

6.6 Markyate

The majority of the Green Belt boundary around Markyate is considered to meet the NPPF requirements of being clearly defined, readily recognisable and likely to be permanent. However, there are four sections where potential weakness / anomalies have been identified (Figure 6.10, Table 6.5).

Three of the anomalies (MY.A, MY.B and MY.D) relate to the lack of a recognisable boundary edge. However, no exceptional circumstances were identified to justify either the expansion or contraction of Green Belt land to the nearest defensible and permanent boundary features. Therefore, no change is proposed.

One of the anomalies (MY.C) relates to the proposed release of site 114 from the Green Belt as an allocation within the emerging Local Plan. The future development of the proposed site allocation would result in the adjacent strips of land being enclosed by built development and hence they would no longer serve Green Belt purposes. Therefore, this minor release is recommended. The resultant Green Belt boundary for Markyate, taking into account proposed allocations, changes associated with the Site Allocation DPD and the anomalies, is shown in Figure 6.11.

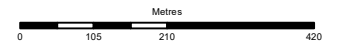
Table 6.5 Markyate Summary Findings

Alteration ref	Anomaly Type	Green Belt Boundary Recommendation
MY.A	Minor	No change.
MY.B	Minor	No change
MY.C	Future	Green Belt release to support proposed allocation of site 114 in emerging Local Plan
MY.D	Minor	No change



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

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

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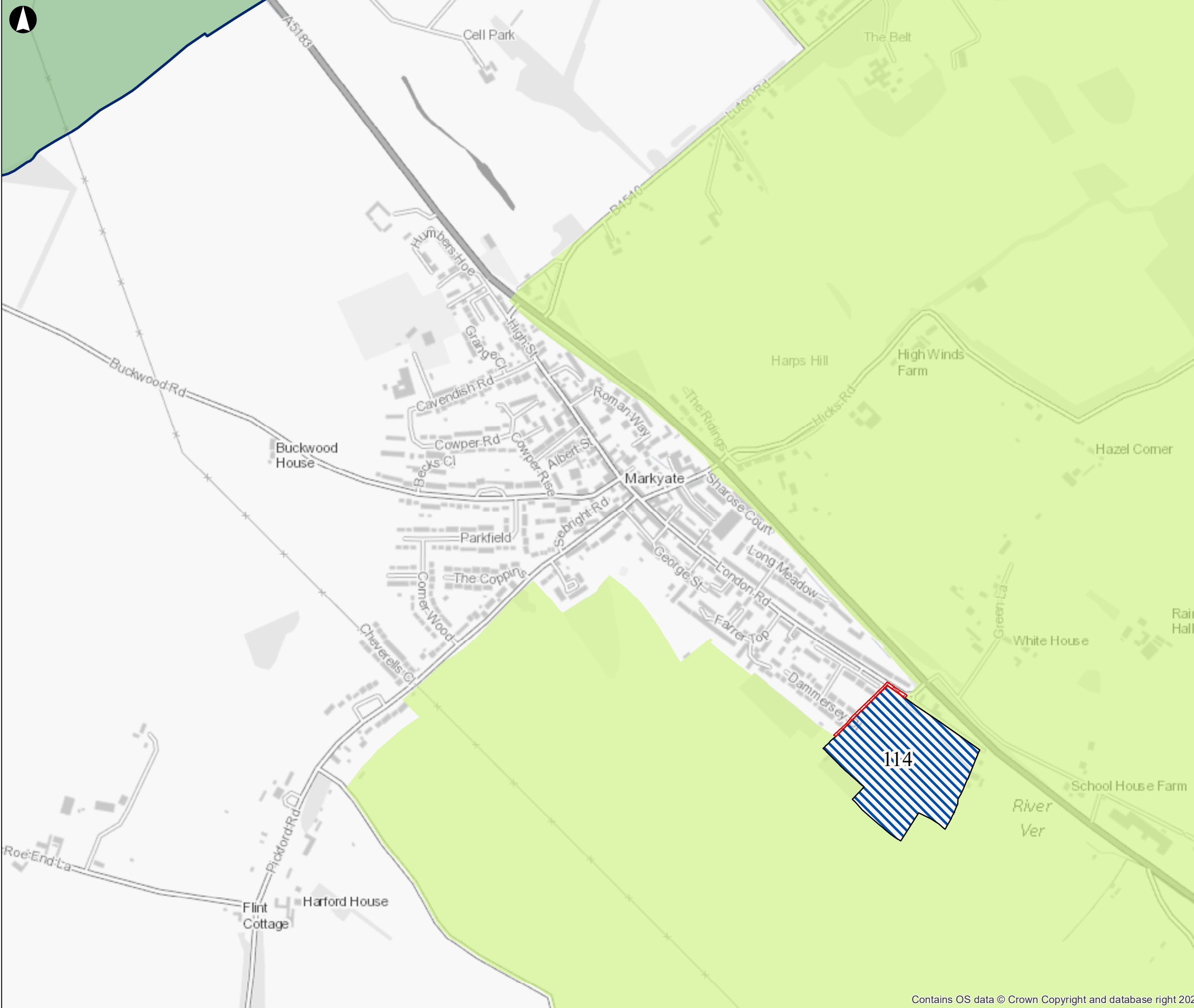
Project Title
Stage 3 Green Belt Review

Drawing Title
Figure 6.10: Markyate

Scale at A3
1:8,000
 Role

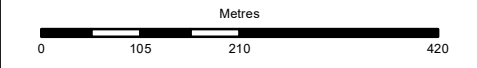
Suitability

Arup Job No 272944-00	Rev D3
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- 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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Figure 6.11: Markyate - Land to be removed / added to Green Belt and new Green Belt boundary

Scale at A3
1:8,000
 Role
 Suitability

Arup Job No 272944-00	Rev D3
Name	

6.7 Tring

The majority of the Green Belt boundary around Tring is considered to meet the NPPF requirements of being clearly defined, readily recognisable and likely to be permanent. However, there are seven sections where potential weakness / anomalies have been identified (Figure 6.12, Table 6.6).

One of these anomalies (TR.A) relates to an apparent digitisation error, where the Green Belt boundary does not align with an immediately adjacent defensible boundary feature. No change to the Green Belt boundary is proposed per se, however it is recommended that the digitisation error is corrected.

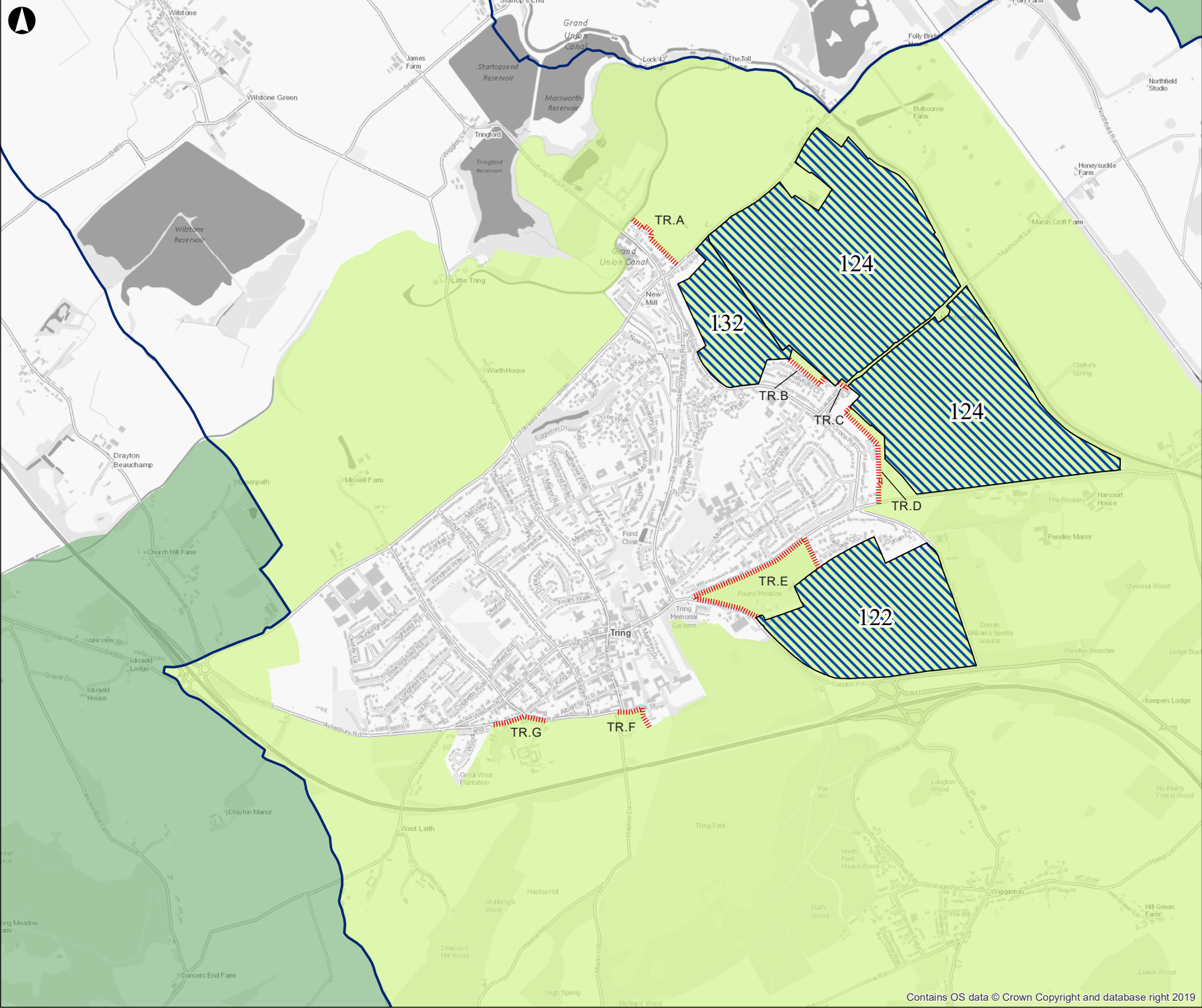
Four of the anomalies (TR.B, TR.C, TR.D and TR.E) relate to the proposed release of sites 122, 124 and 132 from the Green Belt as allocations within the emerging Local Plan. The development of the proposed site allocations will lead to the enclosure of these areas by built form, thus in the future these areas will not serve Green Belt purposes. Therefore, the release of the land adjacent to these sections is recommended.

Two of the anomalies (TR.F and TR.G) relate to development that is present within the Green Belt. However, the scale and openness of the built form does not undermine the purposes of the Green Belt. No exceptional circumstances were identified to justify the release of this land and therefore no changes are proposed.

The resultant Green Belt boundary for Tring, taking into account proposed allocations, changes associated with the Site Allocation DPD and the anomalies, is shown in Figure 6.13.

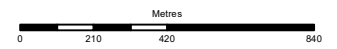
Table 6.6 Tring Summary Findings

Alteration ref	Anomaly Type	Green Belt Boundary Recommendation
TR.A	Minor	No change to the Green Belt but digitisation error to be corrected.
TR.B	Future	Green Belt release to support proposed allocation of sites 132 and 124 in emerging Local Plan.
TR.C	Future	Green Belt release to support proposed allocation of site 124 in emerging Local Plan.
TR.D	Future	Green Belt release to support proposed allocation of site 124 in emerging Local Plan.
TR.E	Future	Green Belt release to support proposed allocation of site 122 in emerging Local Plan.
TR.F	Major	No change
TR.G	Major	No change



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

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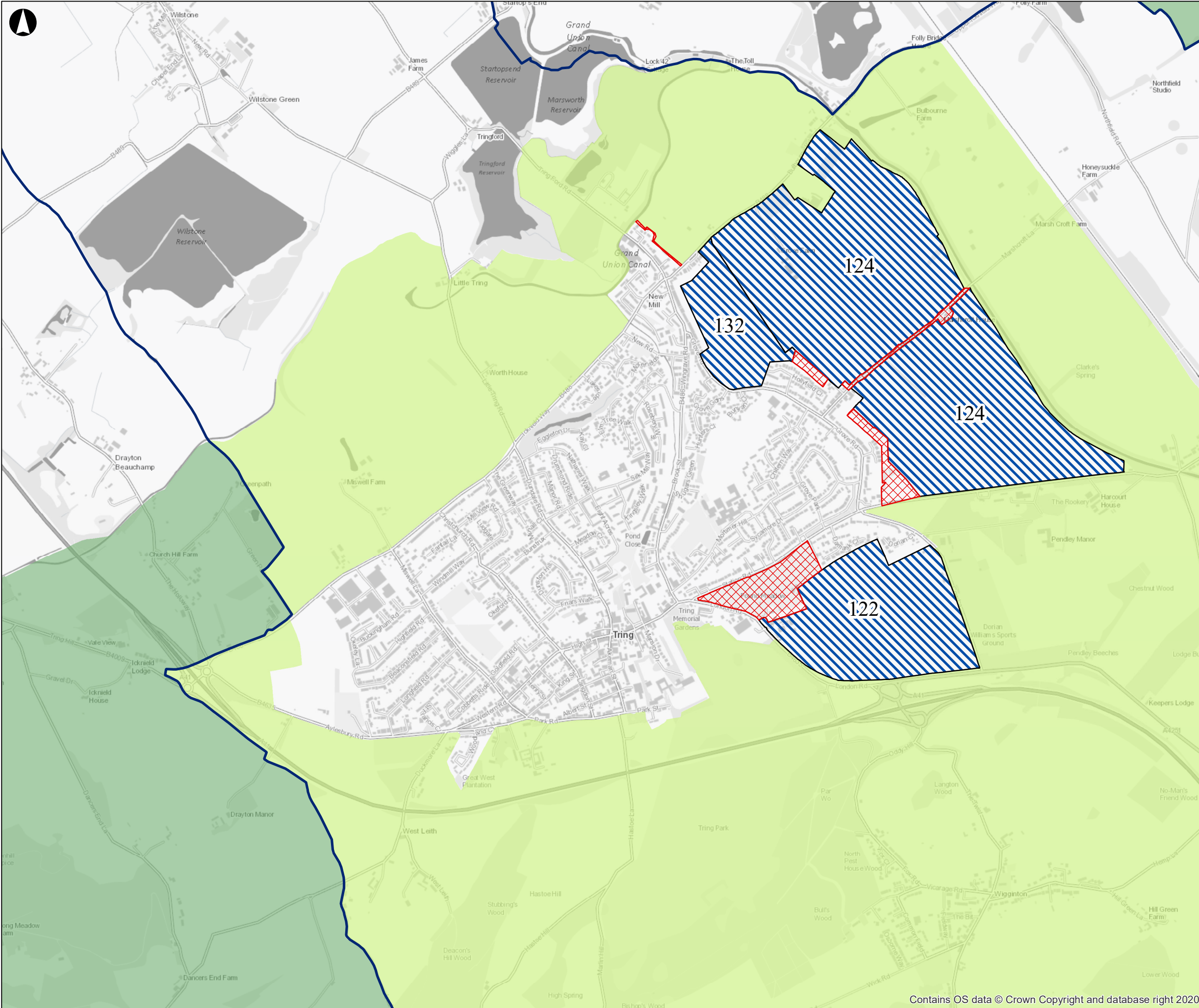
Project Title
Stage 3 Green Belt Review

Drawing Title
Figure 6.12: Tring

Scale at A3
1:16,000
 Role

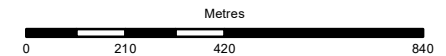
Suitability

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- Recommendation: remove from Green Belt
- Recommendation: add to Green Belt
- Preferred Site Allocations
- Borough Boundaries
- Proposed revised Dacorum Green Belt
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Drawing Title
Figure 6.13: Tring - Land to be removed / added to Green Belt and new Green Belt boundary

Scale at A3
1:16,000

Role

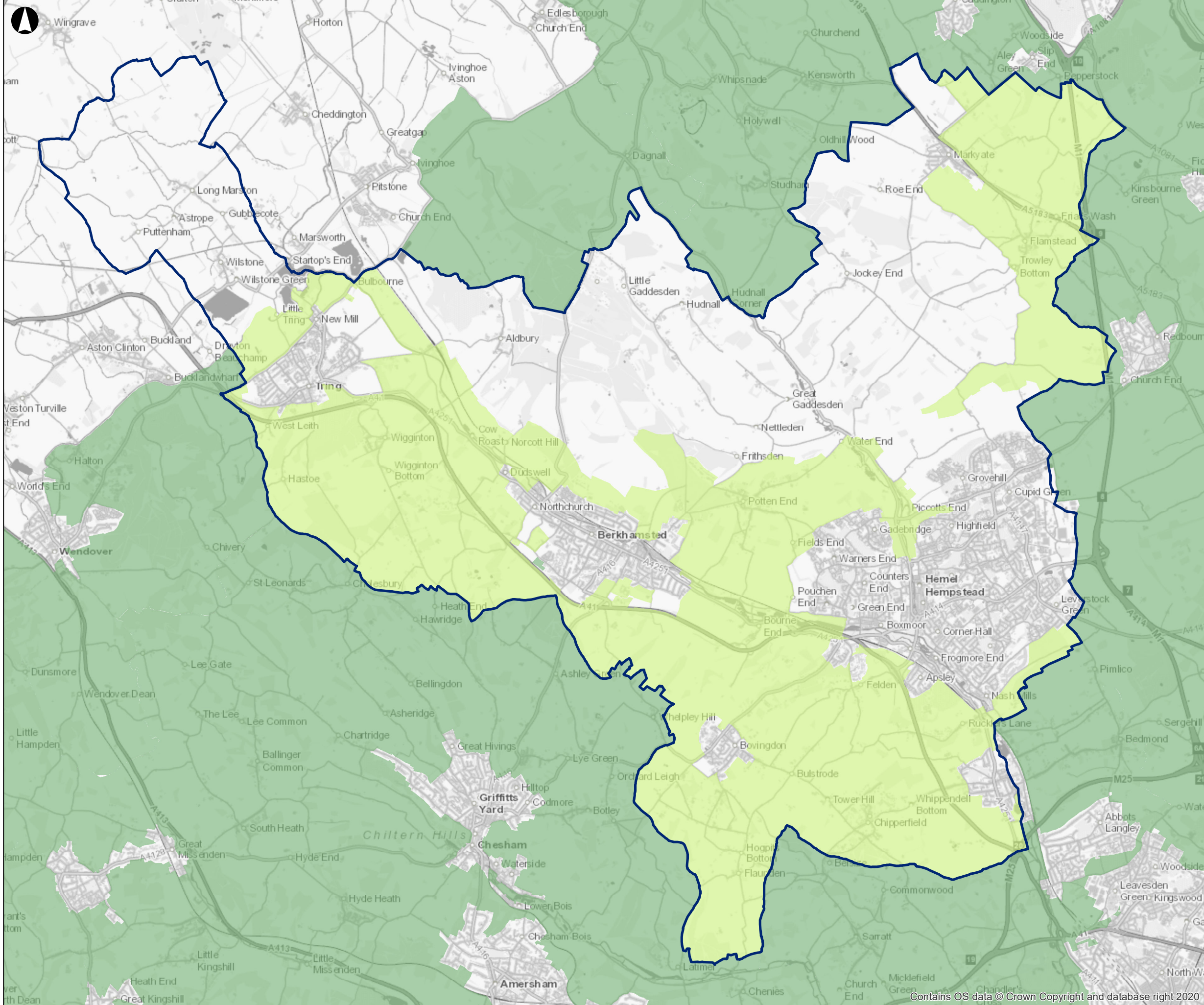
Suitability

Arup Job No
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Rev
D3

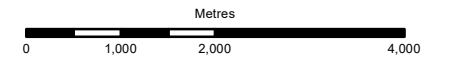
6.8 Proposed Green Belt Boundary

The resultant proposed Green Belt boundary is shown in Figure 6.14. The proposed boundary is a recommendation to be considered by the Council as part of their wider strategic work on the Local Plan in conjunction with the evidence base as a whole. It is intended to guide boundary decisions and it will be for the Council to determine the precise expansion / contraction of the Green Belt and to set out the exceptional circumstances case to justify any changes.



- Borough Boundaries
- Dacorum Green Belt (2020)
- Neighbouring Green Belt

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Figure 6.14: New Extent of Dacorum Green Belt

Scale at A3
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Role

Suitability

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