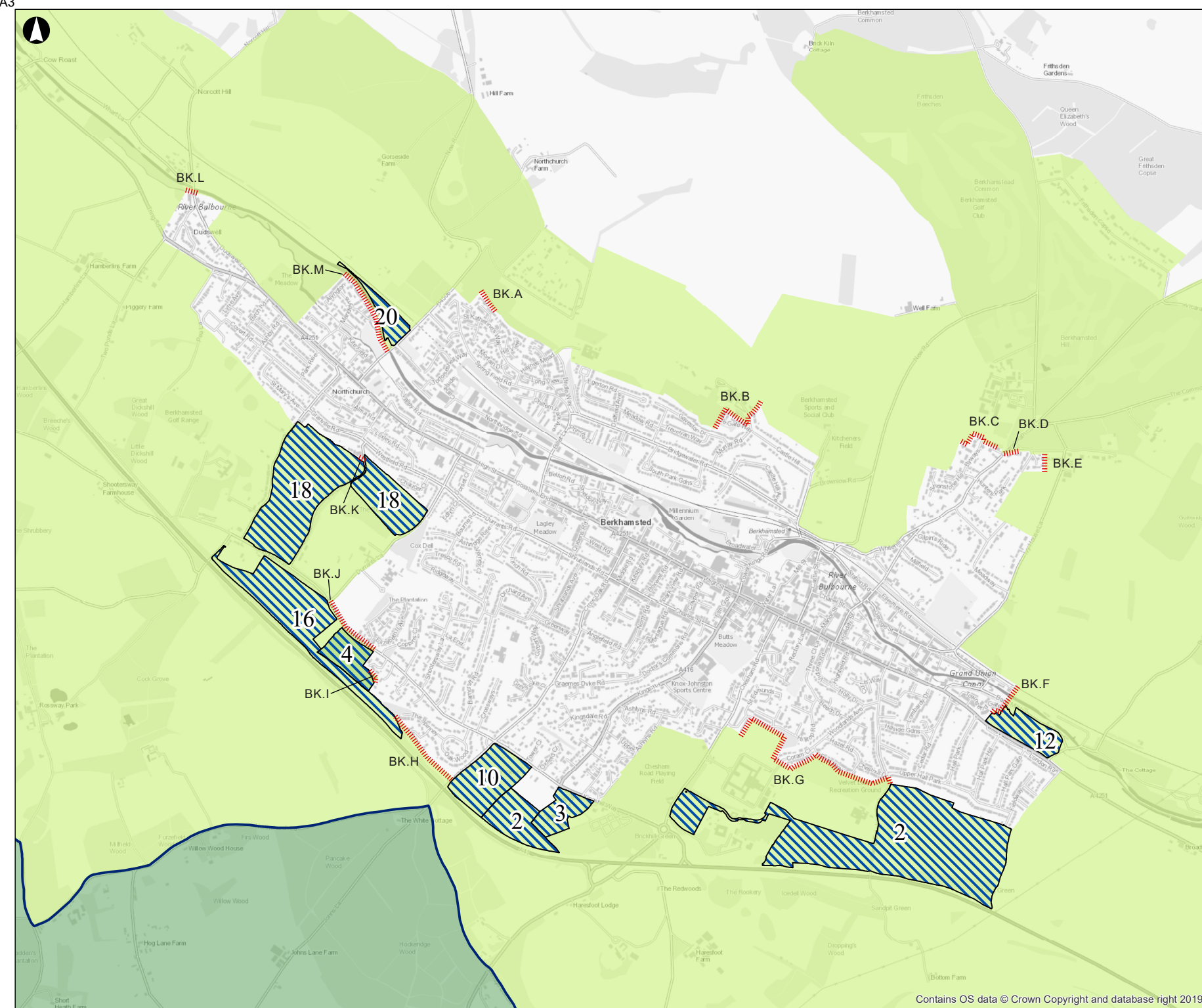
Eight of these anomalies (BK.A, BK.B, BK.C, BK.D, BK.E, BK.G, BK.H, and BK.L) relate to development that is present within the Green Belt. However, no exceptional circumstances were identified to justify the release of this land and therefore no changes are proposed.

Five of the anomalies (BK.F, BK.I, BK.J, BK.K and BK.M) relates to the proposed release of sites 12, 4, 16, 18 and 20 (respectively) from the Green Belt as allocations within the emerging Local Plan. Minor release of additional Green Belt land is recommended to avoid creating a small islands or slithers of Green Belt land surrounded by built development that would no longer serve Green Belt purposes.

The resultant Green Belt boundary for Berkhamsted, taking into account proposed allocations and the anomalies, is shown in Figure 6.3.

Table 6.1 Berkhamsted Summary Findings

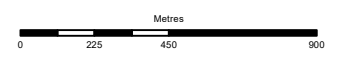
| Alteration ref | Anomaly Type | Green Belt Boundary Recommendation |
|----------------|--------------|--|
| BK.A | Major | No change |
| BK.B | Major | No change |
| BK.C | Major | No change |
| BK.D | Minor | No change |
| BK.E | Major | No change |
| BK.F | Future | Green Belt release to support proposed allocation of site 12 in emerging Local Plan |
| BK.G | Future | No change |
| BK.H | Minor | No change |
| BK.I | Future | Green Belt release to support proposed allocation of site 4 in emerging Local Plan |
| BK.J | Future | Green Belt release to support proposed allocation of sites 4 and 16 in emerging Local Plan |
| BK.K | Future | Green Belt release to support proposed allocation of site 18 in emerging Local Plan |
| BK.L | Minor | No change |
| BK.M | Future | Green Belt release to support proposed allocation of site 20 in emerging Local Plan |



- Preferred Site Allocations
- Borough Boundaries
- Dacorum Green Belt
- Neighbouring Green Belt
- Section of Green Belt boundary considered

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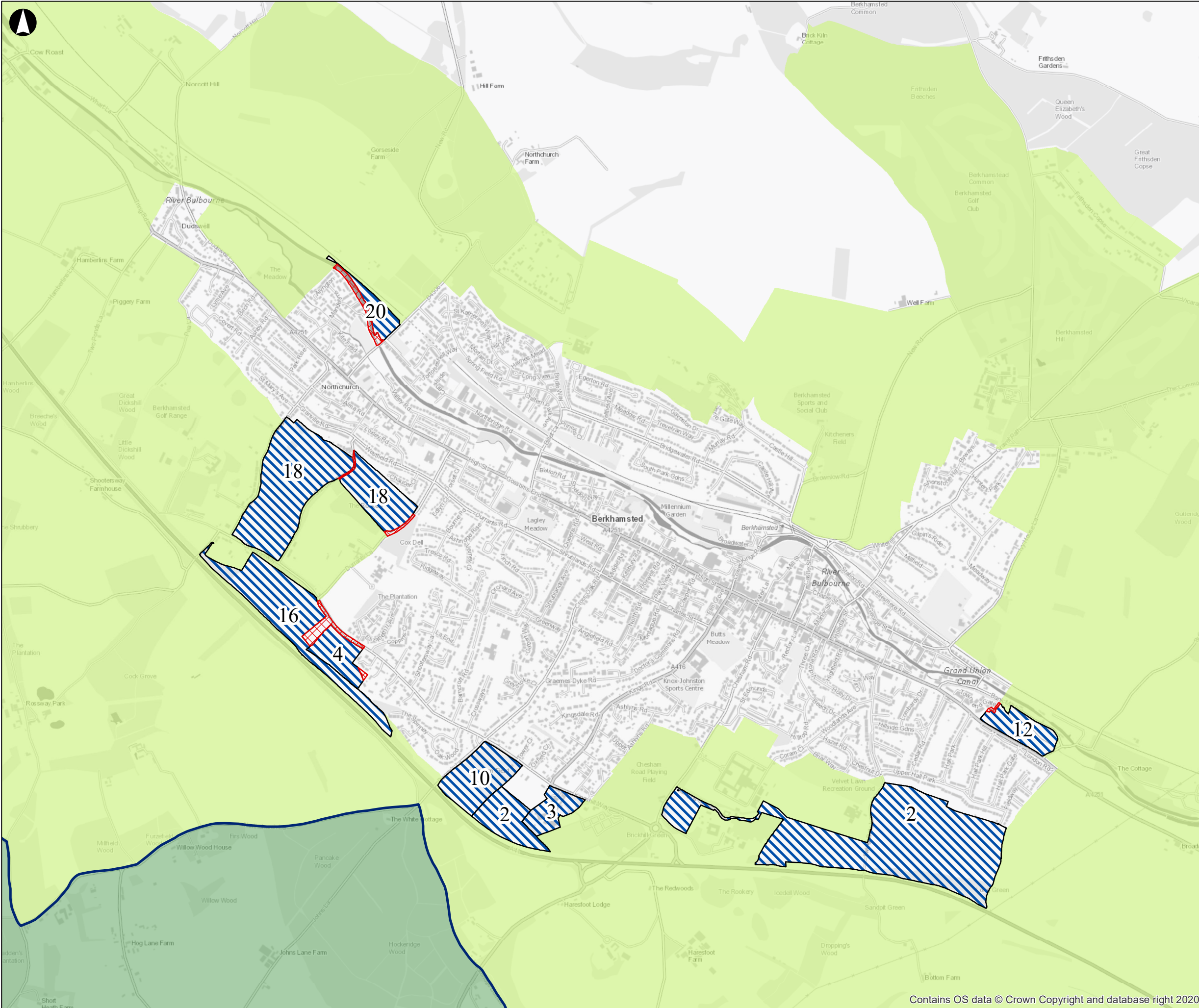
Project Title
Stage 3 Green Belt Review

Drawing Title
Figure 6.2 Berkhamsted

Scale at A3
1:17,000
 Role

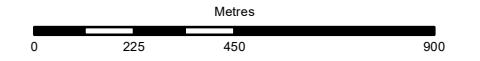
Suitability

| | |
|---------------------------------|------------------|
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| Name | |



- Recommendation: remove from Green Belt
- Recommendation: add to Green Belt
- Preferred Site Allocations
- Borough Boundaries
- Proposed revised Dacorum Green Belt
- Neighbouring Green Belt

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Project Title
Stage 3 Green Belt Review

Drawing Title
Figure 6.3: Berkhamstead - Land to be removed / added to Green Belt and new Green Belt boundary

Scale at A3
1:17,000
 Role

Suitability

| | |
|---------------------------------|------------------|
| Arup Job No 272944-00 | Rev D3 |
| Name | |