



Annex A - Site Pro Formas



ARUP

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			Prepared by	Checked by	Approved by
		Name	Aoife Connaughton Jacqueline Stables	Katya Fox	Chloe Salisbury
		Signature	 Jacqueline Stables.		

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 272944-00



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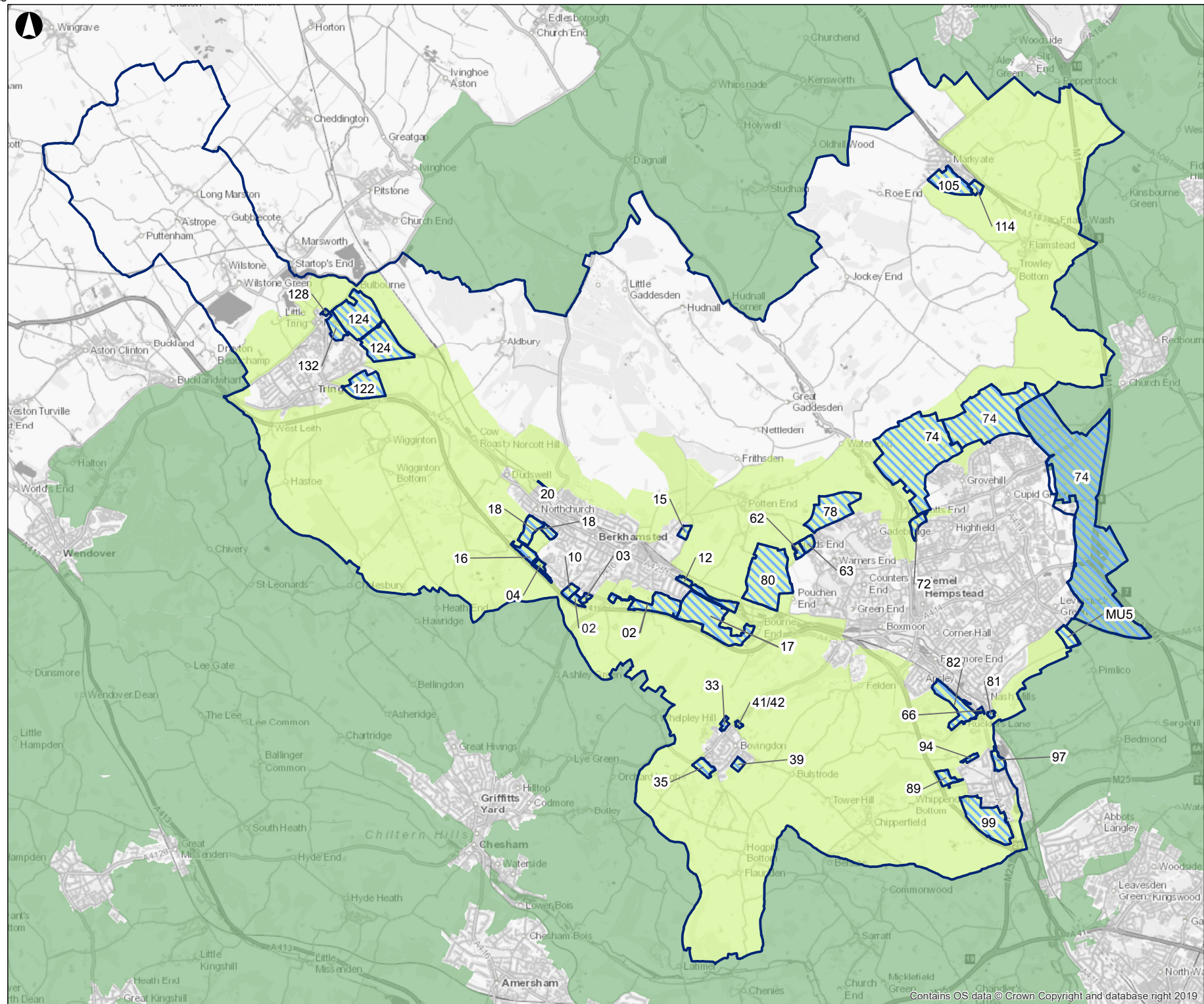
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

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1.0 Introduction

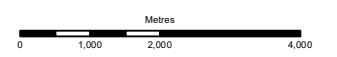
This Annex Report contains the assessment pro formas for the potential site allocations within the Green Belt (Figure A1).

The context for, approach to and conclusions of these assessments can be found in the accompanying Stage 3 Green Belt Review report.



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

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ARUP

13 Filzoy Street
 London W1T 4BQ
 Tel +44 20 7636 1531 Fax +44 20 7580 3924
 www.arup.com

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Dacorum Borough Council

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Figure A1: Location of Sites

Scale at A3
1:80,000
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Suitability

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2.0






Site Pro Formas

The pro formas for each site are set out on the following pages.

Site 02



Key:

	Site boundary
00	Site number
	Dacorum boundary
	Dacorum Green Belt
	Green Belt in neighbouring authority
	Boundary assessed as weak

Green Belt Boundary Assessment			
Site	02 - South of Berkhamsted	Arup GB Stage 2 Site	DS-2a (central section), DS-2b (eastern section)
Settlement	Berkhamsted		
Analysis if retained as Green Belt	<p>The site is split into two distinct areas, separated by a significant area of land comprising fields, buildings and roads. In this assessment the two areas will be considered separately as they are not physically joined.</p> <p>Eastern area of the site The north-east boundary is demarcated by curtilage fencing of residential gardens on Upper Hall Park. The fencing is regular and, as such, is considered to be readily recognisable and likely to be permanent.</p> <p>Western area of the site To the north the site is by a mature line of trees, which is not considered to be a durable feature.</p>		
Recommendation	<p>If this site is retained as Green Belt, boundary strengthening could be considered along the northern boundary of the western area of the site.</p>		
Analysis if released for development	<p>Eastern area of the site To the east, the boundary is partially demarcated by tree planting and historic hedgerows with the remainder of the boundary not defined by any physical features. This boundary is very weak and is not durable. The boundary connecting the north-east and north-west edges is comprised of Swing Gate Lane, which is a readily recognisable feature that is likely to be permanent.</p> <p>To the south, the boundary comprises the A41 lined by regular tree planting and vegetation. This is considered to be a readily recognisable feature that is likely to be permanent.</p> <p>To the far west the site boundary is partially formed by weakly interspersed trees and historic hedgerows with sections not defined by any physical features. This part of the boundary extends to a 'dog leg', which is partially bounded by trees with sections not defined by any physical features. This connects to an area bounded by readily recognisable roads that are likely to be permanent.</p> <p>Western area of the site The north-west boundary of the western area of the site is formed of low, dispersed vegetation, which is not durable.</p> <p>To the east of the site, the boundary is formed of dispersed tree planting, which is considered to be weak and not durable. The western boundary is formed by the A41; this is considered to be a readily recognisable feature that is likely to be permanent.</p>		
Recommendation	<p>If this site is released in isolation for development, boundary strengthening is recommended along the weaker boundaries identified. If this site is released in combination with neighbouring sites, the recommendations that relate to the outer edges of the land released will apply.</p>		
Anomalies	None identified.		



View of Swing Gate Lane facing north



View of southern boundary planting adjacent to the A41








Panoramic view from north-east boundary of eastern area of site

Site 03



Key:

	Site boundary
00	Site number
	Dacorum boundary
	Dacorum Green Belt
	Green Belt in neighbouring authority
	Boundary assessed as weak

Green Belt Boundary Assessment			
Site	03 - BFI (British Film Institute Archive)	Arup GB Stage 2 Site	D-S2a (central, north section)
Settlement	Berkhamsted		
Analysis if retained as Green Belt	<p>The north-eastern boundary is demarcated by A416 Kingshill Way, which is readily recognisable and likely to be permanent.</p> <p>The north-western boundary is formed of curtilage fencing for a residential property on Shootersway and dense, mature tree planting. As the tree planting is considered to be significantly dense, both boundary features are assessed to be readily recognisable and likely to be permanent.</p>		
Recommendation	If this site is retained as Green Belt, no boundary strengthening is required.		
Analysis if released for development	<p>The south-eastern boundary is largely formed of dense tree planting and historic hedgerows; however there is one section that has no physical boundary feature. As such, this boundary is not considered to be recognisable and is assessed to be very weak.</p> <p>The south-western is formed of regular lines of trees, which are not considered to be durable.</p>		
Recommendation	If this site is released in isolation for development, strengthening of the south-west boundary is recommended. If this site is released in combination with the neighbouring site, the recommendations that relate to the outer edges of the land released will apply.		
Anomalies	None identified.		



View of north-eastern boundary, facing east along Kingshill Way



View of entrance to BFI National Archives at edge of north-eastern boundary on Kingshill Way



Panoramic view from north-eastern boundary facing south

Site 04



Key:

	Site boundary
00	Site number
	Dacorum boundary
	Dacorum Green Belt
	Green Belt in neighbouring authority
	Boundary assessed as weak

Green Belt Boundary Assessment			
Site	04 - Blegberry Gardens	Arup GB Stage 2 Site	BK-A11 (central section)
Settlement	Berkhamsted		
Analysis if retained as Green Belt	<p>The north-eastern boundary is formed of mature tree planting along Shootersway. The boundary is readily recognisable and likely to be permanent.</p> <p>The south-eastern boundary is demarcated by curtilage fencing to the rear of residential dwellings on Blegberry Gardens and Balcary Gardens. The edges of gardens are strongly marked and, as such, the boundary is considered to be readily recognisable and likely to be permanent.</p>		
Recommendation	If this site is to be retained as Green Belt, no boundary strengthening required.		
Analysis if released for development	<p>To the north-west, the site boundary comprises a dense block of trees; this visually screens the site and is readily recognisable and likely to be permanent.</p> <p>The south-west edge of the site is weakly bounded by thin hedgerow and interspersed trees. Hence, this boundary is not considered to be durable.</p>		
Recommendation	If this site is to be released in isolation for development, the south-western boundary would require strengthening. If this site is released in combination with the neighbouring site, the recommendations that relate to the outer edges of the land released will apply.		
Anomalies	If this site is released for development, one Green belt anomaly would be created as there would be a small island of Green Belt to the south-east of the parcel. If this site is released for development it is recommended that this area is also removed from the Green Belt.		



View along Shootersway facing west



View towards southern boundary








Panoramic view from Shootersway facing south

Site 10



Key:

	Site boundary
00	Site number
	Dacorum boundary
	Dacorum Green Belt
	Green Belt in neighbouring authority
	Boundary assessed as weak

Green Belt Boundary Assessment			
Site	10 - Haslam Playing Fields	Arup GB Stage 2 Site	D-S2a (western side)
Settlement	Berkhamstead		
Analysis if retained as Green Belt	<p>The north-eastern boundary is demarcated by Shootersway, which is readily recognisable and likely to be permanent. The site is further screened along this edge by a line of trees and hedgerow.</p> <p>The section of the south-eastern boundary that abuts the urban area of Berkhamstead is comprised of a private access road lined by historic hedgerow. This is not considered to be durable and, as such, is a weak and boundary.</p> <p>The north-western boundary is formed by Denny's Lane, a permanent and readily recognisable boundary. The road is lined by mature tree planting, which visually screens the site from the adjacent residential dwellings on Oak Wood.</p>		
Recommendation	If this site is retained as Green Belt, boundary strengthening could be considered along the south-eastern boundary.		
Analysis if released for development	<p>The remainder of the south-eastern boundary is partially formed of a dense line of mature trees, and partially by an interspersed line of trees. The latter creates a weak boundary, which is not readily recognisable.</p> <p>To the south-west, the site is bounded by the A41, which is readily recognisable and likely to be permanent.</p>		
Recommendation	If this site is released in isolation for development, boundary strengthening is recommended along the south-eastern boundary. If this site is released in combination with the neighbouring site, the recommendations that relate to the outer edges of the land released will apply.		
Anomalies	None identified.		



View of south-eastern boundary



View of the north-eastern boundary



View of the south-western boundary


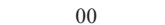






Panoramic view from the eastern corner facing south

Site 12



Key:

	Site boundary
	Site number
	Dacorum boundary
	Dacorum Green Belt
	Green Belt in neighbouring authority
	Boundary assessed as weak

Green Belt Boundary Assessment			
Site	12 - Bank Mill	Arup GB Stage 2 Site	BK-A9 (west section)
Settlement	Berkhamsted		
Analysis if retained as Green Belt	<p>To the north-west, a section of the site boundary lines the Green Belt boundary. This is formed of curtilage fencing of residential properties on Townsend Gate. The fencing is regular, forming a boundary that is readily recognisable and likely to be permanent.</p> <p>The south-western boundary is formed by the A4251 London Road lined by an interspersed tree line and low wooden fencing. The boundary is considered to be readily recognisable and likely to be permanent.</p>		
Recommendation	If this site is retained as Green Belt, no boundary strengthening is required.		
Analysis if released for development	<p>The north-eastern boundary is demarcated by Bank Mill Lane. The boundary is readily recognisable and likely to be permanent</p> <p>To the north-west the boundary is largely demarcated by curtilage fencing of residential gardens on Townsend Gate. One section of this boundary is formed of a residential curtilage of a property on Bank Mill Lane, demarcated by dense tree planting and the River Bulbourne. The line of residential curtilage is irregular; however the fences and the river are readily recognisable and likely to be permanent.</p> <p>To the south-east the site boundary is formed by Bullbeggars Lane, lined by trees and hedgerows. This boundary is readily recognisable and likely to be permanent.</p>		
Recommendation	If this site is released for development, no boundary strengthening is required.		
Anomalies	None identified.		



View from the south-western boundary facing north-east across the site



View of built form through dispersed tree planting, to the north-west of the site



View along Bullbeggars Lane facing south-west








Panoramic view facing southwards from Bank Mill Lane

Site 15



Green Belt Boundary Assessment			
Site	15 - Ivy House Lane	Arup GB Stage 2 Site	BK-A7
Settlement	Berkhamsted		
Analysis if retained as Green Belt	The north-western, southern and western boundaries of the site are demarcated by curtilage fencing of residential dwellings along Lanrick Copse, Hunters Park, Meadway and Ivy House Lane; the gardens are regular and strongly bounded. Therefore, these boundaries are considered to be readily recognisable and likely to be permanent.		
Recommendation	If this site is retained as Green Belt, no boundary strengthening is required.		
Analysis if released for development	The north-eastern boundary is formed of curtilage fencing of residential dwellings on Braken Hill and Ivy House Lane; this is considered to be a readily recognisable boundary that is likely to be permanent. The eastern boundary comprises Ivy House Lane, which is readily recognisable and likely to be permanent.		
Recommendation	If this site is released for development, no boundary strengthening is required.		
Anomalies	None identified.		

Key:

	Site boundary
00	Site number
	Dacorum boundary
	Dacorum Green Belt
	Green Belt in neighbouring authority
	Boundary assessed as weak



View from eastern boundary facing south along Ivy House Lane



View of semi-detached houses along southern boundary



View from eastern boundary facing west








Paranamic view from eastern boundary facing west across site

Site 16



Key:

	Site boundary
00	Site number
	Dacorum boundary
	Dacorum Green Belt
	Green Belt in neighbouring authority
	Boundary assessed as weak

Green Belt Boundary Assessment			
Site	16 - Land between Shootersway and A41 bypass	Arup GB Stage 2 Site	BK-A11
Settlement	Berkhamsted		
Analysis if retained as Green Belt	The narrow south-eastern section borders a short section of curtilages (belonging to dwellings on The Spinney and Hockeridge View) and a line of dense mature trees. As such, it is considered to be readily recognisable and likely to be permanent.		
Recommendation	If the site is retained as Green Belt, no boundary strengthening is required.		
Analysis if released for development	<p>The short north-west boundary is marked by a field boundary comprising vegetation of varying size, type and density. The lack of continuity and short gap to the south-west end means that it is not fully recognisable and may not be permanent.</p> <p>The south-west boundary is bound by a trunk highway, the A41, and so is considered to be readily recognisable and likely to be permanent.</p> <p>The north-west section of the north-east boundary is partly bound by a highway, Shootersway, while to the south-eastern point, there is dense vegetation composed of well-established mature trees; this visually screens the site and is readily recognisable and likely to be permanent.</p>		
Recommendation	If the site is released in isolation for development, boundary strengthening to the north-west boundary is recommended. If this site is released in combination with the neighbouring site, the recommendations that relate to the outer edges of the land released will apply.		
Anomalies	If this site is released for development, one Green belt anomaly would be created as there would be an island of Green Belt to the south-east of the parcel. If this site is released for development it is recommended that this area is also removed from the Green Belt.		



View taken from north looking towards narrow south-east section of site.



View taken from north looking towards mid section of site.

Site 17



Key:

	Site boundary
00	Site number
	Dacorum boundary
	Dacorum Green Belt
	Green Belt in neighbouring authority
	Boundary assessed as weak

Green Belt Boundary Assessment

Site	17 - East of Berkhamsted	Arup GB Stage 2 Site	BK-A9 / BK-A10
Settlement	Berkhamsted		
Analysis if retained as Green Belt	<p>The site is split into two distinct areas, separated by the A4251 London Road. In this assessment the two areas will be considered separately as they are not physically joined.</p> <p>Northern area of the site The north-west corner, adjacent to the built-up area, is demarcated by the A4251 London Road. This is considered to be a readily recognisable feature that is likely to be permanent.</p> <p>Southern area of the site The northern section of the western boundary, adjacent to the built-up area, is formed by Green Field Lane and an unmetalled unclassified country road. Green Field Lane is a readily recognisable feature that is likely to be permanent; however, the country road is considered to be a weak feature that is not durable.</p>		
Recommendation	<p>If the site is retained in the green belt, no boundary strengthening is required for the northern area but boundary strengthening could be considered along the weaker section of the western boundary in the southern area.</p>		
Analysis if released for development	<p>Northern area of the site The north-eastern boundary is demarcated by Grand Union Canal, which is readily recognisable and likely to be permanent.</p> <p>The southern boundary is formed by Little Heath Lane, which is likely to be permanent and is a readily recognisable feature. The western boundary is formed by Bullbeggars Lane, which is a readily recognisable feature that is likely to be permanent.</p> <p>Southern area of the site The north boundary comprises the A4251 London Road; this is a readily recognisable boundary that is likely to be permanent.</p> <p>To the west, the boundary largely represents a continuation of the unmetalled unclassified country road that runs adjacent to the built-up area; this unmade path is considered to be weak and is not durable. A small section of the western boundary cuts across an open field, bounded by no physical features and is therefore not considered to be a durable boundary. The boundary to the south is formed by the A41, which is a readily recognisable feature that is likely to be permanent.</p> <p>The eastern section represents a 'dog leg', which is physically attached to the 'washed over' settlement of Bourne End. The boundary features in this section of the site comprise curtilage fencing of residential properties and semi-mature lines of trees. The fencing is considered to be readily recognisable and likely to be permanent; however the lines of trees are assessed to be weak features that are not durable.</p>		
Recommendation	<p>If this site is released in isolation for development, boundary strengthening is recommended along the weaker boundaries identified. If this site is released in combination with the neighbouring sites, the recommendations that relate to the outer edges of the land released will apply.</p>		



View from northern area of site, facing west along the Grand Union Canal



View from south-eastern corner of northern area of site, facing west



View from north-west corner of northern area of site, facing east



Panoramic view of the southern area of the site, facing south