



Annex B - Settlement 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.		

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Job number 272944-00

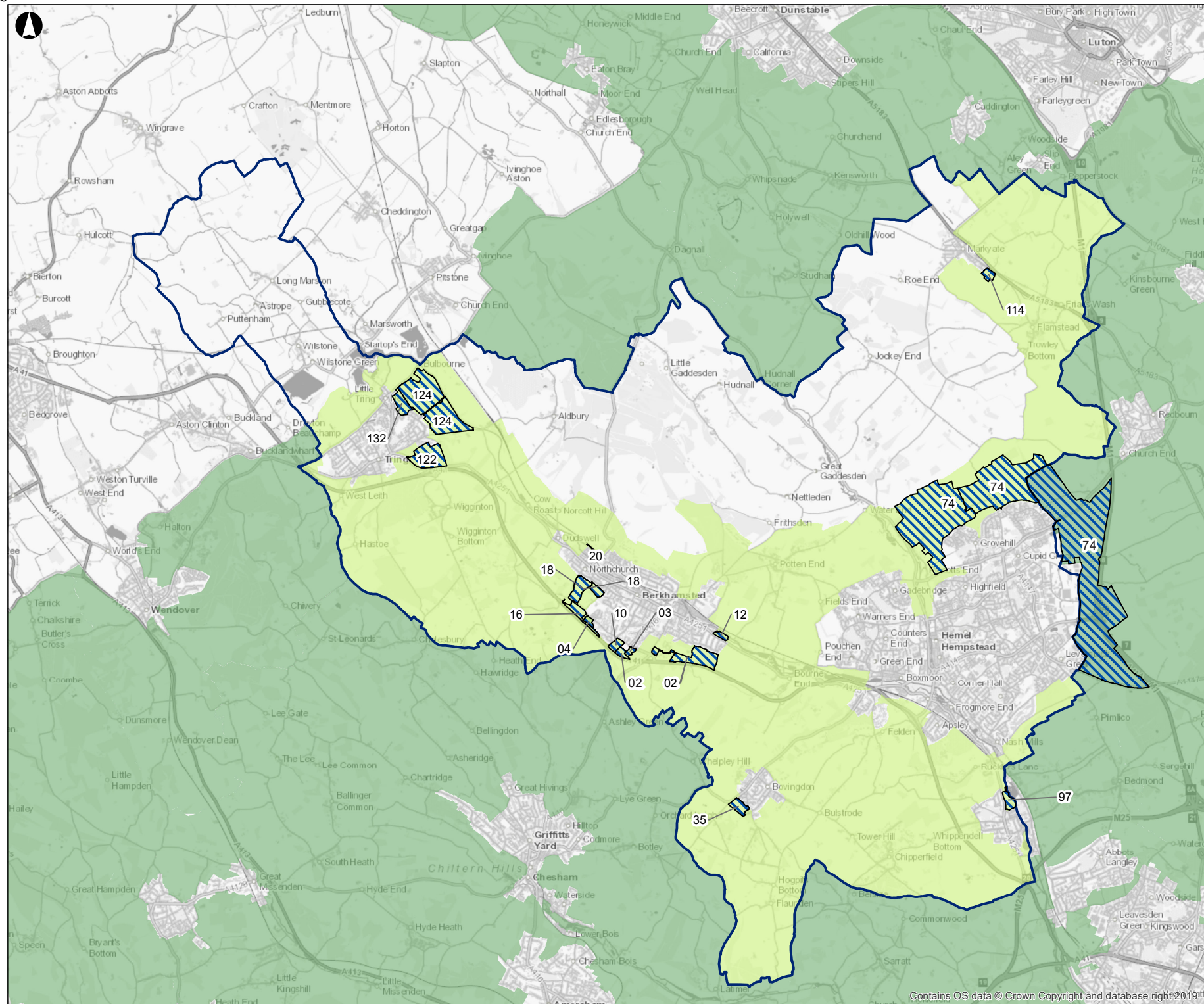






1.0

Introduction

This Annex Report contains the assessment pro formas for the settlement boundaries within the Green Belt that have been considered for alteration (Figure B1).

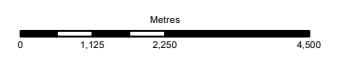
The context for, approach to and conclusions of these assessments can be found in the accompanying Stage 3 Green Belt Review report.



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

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Coordinate System: British National Grid



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 B1: Proposed Site Allocations in the Green Belt

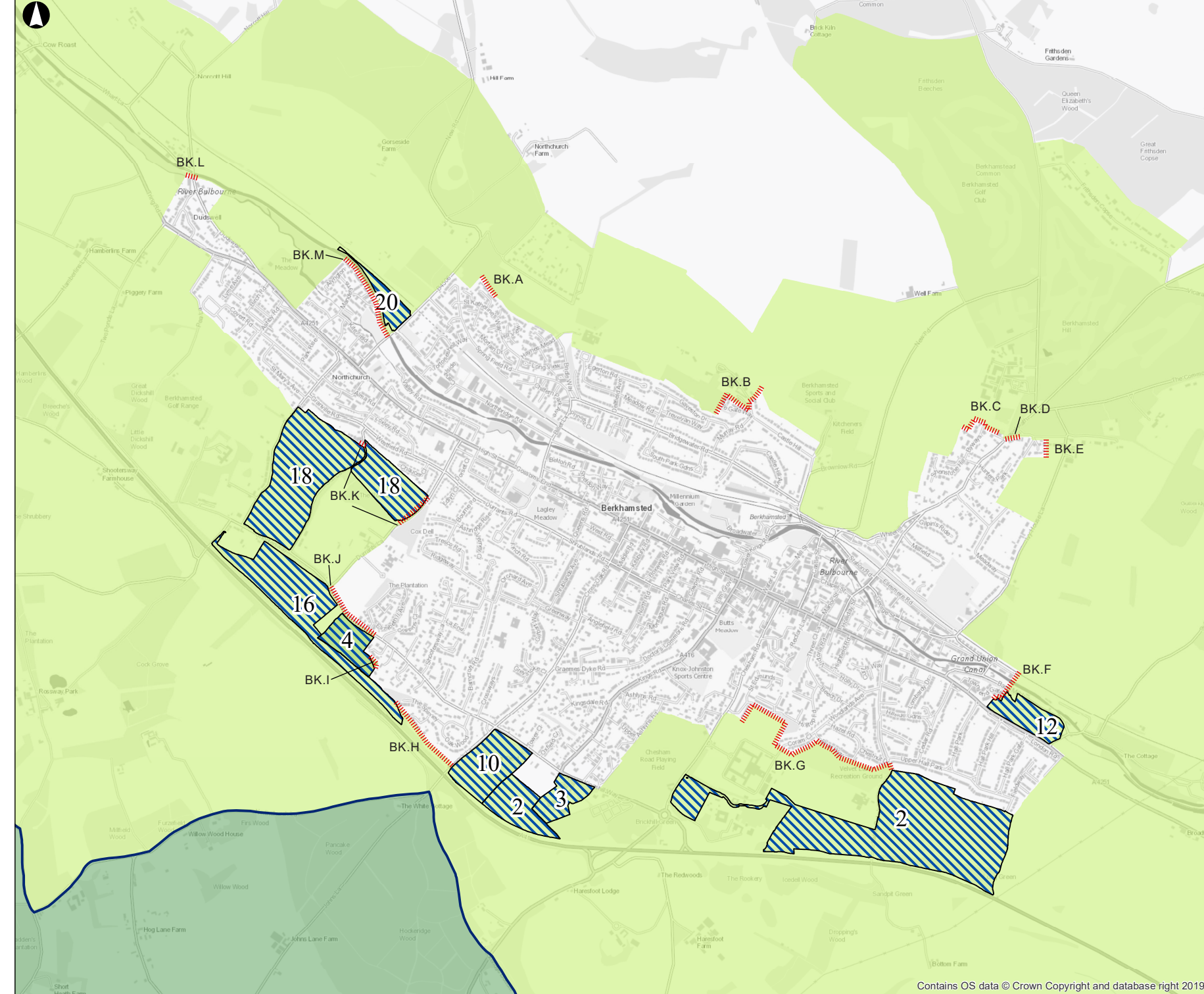
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2.0 Settlement Boundary Pro Formas

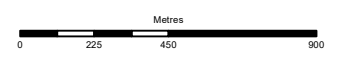
The pro formas for each settlement boundary section considered are set out on the following pages.



- 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 B2: Berkhamsted

Scale at A3
1:17,000
 Role

Suitability







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Name	

BK.A



Green Belt Boundary Assessment			
Settlement	Berkhamsted	Arup GB Stage 2 Site	BK-A4
Description of boundary and environs	<p>The Green Belt boundary is demarcated by curtilage fencing of residential gardens along Egerton Road. This is considered to be a readily recognisable boundary that is likely to be permanent.</p> <p>Within the Green Belt, adjacent to the boundary with the settlement of Berkhamsted is the built development of Bridgewater Primary School.</p>		
Recommended alteration(s)	No change to the Green Belt is recommended.		
Justification of alteration(s)	Although Bridgewater Primary School is located in the Green Belt, there are no apparent exceptional circumstances to warrant altering the Green Belt boundary. No change to the Green Belt is therefore proposed.		







Key:

-  Preferred Site Allocations
-  Borough Boundary
-  Dacorum Green Belt
-  Neighbouring Green Belt
-  Recommendation: add to Green Belt
-  Recommendation: remove from Green Belt

BK.B



Key:







-  Preferred Site Allocations
-  Borough Boundary
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-  Neighbouring Green Belt
-  Recommendation: add to Green Belt
-  Recommendation: remove from Green Belt

Green Belt Boundary Assessment			
Settlement	Berkhamsted	Arup GB Stage 2 Site	BK-A4, BK-A5
Description of current boundary position	<p>The Green Belt boundary is formed of curtilage fencing and walls of residential properties along Castle Hill and Castle Gate Way. This is a readily recognisable boundary that is likely to be permanent.</p> <p>To the west, the Green Belt boundary cuts through an area of dense woodland and is not demarcated by any discernible feature. The area of woodland is, in itself, a durable feature but as the boundary cuts through this feature the Green Belt boundary edge is not readily recognisable.</p> <p>Within the Green Belt, adjacent to the boundary with the settlement of Berkhamsted is a cluster of residential built development with agricultural buildings.</p>		
Recommended alteration(s)	No change to the Green Belt is recommended.		
Justification of alteration(s)	<p>Although residential and agricultural development along Castle Hill extends into the Green Belt, there are no apparent exceptional circumstances to warrant altering the Green Belt boundary. No change to the Green Belt is therefore proposed.</p> <p>No boundary strengthening is recommended for the western edge, despite this being identified as a weaker boundary, due to the durable nature of the woodland feature that the boundary cuts across.</p>		

BK.C

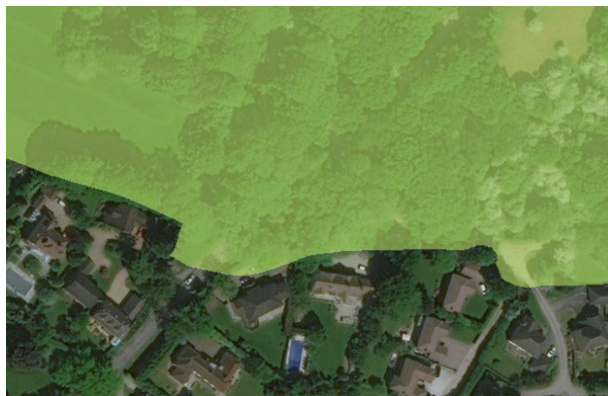


Key:

-  Preferred Site Allocations
-  Borough Boundary
-  Dacorum Green Belt
-  Neighbouring Green Belt
-  Recommendation: add to Green Belt
-  Recommendation: remove from Green Belt







Green Belt Boundary Assessment			
Settlement	Berkhamsted	Arup GB Stage 2 Site	BK-A6
Description of boundary and environs	<p>The Green Belt boundary is formed of curtilage fencing of residential gardens along Shenston Hill, Headlands Drive Byways and Gravel Path. This is a readily recognisable boundary feature that is likely to be permanent.</p> <p>Within the Green Belt, not immediately adjacent to the settlement of Berkhamsted, is the built development of Castle Village retirement homes.</p>		
Recommended alteration(s)	No change to the Green Belt is recommended.		
Justification of alteration(s)	Although the Castle Village retirement development extends into the Green Belt, there are no apparent exceptional circumstances to warrant altering the Green Belt boundary. No change to the Green Belt is therefore proposed.		

BK.D



Green Belt Boundary Assessment			
Settlement	Berkhamsted	Arup GB Stage 2 Site	BK-A6, BK-A8
Description of current boundary position	The Green Belt boundary is not demarcated by any physical features in this location. The boundary cuts across residential gardens and driveways. This is considered to be a weak boundary that is not durable.		
Recommended alteration(s)	No change to the Green Belt is recommended.		
Justification of alteration(s)	Whilst the front gardens to properties along Lanrick Copse and Gravel Path extend into the Green Belt, there are no apparent exceptional circumstances to warrant altering the Green Belt boundary. No change to Green Belt is therefore proposed.		

Key:







-  Preferred Site Allocations
-  Borough Boundary
-  Dacorum Green Belt
-  Neighbouring Green Belt
-  Recommendation: add to Green Belt
-  Recommendation: remove from Green Belt

BK.E



Green Belt Boundary Assessment			
Settlement	Berkhamsted	Arup GB Stage 2 Site	BK-A7, BK-A8
Description of boundary and environs	<p>The Green Belt boundary is delineated by curtilage fencing of residential properties; this is considered to be a readily recognisable feature that is likely to be permanent.</p> <p>Within the Green Belt, adjacent to the boundary with the settlement of Berkhamsted is residential built development. This is a continuation of development along Lanrick Copse, Bracken Hill and Ivy House Lane.</p>		
Recommended alteration(s)	No change to the Green Belt is recommended.		
Justification of alteration(s)	<p>Although residential development along Lanrick Copse, Bracken Hill and Ivy House Lane extends into the Green Belt, there are no apparent exceptional circumstances to warrant altering the Green Belt boundary. No change to the Green Belt is therefore proposed.</p>		







Key:

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BK.F



Key:

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-  Recommendation: add to Green Belt
-  Recommendation: remove from Green Belt

Green Belt Boundary Assessment







Settlement	Berkhamsted	Arup GB Stage 2 Site	BK-A9
Description of current boundary position	The Green Belt boundary is formed of curtilage fencing of residential gardens and building edges of residential properties. This is considered to be a readily recognisable boundary that is likely to be permanent. However, to the north-east the boundary cuts across residential gardens and through one residential building; hence the boundary is not demarcated by any physical features and is not considered to be defensible.		
Recommended alteration(s)	It is recommended that the area of land between the north-west corner of site 12 and the edge of Berkhamstead is released.		
Justification of alteration(s)	This boundary revision is proposed to support the inclusion of site 12 in the Local Plan; and to avoid creating an isolated area of Green Belt surrounded by built development, which would no longer serve Green Belt purposes following the release of site 12.		

BK.G

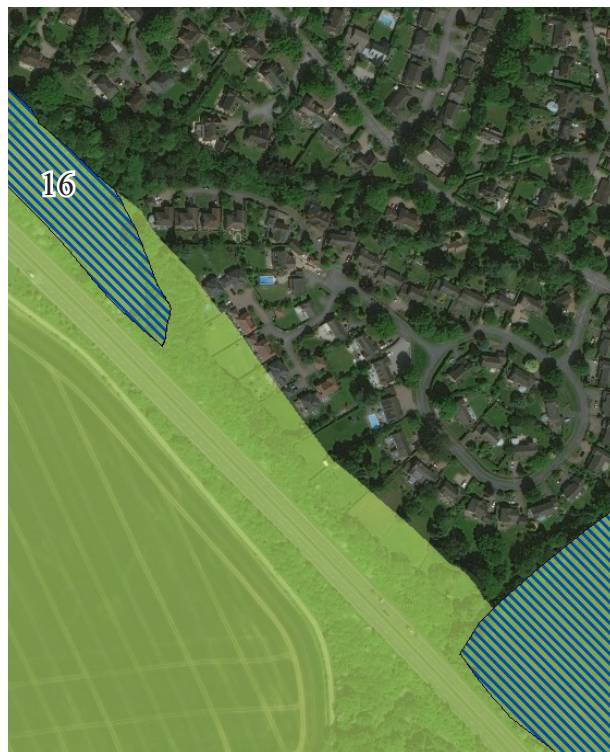


Green Belt Boundary Assessment			
Settlement	Berkhamsted	Arup GB Stage 2 Site	D-S2b
Description of boundary and environs	<p>The Green Belt boundary is formed of curtilage fencing of residential properties along Coram Close. This is considered to be a readily recognisable boundary feature that is likely to be permanent.</p> <p>Within the Green Belt, adjacent to the boundary with the settlement of Berkhamsted is one residential property on Coram Close and Ashlyns School.</p>		
Recommended alteration(s)	No change to the Green Belt is recommended.		
Justification of alteration(s)	<p>Although Ashlyns School and The Thomas Coram Church of England School are located in the Green Belt, there are no apparent exceptional circumstances to warrant altering the Green Belt boundary. No change to the Green Belt is therefore proposed.</p>		







Key:

-  Preferred Site Allocations
-  Borough Boundary
-  Dacorum Green Belt
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-  Recommendation: add to Green Belt
-  Recommendation: remove from Green Belt

BK.H



Key:

-  Preferred Site Allocations
-  Borough Boundary
-  Dacorum Green Belt
-  Neighbouring Green Belt
-  Recommendation: add to Green Belt
-  Recommendation: remove from Green Belt







Green Belt Boundary Assessment			
Settlement	Berkhamsted	Arup GB Stage 2 Site	BK-A11
Description of current boundary position	The Green Belt boundary is partially demarcated by the building edge of residential properties along Hockerridge View with the remainder of the boundary cutting across residential gardens on Oak Wood and not formed by any physical features. Hence the boundary strength is mixed with the section through gardens not considered to represent a recognisable boundary.		
Recommended alteration(s)	No change to the Green Belt is recommended.		
Justification of alteration(s)	Whilst the rear gardens to properties along Hockeridge View and Oak View extend into the Green Belt, there are no apparent exceptional circumstances to warrant altering the Green Belt boundary. No change to Green Belt is therefore proposed.		

BK.I



Green Belt Boundary Assessment			
Settlement	Berkhamsted	Arup GB Stage 2 Site	BK-A11
Description of boundary and environs	<p>The Green Belt boundary is demarcated by residential property curtilages on Blegberry Gardens and Balcary Gardens. This is considered to be a readily recognisable boundary that is likely to be permanent.</p> <p>Within the Green Belt, adjacent to the boundary with the settlement of Berkhamsted is an open section of field.</p>		
Recommended alteration(s)	<p>It is recommended that the area of land between the south east corner of site 4 and the edge of Berkhamstead is released.</p>		
Justification of alteration(s)	<p>This boundary revision is proposed to support the inclusion of site 4 in the Local Plan; and to avoid creating an isolated area of Green Belt surrounded by built development, which would no longer serve Green Belt purposes following the release of site 4.</p>		

Key:







-  Preferred Site Allocations
-  Borough Boundary
-  Dacorum Green Belt
-  Neighbouring Green Belt
-  Recommendation: add to Green Belt
-  Recommendation: remove from Green Belt

BK.J



Green Belt Boundary Assessment			
Settlement	Berkhamsted	Arup GB Stage 2 Site	BK-A11
Description of boundary and environs	<p>The Green Belt boundary is formed by Shooterway, which is considered to be a readily recognisable feature that is likely to be permanent.</p> <p>Between the north-west boundary of site 4 and south-east boundary of site 16, adjacent to the boundary with the settlement of Berkhamsted is an area of dense woodland.</p>		
Recommended alteration(s)	<p>It is recommended that the area of land between the site 4, site 16 and the edge of Berkhamsted is released.</p>		
Justification of alteration(s)	<p>This boundary revision is proposed to support the inclusion of site 4 and site 16 in the Local Plan; and to avoid creating islands of Green Belt surrounded on three sides by built development, which would no longer serve Green Belt purposes following the release of these sites.</p>		

Key:

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-  Borough Boundary
-  Dacorum Green Belt
-  Neighbouring Green Belt
-  Recommendation: add to Green Belt
-  Recommendation: remove from Green Belt







BK.K



Green Belt Boundary Assessment

Settlement	Berkhamsted	Arup GB Stage 2 Site	BK-A12
Description of boundary and environs	<p>To the north the Green Belt boundary cuts across Bell Lane and the corner of a residential garden. This boundary is not marked by any physical features and therefore is not considered to be recognisable or durable.</p> <p>To the east, the Green Belt boundary is formed by Durrants Lane, which is readily recognisable and likely to be permanent</p> <p>Within the Green Belt, adjacent to the boundary with the settlement of Berkhamsted are the highways of Bell Lane and Durrants Lane.</p>		
Recommended alteration(s)	<p>It is recommended that the area of land between the eastern and western sections of site 18 is released.</p>		
Justification of alteration(s)	<p>This boundary revision is proposed to support the inclusion of site 18 in the Local Plan; and to avoid creating two isolated strips of Green Belt surrounded by built development, which would no longer serve Green Belt purposes following the release of site 18.</p>		

Key:







-  Preferred Site Allocations
-  Borough Boundary
-  Dacorum Green Belt
-  Neighbouring Green Belt
-  Recommendation: add to Green Belt
-  Recommendation: remove from Green Belt

BK.L



Green Belt Boundary Assessment			
Settlement	Berkhamsted	Arup GB Stage 2 Site	BK-A1
Description of boundary and environs	<p>The Green Belt boundary is formed of curtilage fencing of residential properties along Dudswell Lane. This is considered to be a readily recognisable feature that is likely to be permanent.</p> <p>Within the Green Belt, adjacent to the boundary with the settlement of Berkhamsted is a cluster of residential properties on Wharf Lane.</p>		
Recommended alteration(s)	No change to the Green Belt is recommended.		
Justification of alteration(s)	<p>Although residential development along Wharf Lane extends into the Green Belt, there are no apparent exceptional circumstances to warrant altering the Green Belt boundary. No change to the Green Belt is therefore proposed.</p>		

Key:

-  Preferred Site Allocations
-  Borough Boundary
-  Dacorum Green Belt
-  Neighbouring Green Belt
-  Recommendation: add to Green Belt
-  Recommendation: remove from Green Belt







BK.M

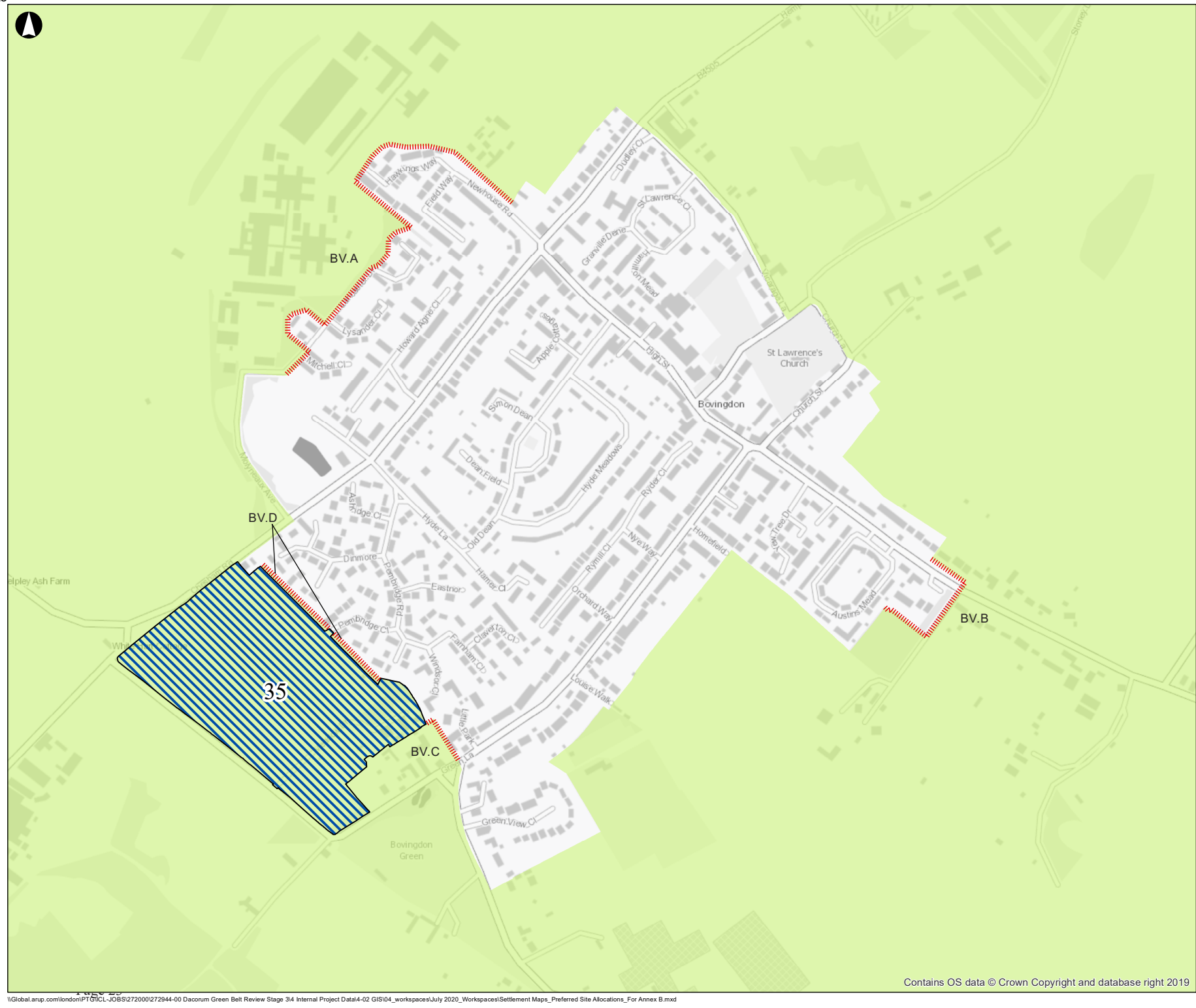


Green Belt Boundary Assessment

Settlement	Berkhamsted	Arup GB Stage 2 Site	BK-A1
Description of boundary and environs	<p>The Green Belt boundary is demarcated by the curtilages of residential properties on Emerton Garth, Emerton Close, Madelyns and Alyngton. This is considered to be a readily recognisable boundary that is likely to be permanent.</p> <p>Within the Green Belt, adjacent to the boundary with the settlement of Berkhamsted is the Grand Union Canal.</p>		
Recommended alteration(s)	<p>It is recommended that the area of land between south-west boundary of site 20 and the edge of Berkhamstead is released.</p>		
Justification of alteration(s)	<p>This boundary revision is proposed to support the inclusion of site 20 in the Local Plan; and to avoid creating an isolated strip of Green Belt surrounded by built development, which would no longer serve Green Belt purposes following the release of site 20.</p>		

Key:

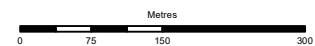
-  Preferred Site Allocations
-  Borough Boundary
-  Dacorum Green Belt
-  Neighbouring Green Belt
-  Recommendation: add to Green Belt
-  Recommendation: remove from Green Belt



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

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Client
Dacorum Borough Council

Project Title
Stage 3 Green Belt Review

Drawing Title
Figure B3: Bovington

Scale at A3
1:5,900







Suitability

Arup Job No 272944-00	Rev D3
Name	

BV.A



Key:

-  Preferred Site Allocations
-  Borough Boundary
-  Dacorum Green Belt
-  Neighbouring Green Belt
-  Recommendation: add to Green Belt
-  Recommendation: remove from Green Belt

Green Belt Boundary Assessment







Settlement	Bovingdon	Arup GB Stage 2 Site	BV-A1
Description of current boundary position	<p>The boundary, between Lancaster Drive and Newhouse Road, inconsistently follows Lancaster Drive and curtilages of dwellings on Mitchell Close, Anson Close, Hadland Close and Hawkings Way. To the north-east of Newhouse Road, the boundary crosses through hedging at the entrance to a farm. Taken together, the boundary is not readily recognisable.</p> <p>Within the Green Belt, adjacent to the boundary with the settlement of Bovington is an existing large scale development to the north-west, namely HMP The Mount. This is regarded as an anomaly within the Green Belt.</p>		
Recommended alteration(s)	<p>The proposed Green Belt would follow the curtilage of HMP The Mount.</p>		
Justification of alteration(s)	<p>This boundary revision corrects an anomaly where previous development has taken place and the land no longer serves Green Belt purposes.</p>		

BV.B



Green Belt Boundary Assessment			
Settlement	Bovingdon	Arup GB Stage 2 Site	BV-A4 (to north-east); BV-A5 (to south-east)
Description of current boundary position	<p>The boundary section, from Chipperfield Road to the north-east and Austins Mead to the south-west, inconsistently cuts across front gardens to dwellings on Chipperfield Road and rear gardens of dwellings on Austins Mead. It is not considered readily recognisable.</p> <p>Additionally, the dwellings to the south-east end of Chipperfield Road sit within the Green Belt and so are considered anomalous.</p>		
Recommended alteration(s)	No change to the Green Belt is recommended.		
Justification of alteration(s)	Although some dwellings and gardens on Chipperfield Road and Austin Mead extend into the Green Belt, there are no apparent exceptional circumstances to warrant altering the Green Belt boundary. No change to the Green Belt is therefore proposed.		







Key:

-  Preferred Site Allocations
-  Borough Boundary
-  Dacorum Green Belt
-  Neighbouring Green Belt
-  Recommendation: add to Green Belt
-  Recommendation: remove from Green Belt

BV.C

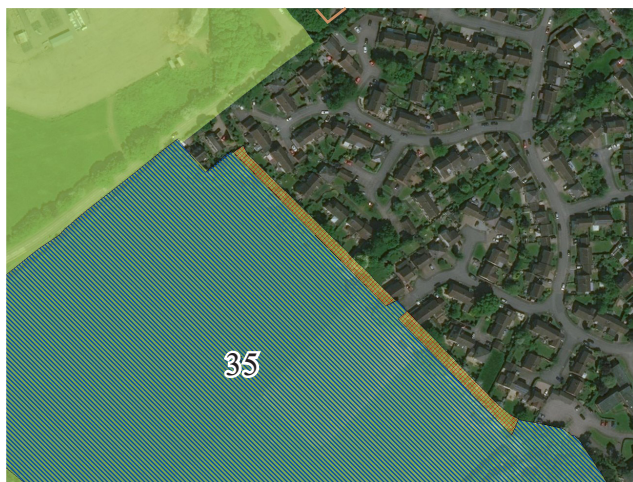


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-  Recommendation: add to Green Belt
-  Recommendation: remove from Green Belt







Green Belt Boundary Assessment			
Settlement	Bovingdon	Arup GB Stage 2 Site	BV-A6
Description of current boundary position	<p>The Green Belt boundary follows the curtilage boundaries of dwellings on Little Park and Windsor Close. These are regarded as readily recognisable and likely to be durable as boundary features.</p> <p>Within the Green Belt, adjacent to the boundary with the settlement of Bovingdon, there is a sizeable development to the south-west of the residential area which is regarded as anomalous.</p>		
Recommended alteration(s)	<p>Between the north-east boundary of site 35 and the rear curtilage boundaries of dwellings on Little Park and Windsor Close, the proposed Green Belt boundary would follow the north-west side of Green Lane.</p>		
Justification of alteration(s)	<p>Once the proposed allocation (site 35) is developed, the land to the north-west of boundary section BV.C would be enclosed by built development on three sides. In combination with the existing level of built development, it is arguable that this land would not continue to serve Green Belt purposes. Therefore boundary revision is proposed to support the allocation of site 35 in the Local Plan.</p>		

BV.D



Green Belt Boundary Assessment			
Settlement	Bovingdon	Arup GB Stage 2 Site	BV-A6
Description of current boundary position	The boundary section runs parallel with site 35 and is adjacent to the rear curtilages of dwellings on Arden Close, Pembridge Chase, Pembridge Close and Dinmore. These boundary features are regarded as readily recognisable and likely to be durable.		
Recommended alteration(s)	It is recommended that the strip of land between the north east boundary of site 35 and the edge of Bovington is released.		
Justification of alteration(s)	This boundary revision is proposed to support the inclusion of site 35 in the Local Plan; and to avoid creating an isolated slither of Green Belt surrounded by built development following the release of site 35, which would no longer serve Green Belt purposes.		

Key:

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-  Dacorum Green Belt
-  Neighbouring Green Belt
-  Recommendation: add to Green Belt
-  Recommendation: remove from Green Belt