

Site 74



Key:

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

Green Belt Boundary Assessment

Site	74 - North Hemel Hempstead	Arup GB Stage 2 Site	HH-A2 and HH-A1
Settlement	Hemel Hempstead		
Analysis if retained as Green Belt	<p>It should be noted that this assessment has only considered the section of parcel 74 within Dacorum.</p> <p>The south-east boundary is predominantly demarcated by regular residential curtilages, which are readily recognisable and likely to be permanent. To the south-west the boundary is formed by a Public Right of Way; this is not considered a defensible boundary feature.</p> <p>The north-west boundary largely follows field boundaries. As a result, while there are sections of mature trees that act as defensible boundary features, there are several instances where the boundary is marked only by hedgerow and irregular tree planting, which is not considered to be readily recognisable or likely to be permanent.</p>		
Recommendation	If the site is retained as Green Belt, boundary strengthening along the north-west and south-west boundaries could be considered.		
Analysis if released for development	<p>It should be noted that this assessment has only considered the section of parcel 74 within Dacorum.</p> <p>To the north-east the boundary is partially defined by mature trees. The remainder of the boundary traverses an open field with no existing physical features to mark the boundary.</p> <p>The western boundary is partially defined by highways (Leighton Buzzard Road, Piccotts End Road and Dodds Lane) and well-established residential curtilages. However, further south, the boundary is delineated only by hedging and building curtilages, which are less well-defined. At the southern-most point, the boundary is demarcated by A4147 Link Road, which is a readily recognisable feature that is likely to be permanent.</p> <p>To the east, the boundary is formed by Holtsmere End Lane, which is readily recognisable and likely to be permanent.</p>		
Recommendation	If the site is released in isolation for development, boundary strengthening is recommended for the southern section of the western and north-eastern boundaries. 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.		
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 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 the north part of the site looking towards the north boundary on the left.



View taken from the south part of the site looking towards the south-east boundary.



View taken from the north-east boundary looking towards south-east boundary on left.

Site 78



Key:

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

Green Belt Boundary Assessment			
Site	78 - Polehanger Lane	Arup GB Stage 2 Site	HH-A5 (majority)
Settlement	Hemel Hempstead		
Analysis if retained as Green Belt	The south-east boundary is demarcated by highways (Berkhamsted Road and Polehanger Lane) and residential curtilages along Fennycroft Road. As such, it is considered 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 south-west boundary is marked by Berkhamsted Road, a readily recognisable and likely permanent boundary treatment.</p> <p>The north-west boundary largely follows field boundaries and in some sections traverses open fields. As a result, while there are sections of mature trees that could act as defensible boundary features, there are several instances where the boundary is marked only by hedgerow and irregular tree planting.</p> <p>The north-east boundary is predominantly marked with dense mature trees, except a section immediately north of Hemel Hempstead where the wide tree buffer stops short of existing built development.</p>		
Recommendation	If the site is released for development, boundary strengthening to the north-west and north-east boundaries is recommended.		
Anomalies	None identified.		



View taken from west of site looking towards north boundary.

Site 80



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	80 - Pouchen End Lane	Arup GB Stage 2 Site	HH-A14
Settlement	Hemel Hempstead		
Analysis if retained as Green Belt	The eastern boundary is formed of Pouchen End Lane, which is a readily recognisable feature that is likely to be permanent.		
Recommendation	If this site is retained as Green Belt, no boundary strengthening is required.		
Analysis if released for development	<p>The northern boundary partially comprises an area of dense woodland, which is considered to be a readily recognisable feature that is likely to be permanent. However, the remainder of the boundary is formed of sparse lines of tree planting; this is not considered to be a durable or permanent feature.</p> <p>To the south the site is bounded by railway lines, which form a defensible boundary that is readily recognisable and likely to be permanent. To the south-east the boundary is formed by dispersed trees and hedgerows; this is considered to be a weak boundary.</p> <p>The western boundary is demarcated by Little Heath Lane. This is considered to be a readily recognisable feature and is likely to be permanent.</p>		
Recommendation	If this site is released for development, boundary strengthening is recommended along the weaker sections of the northern and south-eastern boundary.		
Anomalies	None identified.		



View from eastern boundary facing west across the site to a line of intermittent trees



View from western boundary, facing south along Little Heath Lane



View from western boundary, facing south east across the site



Panoramic view from eastern boundary

Site 81



Key:

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

Green Belt Boundary Assessment

Site	81 - Red Lion Lane	Arup GB Stage 2 Site	HH-A12 (mid section)
Settlement	Hemel Hempstead		
Analysis if retained as Green Belt	The north boundary is mainly marked by a highway, Red Lion Lane. As such, it is considered 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 east boundary is marked by a highway (Lower Road), which is readily recognisable and likely to be permanent.</p> <p>The west boundary is mainly marked by the towpath adjacent to the canal which would be considered a durable feature. However, the north part of this boundary is weaker, being demarcated by mature trees that do not form a straight and easily definable edge.</p> <p>The south boundary is delineated only by hedging and fencing, and so is not considered durable.</p>		
Recommendation	If the site is released for development, boundary strengthening to the south boundary and the north part of the west boundary is recommended.		
Anomalies	If this site is released for development, one Green belt anomaly would be created as there would be a thin slither of Green Belt to the north-west 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 facing weaker section of west boundary. Outlying trees shown on left.



View taken from north facing section of west boundary adjacent to canal.

Site 82



Key:

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

Green Belt Boundary Assessment			
Site	82 - Shendish Manor and Fairfields	Arup GB Stage 2 Site	D-S3
Settlement	Hemel Hempstead		
Analysis if retained as Green Belt	<p>The north-east boundary is marked by railway lines, which is considered a readily recognisable and likely permanent boundary.</p> <p>The north-west boundary is delineated by a highway, Shearwater Road. As such, it is considered readily recognisable and likely to be permanent.</p>		
Recommendation	If the site is retained as Green Belt, no boundary strengthening is required.		
Analysis if released for development	<p>The south-west boundary traverses a golf course and, as a result, is only clearly demarcated by mature trees to the south towards Rucklers Lane and Roundwood. This boundary is therefore not considered defensible.</p> <p>The south-east boundary follows residential curtilages of dwellings along Rucklers Lane. The extent of these curtilages is linear, readily recognisable and likely to be permanent.</p>		
Recommendation	If the site is released for development, boundary strengthening to the south-west boundary is recommended.		
Anomalies	None identified.		



View taken from north showing north-east boundary, behind which is the railway line.



View taken from north showing roadside adjacent to north-west boundary.



View taken from north showing a group of trees beyond the south-west site boundary.

Site MU5



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	MU5 - Bunkers Park	Arup GB Stage 2 Site	HH-A13 (east section)
Settlement	Hemel Hempstead		
Analysis if retained as Green Belt	The northern boundary is formed of curtilage fencing of residential gardens on Woodfield Drive, which are regular, forming a readily recognisable boundary that is likely to be permanent.		
Recommendation	If this site is retained as Green Belt, no boundary strengthening is required.		
Analysis if released for development	<p>To the east, the site is bounded by Bedmond Road, which is a readily recognisable feature that is likely to be permanent.</p> <p>To the south, the boundary comprises Bunkers Lane, which is readily recognisable and likely to be permanent.</p> <p>The eastern boundary is formed of an unmade track, lined by thin vegetation. This is not considered to be a strong or durable feature.</p>		
Recommendation	If this site is released for development, boundary strengthening is recommended along the eastern boundary.		
Anomalies	If this site is released for development, one Green belt anomaly would be created as there would be a thin strip of Green Belt to the north-west of the parcel. If this site is released for development it is recommended that this area is also removed from the Green Belt.		



View of western boundary, formed of an unmade track



View along Bunker Lane, facing west



View from Bunkers Lane, facing towards the eastern boundary



View from Bunkers Lane, facing towards the northern boundary

Site 89



Key:

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

Green Belt Boundary Assessment			
Site	89 - Hill Farm	Arup GB Stage 2 Site	KL-A3 (southern and western section)
Settlement	Kings Langley		
Analysis if retained as Green Belt	The site is surrounded by Green Belt land on all sides, as such there is no Green Belt boundary with a built-up area. Therefore, it is not necessary to review the existing boundaries.		
Recommendation	If the site is retained as Green Belt, no boundary strengthening is required.		
Analysis if released for development	<p>The north section of the east boundary is partly delineated by the curtilage of Kings Langley Secondary School, while the remainder follows the curtilage of dwellings to the south of the school along Love Lane. These boundary features are considered to be readily recognisable and likely to be permanent.</p> <p>The south boundary is marked by the residential curtilages of dwellings on Chipperfield Road. As such, it is therefore readily recognisable and likely to be permanent. A section of the southern boundary encompasses a property on Chipperfield Road; the curtilage of this property is similarly readily recognisable and likely to be permanent.</p> <p>The west boundary has been drawn up to the dense thicket of trees that border a trunk carriageway, the A41. The tree line would be considered a readily recognisable and likely permanent feature.</p> <p>The north boundary is marked by hedging, which is not considered to be a durable boundary feature.</p>		
Recommendation	If the site is released for development, boundary strengthening to the north boundary is recommended.		
Anomalies	None identified.		



View taken from west side of site facing north boundary (on left) and Kings Langley Secondary School (on right).

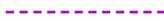


View taken from east side of site facing dwellings south of School.

Site 94



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	94 - Land north of Coniston Road	Arup GB Stage 2 Site	KL-A2
Settlement	Kings Langley		
Analysis if retained as Green Belt	The east section of the south-east boundary follows a linear path along the curtilages pertaining to residential dwellings on Coniston Road. This section would therefore be considered 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 west section of the south-east boundary follows the edge of two fields and is marked by mature tree planting; this is not considered to be a defensible boundary.</p> <p>The south-west boundary follows the path of Barnes Lane, and is therefore considered readily recognisable and likely to be permanent.</p> <p>The north-west boundary predominantly traverses an open field and so is weak in its current form.</p> <p>The north-east boundary is demarcated by mature trees and shrubs, which are sufficiently dense to be considered readily recognisable and likely to be permanent.</p>		
Recommendation	If the site is released for development, boundary strengthening is recommended for the west section of the south-east boundary and the north-west boundary.		
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-west 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 south of site looking towards east section of north-east boundary.



View taken from south of site looking towards south-west and south-east boundaries.

Site 97



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	97 - Rectory Farm	Arup GB Stage 2 Site	KL-A1
Settlement	Kings Langley		
Analysis if retained as Green Belt	<p>The eastern boundary is demarcated by the River Gade / Grand Union Canal and so is considered a readily recognisable and likely permanent boundary feature.</p> <p>The western boundary is marked by the Hempstead Road (A4251), which is considered a readily recognisable boundary that is likely to be permanent.</p> <p>The southern boundary is marked by Gade Valley Close, a local road allowing access to a residential estate, and the curtilages of residential dwellings on Kings Meadow. The boundary is readily recognisable and likely permanent.</p>		
Recommendation	If the site is retained as Green Belt land, no boundary strengthening is required.		
Analysis if released for development	<p>The western extent of the southern boundary is formed by the curtilages of properties on the corner of Rectory Lane and Gade Valley Close. This is considered to be a readily recognisable boundary that is likely to be permanent.</p> <p>The north boundary is partly demarcated by two sides of an existing grassed football pitch bound by mesh fencing that could be easily removed or altered in the short to long term. The remainder of the boundary is marked by tall deciduous trees. The northern boundary is not considered to be defensible.</p>		
Recommendation	If the site is released for development, strengthening to the north boundary is recommended.		
Anomalies	If this site is released for development, two Green belt anomalies would be created: there would be a small island of Green Belt to the south-west of the parcel and there would be a thin strip of Green Belt to the east of the parcel. If this site is released for development it is recommended that these areas are also removed from the Green Belt.		



View taken from north of site facing towards tall mature trees on north boundary.



View taken from east of site facing towards the canal bank on east boundary.



View taken from east of site facing towards canal bank on east boundary and red football pitch fencing on north boundary (right of photo).



View taken on site facing Gade Valley Close on south boundary.



View taken on site facing trees on eastern side of south boundary.



View taken on site facing trees on western side of south boundary and hedging along west boundary.

Site 99



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	99 - Wayside Farm	Arup GB Stage 2 Site	KL-A4
Settlement	Kings Langley		
Analysis if retained as Green Belt	The east boundary follows the settlement edge, as defined by curtilage boundaries of dwellings on Great Park, Beechfield, Meadow Way and Watford Road/ A4251, as well as a farmstead. Further south, it follows a short section of a highway, the A4251. These boundary treatments are therefore considered 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>To the east boundary, the north section follows the curtilages of dwellings on Archer Close and so is readily recognisable and likely to be permanent. On the same boundary, the south section is marked by the A4251 highway and so is considered readily recognisable and likely to be permanent.</p> <p>The south section of the south-west and western boundary follows the A41 highway, while the north section is marked by vegetation along a field boundary. On the latter section, although the field boundary is linear, the vegetation features gaps and so would not be considered sufficiently robust.</p> <p>The north boundary is delineated by residential curtilages. It is therefore considered readily recognisable and likely to be permanent.</p>		
Recommendation	If the site is released for development, boundary strengthening is recommended to the north section of the west boundary.		
Anomalies	If site 99 is developed, three Green Belt anomalies would arise. One is to the north, where an island of Green Belt would be created containing a dwelling and garden land on Archer Close. Another anomaly is to the east of the site, where a thin strip of road and small cluster of farm buildings and some residential properties would remain in the Green Belt. The final anomaly is to the south west of the site, where a small slither of Green Belt along the A4251 would remain between the site and main built area of Kings Langley. In this scenario, these areas would respectively be entirely / almost entirely enclosed by built development. If this site is released for development it is recommended that these areas are also removed from the Green Belt.		



View taken from east side of site facing dwellings to north.



View taken beyond west side of site looking onto A41 highway.



View taken from south of site facing south-east.



View taken from west side of site facing north boundary.

Site 105



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	105 - Cotton Spring Farm	Arup GB Stage 2 Site	MY-A3
Settlement	Markyate		
Analysis if retained as Green Belt	<p>The north-west boundary is bordered by a highway, Pickford Road, and so is considered readily recognisable and likely to be permanent.</p> <p>The north-east boundary follows the curtilages of dwellings on Cleveland Road, George Street, Farrer Top, High View and Dammersey Close. It is therefore considered readily recognisable and likely to be permanent.</p>		
Recommendation	If the site is retained as Green Belt, no boundary strengthening is required.		
Analysis if released for development	<p>As the south-west boundary traverses fields, it does not follow any boundary features and so could not be recognised as defensible.</p> <p>Starting from the south-east, the north-east boundary follows a field boundary. At points, the field boundary is not well demarcated by mature trees and so is not considered sufficiently robust. While the boundary treatment strengthens further to the north-west, as it follows curtilages of dwellings (on Cleveland Road, George Street, Farrer Top, High View and Dammersey Close), the boundary could not be considered as defensible overall.</p>		
Recommendation	If the site is released in isolation for development, boundary strengthening to the south-east and south-west boundaries 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 taken from east side of site looking north-eastwards.



View taken from east side of site looking south-westwards.