



Shaping
growth in
Dacorum



Green Belt and Rural Area

Appendix A – Green Belt

Summarising document

Dacorum Local Plan (2020-2038)
Emerging Strategy for Growth
November 2020

Contents

Scoring Criteria.....	3
Berkhamsted	5
Bovingdon	15
Hemel Hempstead	19
Kings Langley	29
Markyate	33
Tring	35

Scoring Criteria

Green Belt Review – Stage 1

Scoring criteria for All 3 Green Belt Purposes

Red	Significant contribution to GB purpose
Amber	Partial contribution to GB purpose
Green	Limited or no contribution to GB purpose

Green Belt Review – Stage 2

Scoring criteria for NPPF Purpose 1: *To check the unrestricted sprawl of large built-up areas.*

Red	5+: Land parcel is contiguous with (a) large built-up area(s). The large built-up area(s) is/are predominantly bordered by features lacking in durability or permanence
	5: Sub-area is contiguous with (a) large built-up area(s), though the large built-up area(s) is/are predominantly bordered by prominent, permanent and consistent boundary features.
Amber	3+: Sub-area is connected to one or more large built-up area(s). The large built-up area(s) is/are predominantly bordered by features lacking in durability or permanence.
	3: Sub-area is connected to one or more large built-up area(s), though the large built-up area(s) is/are predominantly bordered by prominent, permanent and consistent boundary features.
Green	1+: Sub-area is enclosed by one distinct large built-up area. The large built-up area is predominantly bordered by features lacking in durability or permanence.
	1: Sub-area is enclosed by one distinct large built-up area, though the large built-up areas is predominantly bordered by prominent, permanent and consistent boundary features.

Scoring criteria for NPPF Purpose 2: *To prevent neighbouring towns merging into one another.*

Red	5: An ‘essential gap’ between defined settlements, where development would significantly visually or physically reduce the perceived or actual distance between them.
Amber	3: A ‘wider gap’ between defined settlements where there may be scope for some development, but where the overall openness and the scale of the gap is important to restricting merging.
Beige	1: A ‘less essential gap’ between defined settlements, which is of sufficient scale and character that development is unlikely to cause merging between settlements.

Green	0: Sub-area does not provide a gap between any settlements and makes no discernable contribution to separation.
-------	---

Purpose 3

Scoring criterion for NPPF Purpose 3: *To assist in safeguarding the countryside from encroachment.*

Red	5: Contains less than 5% built form and possesses a strong unspoilt rural character.
Amber	4: Contains less than 10% built form and possesses an unspoilt or largely unspoilt rural character.
Beige	3: Contains less than 10% built form and/or possesses a largely rural open character.
	2: Contains more than 10% built form and/or possesses a semi-urban character.
Green	1: Contains more than 15% built form and possesses an urban character.
	0: Contains more than 20% built form and possesses an urban character.

Berkhamsted

Site 2: South of Berkhamsted



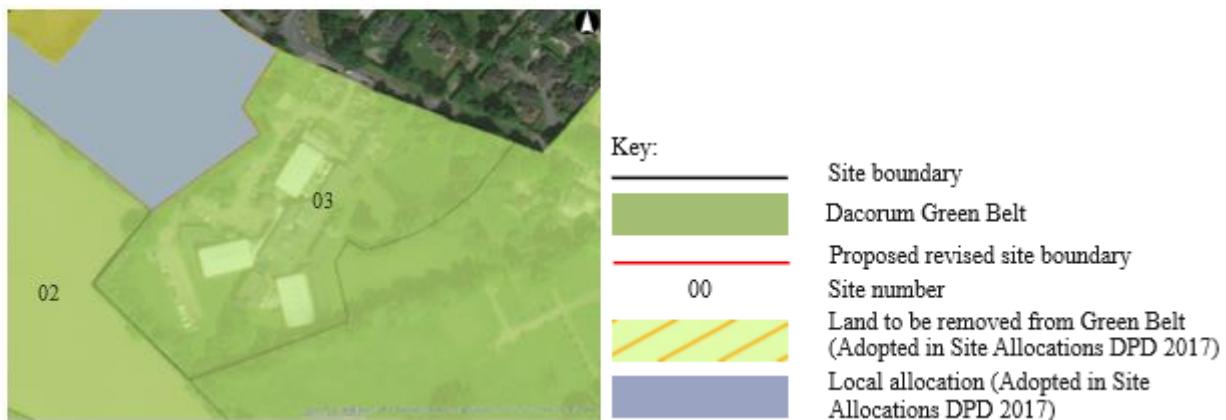
Site Contributions to Green Belt Purposes – Previous Studies

Study	Land Parcel	Purpose 1 – To check the unrestricted sprawl of large built-up areas	Purpose 2 – To prevent neighbouring towns merging into one another	Purpose 3 – To assist in safeguarding the countryside from encroachment
Green Belt Review: Purposes Assessment for SW Herts	Parcel 11	Limited or No Contribution	Significant Contribution	Partial Contribution
Stage 2 Green Belt Review and Landscape Appraisal	D-S2a	1 (Weak or very weak) – enclosed by large built-up area with permanent boundary features	0 – no discernable contribution to separation	2 – (Relatively Weak) more than 10% built / semi-urban
	D-S2b	3 (Moderate) – connected to large built-up area with permanent boundary features	1 – A 'less essential gap' unlikely to cause merging	2 – (Relatively Weak) more than 10% built / semi-urban character

Summarising Judgement

The Stage 2 Green Belt Study identifies the two sites form part of larger parcels (Parcels D-S2a and D-S2b), both of which are considered to make the least contribution to the purposes of the Green Belt. The larger site broadly corresponds with Parcel D-S2b so its contribution to the purposes of the Green Belt is unchanged. The site to the west is much smaller than the parcel assessed and therefore it could be concluded that its contribution to the purposes of the Green Belt would be less than that stated in the study.

Site 3: British Film Institute



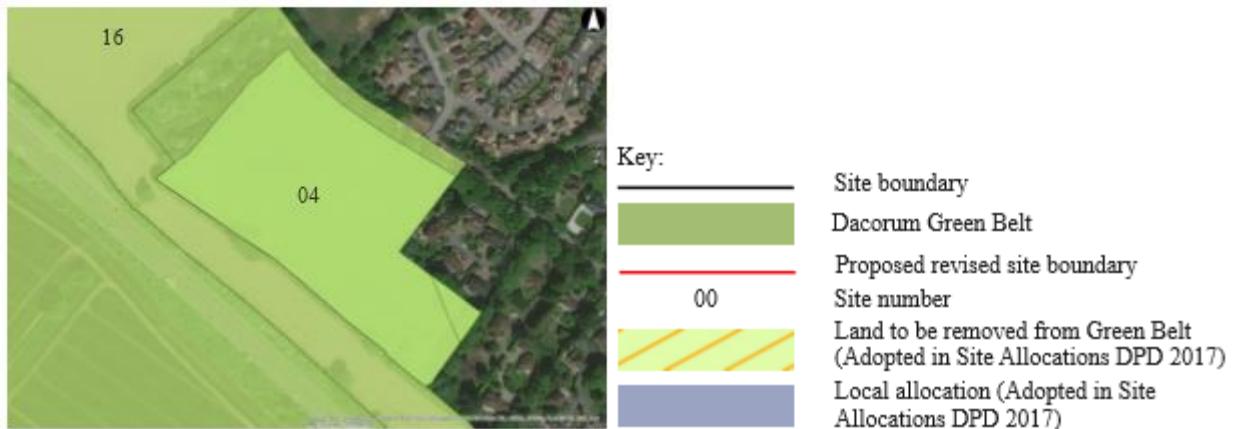
Site Contributions to Green Belt Purposes – Previous Studies

Study	Land Parcel	Purpose 1 – To check the unrestricted sprawl of large built-up areas	Purpose 2 – To prevent neighbouring towns merging into one another	Purpose 3 – To assist in safeguarding the countryside from encroachment
Green Belt Review: Purposes Assessment for SW Herts	Parcel 11	Limited or No Contribution	Significant Contribution	Partial Contribution
Stage 2 Green Belt Review and Landscape Appraisal	D-S2a	1 (Weak or very weak) - enclosed by large built-up area with permanent boundary features	0 (Very weak)– no discernable contribution to separation	2 (Relatively Weak) – more than 10% built / semi-urban character

Summarising Judgement

The Stage 2 Green Belt Study identifies the site forms part of a larger parcel (Parcels D-S2a) which is considered to make the least contribution to the purposes of the Green Belt. The site is much smaller than the parcel assessed and therefore it could be concluded that its contribution to the purposes of the Green Belt would be less than that stated in the study.

Site 4: Blegberry Gardens



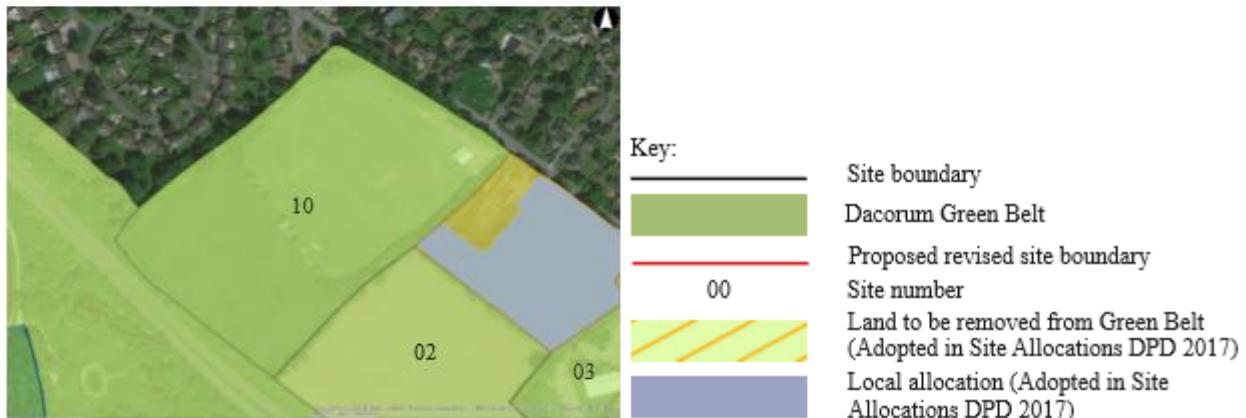
Site Contributions to Green Belt Purposes – Previous Studies

Study	Land Parcel	Purpose 1 – To check the unrestricted sprawl of large built-up areas	Purpose 2 – To prevent neighbouring towns merging into one another	Purpose 3 – To assist in safeguarding the countryside from encroachment
Green Belt Review: Purposes Assessment for SW Herts	Parcel 6	Limited or No Contributed	Partial Contribution	Partial Contribution
Stage 2 Green Belt Review and Landscape Appraisal	BK-A11	3– connected to large built-up area with permanent boundary features	1 – A ‘less essential gap’ unlikely to cause merging	3 – Less than 10% built form / largely rural open character

Summarising Judgement

The Stage 2 Green Belt Study identifies the site forms part of a larger parcel (Parcel BK-A11) which is considered to make a moderate contribution to the purposes of the Green Belt. The site is much smaller than the parcel assessed and therefore it could be concluded that its contribution to the purposes of the Green Belt would be less than that stated in the study.

Site 10: Haslam Playing Fields



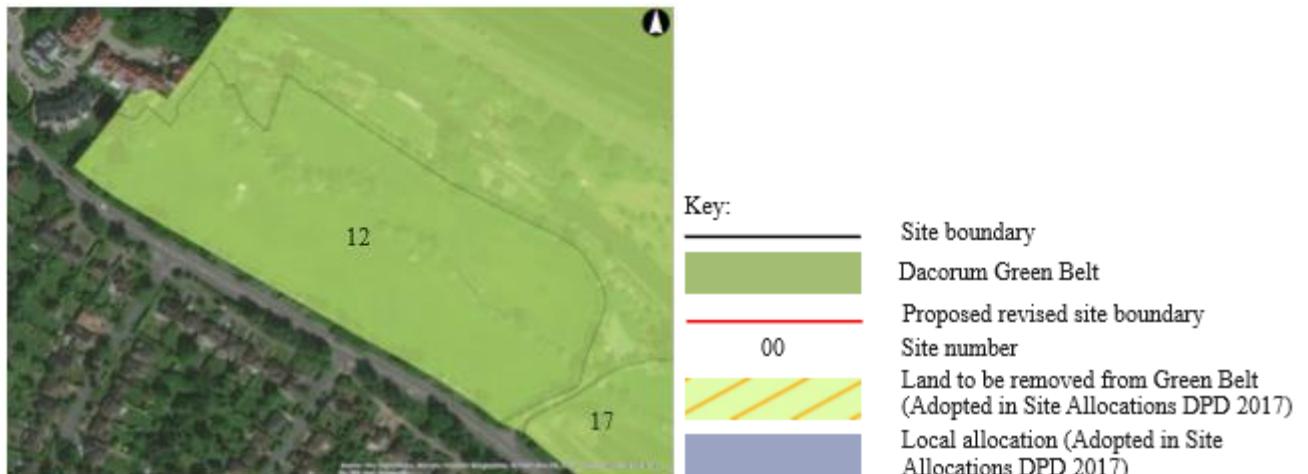
Site Contributions to Green Belt Purposes – Previous Studies

Study	Land Parcel	Purpose 1 – To check the unrestricted sprawl of large built-up areas	Purpose 2 – To prevent neighbouring towns merging into one another	Purpose 3 – To assist in safeguarding the countryside from encroachment
Green Belt Review: Purposes Assessment for SW Herts	Parcel 11	Limited or No Contribution	Significant Contribution	Partial Contribution
Stage 2 Green Belt Review and Landscape Appraisal	D-S2a	1 (Weak or very weak) - enclosed by large built-up area with permanent boundary features	0 – no discernable contribution to separation	2 – (Relatively Weak) more than 10% built / semi-urban character

Summarising Judgement

The Stage 2 Green Belt Study identifies the site forms part of a larger parcel (Parcels D-S2a) which is considered to make the least contribution to the purposes of the Green Belt. The site is much smaller than the parcel assessed and therefore it could be concluded that its contribution to the purposes of the Green Belt would be less than that stated in the study.

Site 12: Bank Mill Lane



Site Contributions to Green Belt Purposes – Previous Studies

Study	Land Parcel	Purpose 1 – To check the unrestricted sprawl of large built-up areas	Purpose 2 – To prevent neighbouring towns merging into one another	Purpose 3 – To assist in safeguarding the countryside from encroachment
Green Belt Review: Purposes Assessment for SW Herts	Parcel 11	Limited or No Contribution	Significant Contribution	Partial Contribution
Stage 2 Green Belt Review and Landscape Appraisal	BK-A9	3+ (Moderate) – connected to large built-up area with less permanent boundary features	3 – A 'wider gap' between settlements where there may be scope for development but scale of the gap is important	2 – more than 10% built form / semi-urban character

Summarising Judgement

The Stage 2 Green Belt Study identifies the site consists of two parcels (Parcels BK-A9a and BK-A9b) which are considered to make the least contribution to the purposes of the Green Belt.

Site 15: Ivy House Lane



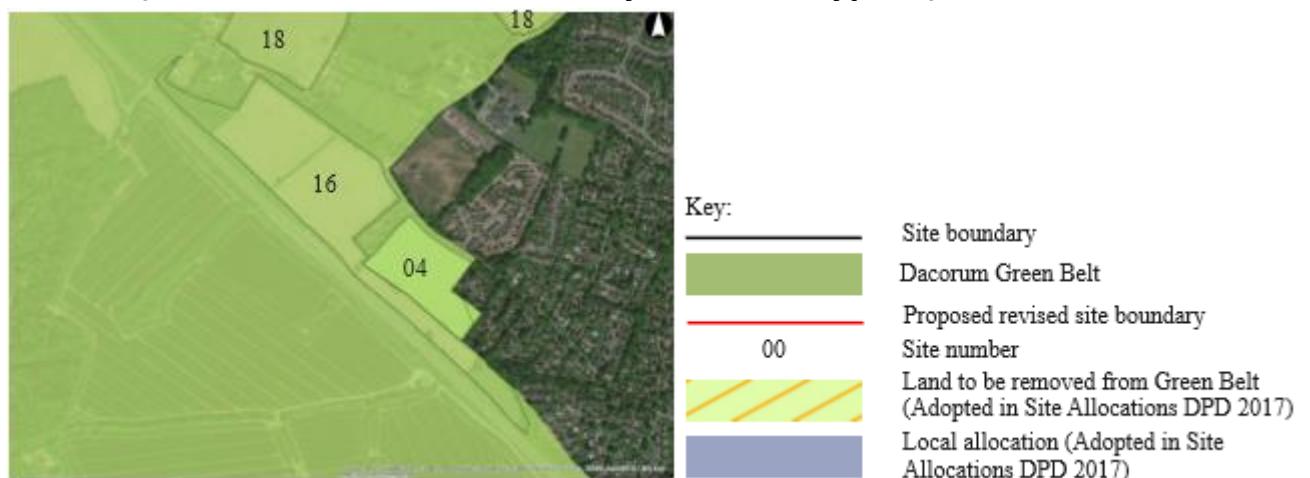
Site Contributions to Green Belt Purposes – Previous Studies

Study	Land Parcel	Purpose 1 – To check the unrestricted sprawl of large built-up areas	Purpose 2 – To prevent neighbouring towns merging into one another	Purpose 3 – To assist in safeguarding the countryside from encroachment
Green Belt Review: Purposes Assessment for SW Herts	Parcel 10	Limited or No Contribution	Significant Contribution	Significant Contribution
Stage 2 Green Belt Review and Landscape Appraisal	BK-A7	1 (Weak or very weak) - enclosed by large built-up area with permanent boundary features	1 (Weak or Very Weak) – A 'less essential gap' unlikely to cause merging	3 (Moderate) – Less than 10% built form / largely rural open character

Summarising Judgement

The Stage 2 Green Belt Study identifies the site forms part of a larger parcel (Parcels BK-A7) which is considered to make the least contribution to the purposes of the Green Belt. The site broadly corresponds with Parcel BK-A7 so its contribution to the purposes of the Green Belt is unchanged.

Site 16 (Land between Shootersway and A41 bypass)



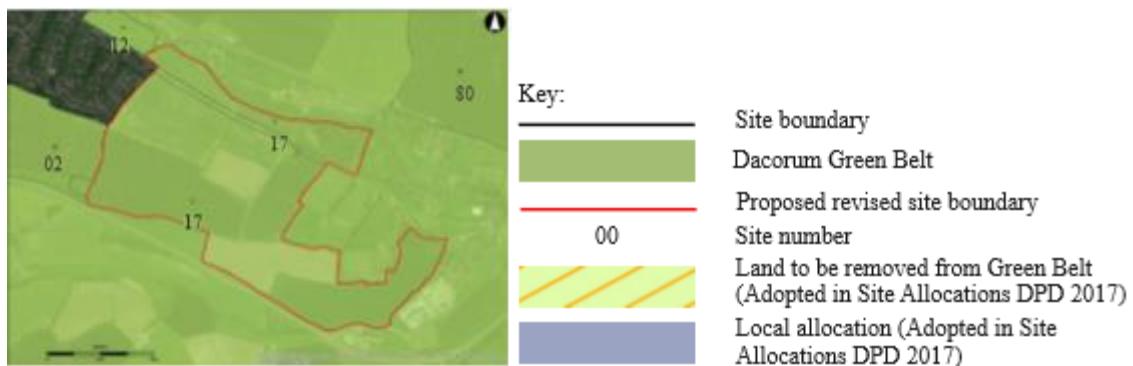
Site Contributions to Green Belt Purposes – Previous Studies

Study	Land Parcel	Purpose 1 – To check the unrestricted sprawl of large built-up areas	Purpose 2 – To prevent neighbouring towns merging into one another	Purpose 3 – To assist in safeguarding the countryside from encroachment
Green Belt Review: Purposes Assessment for SW Herts	Parcel 6	Limited or No Contribution	Partial Contribution	Partial Contribution
Stage 2 Green Belt Review and Landscape Appraisal	BK-A11	3 (Moderate) – connected to large built-up area with permanent boundary features	1 – A 'less essential gap' unlikely to cause merging	3 – Less than 10% built form / largely rural open character

Summarising Judgement

The Stage 2 Green Belt Study identifies the site forms part of a larger parcel (Parcel BK-A11) which is considered to make a moderate contribution to the purposes of the Green Belt. The site broadly corresponds with BK-A11 so its contribution to the purposes of the Green Belt is unchanged.

Site 17: East of Berkhamsted



Site Contributions to Green Belt Purposes – Previous Studies

Study	Land Parcel	Purpose 1 – To check the unrestricted sprawl of large built-up areas	Purpose 2 – To prevent neighbouring towns merging into one another	Purpose 3 – To assist in safeguarding the countryside from encroachment
Green Belt Review: Purposes Assessment for SW Herts	Parcel 11	Limited or No Contribution	Significant Contribution	Partial Contribution
Stage 2 Green Belt Review and Landscape Appraisal	BK-A9	3+ (Moderate) – connected to large built-up area with less permanent boundary features	3 – A ‘wider gap’ between settlements where there may be scope for development but scale of the gap is important	2 – more than 10% built form / semi-urban character
	BK-A10	3 (Moderate) – connected to large built-up area with permanent boundary features	5 – An ‘essential gap’ where development would significantly visually/physically reduce perceived or actual distance	3 (Moderate) – Less than 10% built form / largely rural open character

Summarising Judgement

The Stage 2 Green Belt Study identifies the site forms part of two parcels (Parcels BK-A9 and BK-A10) which are considered to make a moderate and strong contribution to the purposes of the Green Belt. The site, while smaller in terms of area to the parcel assessed, is still substantial in scale and therefore its contribution to the purposes of the Green Belt is unchanged.

Site 18: Land East of Darrs Lane



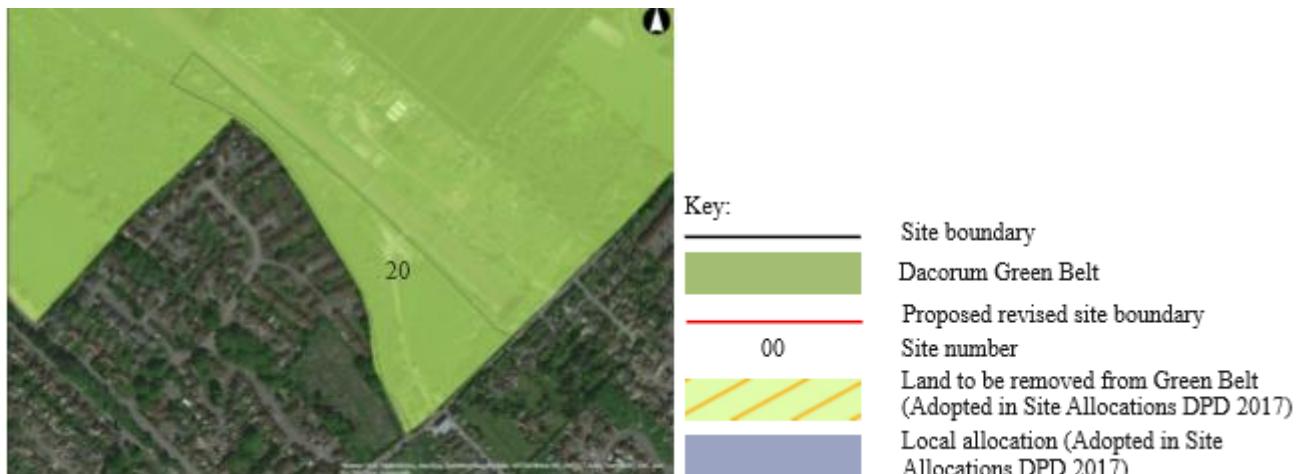
Site Contributions to Green Belt Purposes – Previous Studies

Study	Land Parcel	Purpose 1 – To check the unrestricted sprawl of large built-up areas	Purpose 2 – To prevent neighbouring towns merging into one another	Purpose 3 – To assist in safeguarding the countryside from encroachment
Green Belt Review: Purposes Assessment for SW Herts	Parcel 6	Limited or No Contribution	Partial Contribution	Partial Contribution
Stage 2 Green Belt Review and Landscape Appraisal	BK-A12	3 (Moderate) – connected to large built-up area with permanent boundary features	1 – A 'less essential gap' unlikely to cause merging	3 – Less than 10% built form / largely rural open character

Summarising Judgement

The Stage 2 Green Belt Study identifies the site forms part of a larger parcel (Parcel BK-A12) which is considered to make a moderate contribution to the purposes of the Green Belt. The site broadly corresponds with Parcel D-S2b so its contribution to the purposes of the Green Belt is unchanged.

Site 20: Lockfield



Site Contributions to Green Belt Purposes – Previous Studies

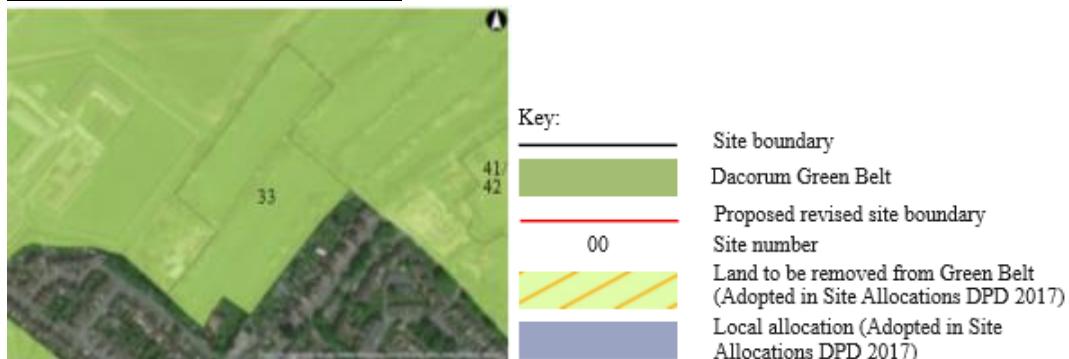
Study	Land Parcel	Purpose 1 – To check the unrestricted sprawl of large built-up areas	Purpose 2 – To prevent neighbouring towns merging into one another	Purpose 3 – To assist in safeguarding the countryside from encroachment
Green Belt Review: Purposes Assessment for SW Herts	Parcel 7	Limited or No Contribution	Partial Contribution	Significant Contribution
Stage 2 Green Belt Review and Landscape Appraisal	BK-A1	1 (Weak or very weak) - enclosed by large built-up area with permanent boundary features	1 – A ‘less essential gap’, unlikely to cause merging	3 – Less than 10% built form / largely rural open character

Summarising Judgement

The Stage 2 Green Belt Study identifies the site forms part of a larger parcel (Parcels BK-A1) which is considered to make a weak contribution to the purposes of the Green Belt. The site is much smaller than the parcel assessed and therefore it could be concluded that its contribution to the purposes of the Green Belt would be less than that stated in the study.

Bovingdon

Site 33: Duckhall Farm



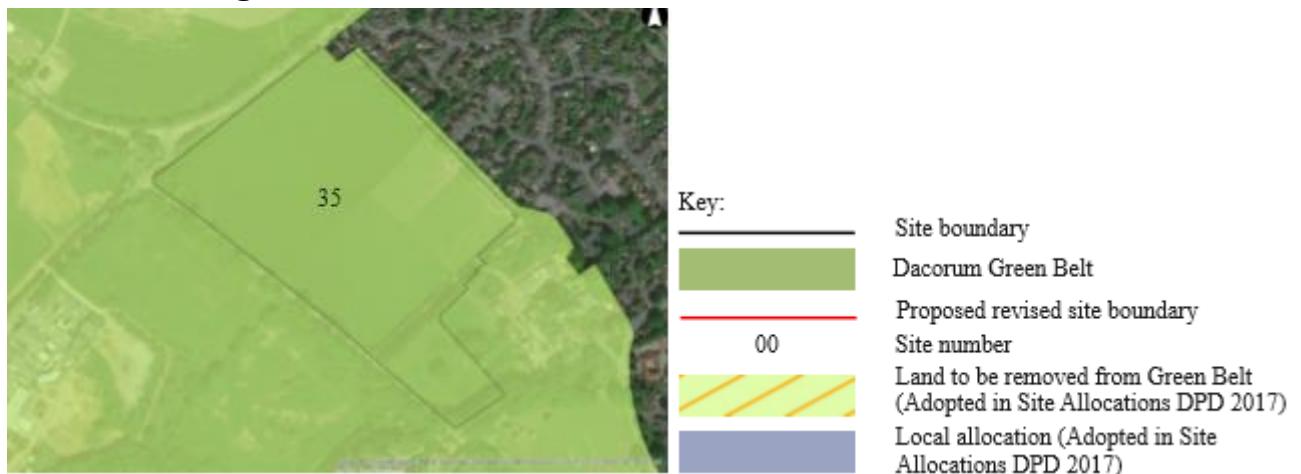
Site Contributions to Green Belt Purposes – Previous Studies

Study	Land Parcel	Purpose 1 – To check the unrestricted sprawl of large built-up areas	Purpose 2 – To prevent neighbouring towns merging into one another	Purpose 3 – To assist in safeguarding the countryside from encroachment
Green Belt Review: Purposes Assessment for SW Herts	Parcel 12	Limited or No Contribution	Partial Contribution	Significant Contribution
Stage 2 Green Belt Review and Landscape Appraisal	BV-A2	N/A – Bovingdon not considered a built-up area in this study	5 – An ‘essential gap’ where development would significantly visually/physically reduce perceived or actual distance	3 (Moderate) – Less than 10% built form / largely rural open character

Summarising Judgement

The Stage 2 Green Belt Study identifies the site forms part of a larger parcel (Parcel BV-A2) which is considered to make a moderate contribution to the purposes of the Green Belt. The site is much smaller than the parcel assessed and therefore it could be concluded that its contribution to the purposes of the Green Belt would be less than that stated in the study.

Site 35: Grange Farm



Site Contributions to Green Belt Purposes – Previous Studies

Study	Land Parcel	Purpose 1 – To check the unrestricted sprawl of large built-up areas	Purpose 2 – To prevent neighbouring towns merging into one another	Purpose 3 – To assist in safeguarding the countryside from encroachment
Green Belt Review: Purposes Assessment for SW Herts	Parcel 13	Limited or No Contribution	Limited or No Contribution	Significant Contribution
Stage 2 Green Belt Review and Landscape Appraisal	BV-A6	N/A – Bovingdon not considered a built-up area in this study	1 – (Weak or Very Weak) A ‘less essential gap’, unlikely to cause merging	2 – more than 10% built form / semi-urban character

Summarising Judgement

The Stage 2 Green Belt Study identifies the site forms part of a larger parcel (Parcels BV-A6) which is considered to make the least contribution to the purposes of the Green Belt. The site broadly corresponds with Parcel BV-A6 so its contribution to the purposes of the Green Belt is unchanged.

Site 39: Homefield



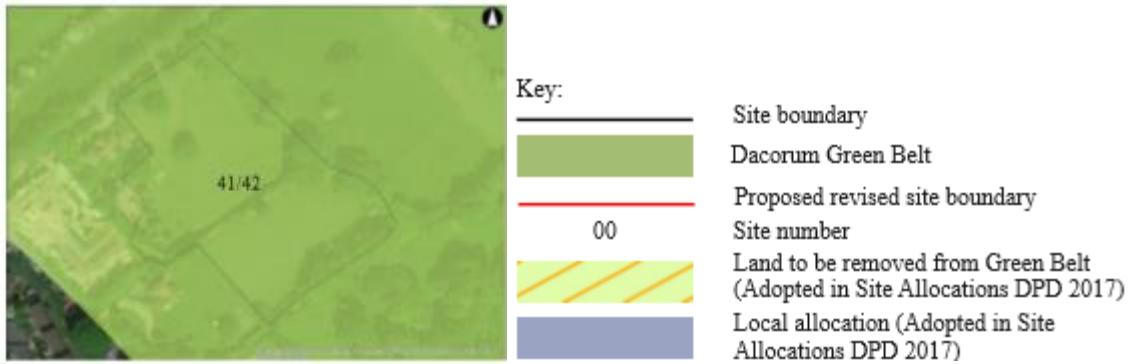
Site Contributions to Green Belt Purposes – Previous Studies

Study	Land Parcel	Purpose 1 – To check the unrestricted sprawl of large built-up areas	Purpose 2 – To prevent neighbouring towns merging into one another	Purpose 3 – To assist in safeguarding the countryside from encroachment
Green Belt Review: Purposes Assessment for SW Herts	Parcel 13	Limited or No Contribution	Limited or No Contribution	Significant Contribution
Stage 2 Green Belt Review and Landscape Appraisal	D-SS2	N/A – Bovingdon not considered a built-up area in this study	1 – (Weak or Very Weak) A ‘less essential gap’, unlikely to cause merging	2 – more than 10% built form / semi-urban character

Summarising Judgement

The Stage 2 Green Belt Study identifies the site which matches the extent of Parcels D-SS2 and is considered to make the least contribution to the purposes of the Green Belt.

Site 41/42: Land north of Vicarage Lane / Land south of Hempstead Road



Site Contributions to Green Belt Purposes – Previous Studies

Study	Land Parcel	Purpose 1 – To check the unrestricted sprawl of large built-up areas	Purpose 2 – To prevent neighbouring towns merging into one another	Purpose 3 – To assist in safeguarding the countryside from encroachment
Green Belt Review: Purposes Assessment for SW Herts	Parcel 14A	Limited or No Contribution	Limited or No Contribution	Significant Contribution
Stage 2 Green Belt Review and Landscape Appraisal	BV-A3	N/A – Bovingdon not considered a built-up area in this study	5 – An ‘essential gap’ where development would significantly visually/physically reduce perceived or actual distance	2 – more than 10% built form / semi-urban character

Summarising Judgement

The Stage 2 Green Belt Study identifies the site forms part of a larger parcel (Parcel BV-A3) which is considered to make a strong contribution to the purposes of the Green Belt. The site is much smaller than the parcel assessed and therefore it could be concluded that its contribution to the purposes of the Green Belt would be less than that stated in the study.

Hemel Hempstead

Site 62: Fields End Farm



Site Contributions to Green Belt Purposes – Previous Studies

Study	Land Parcel	Purpose 1 – To check the unrestricted sprawl of large built-up areas	Purpose 2 – To prevent neighbouring towns merging into one another	Purpose 3 – To assist in safeguarding the countryside from encroachment
Green Belt Review: Purposes Assessment for SW Herts	Parcel 10	Limited or No Contribution	Significant Contribution	Significant Contribution
Stage 2 Green Belt Review and Landscape Appraisal	HH-A6 (east side)	3 (Moderate) – connected to large built-up area with permanent boundary features	1 (Weak or Very Weak) – A 'less essential gap' unlikely to cause merging	4 - less than 10% built form / unspoilt or largely unspoilt rural character

Summarising Judgement

The Stage 2 Green Belt Study identifies the site forms part of a larger parcel (Parcel HH-A6) which is considered to make a strong contribution to the purposes of the Green Belt.

The site is approximately half of the parcel assessed but includes the land furthest from the settlement. It is therefore considered that its contribution to the purposes of the Green Belt is unchanged.

Site 63: Fields End Lane



Site Contributions to Green Belt Purposes – Previous Studies

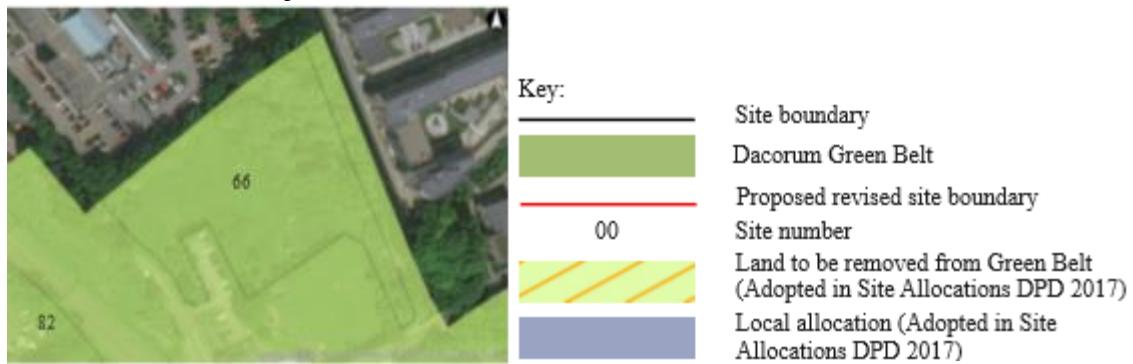
Study	Land Parcel	Purpose 1 – To check the unrestricted sprawl of large built-up areas	Purpose 2 – To prevent neighbouring towns merging into one another	Purpose 3 – To assist in safeguarding the countryside from encroachment
Green Belt Review: Purposes Assessment for SW Herts	Parcel 10	Limited or No Contribution	Significant Contribution	Significant Contribution
Stage 2 Green Belt Review and Landscape Appraisal	HH-A6 (west side)	3 (Moderate) – connected to large built-up area with permanent boundary features	1 (Weak or Very Weak) – A 'less essential gap' unlikely to cause merging	4 - less than 10% built form / unspoilt or largely unspoilt rural character

Summarising Judgement

The Stage 2 Green Belt Study identifies the site forms part of a larger parcel (Parcel HH-A6) which is considered to make a strong contribution to the purposes of the Green Belt.

The site is approximately half of the parcel assessed and therefore it could be concluded that its contribution to the purposes of the Green Belt would be less than that stated in the study.

Site 66: Lane adjacent to The Red Lion



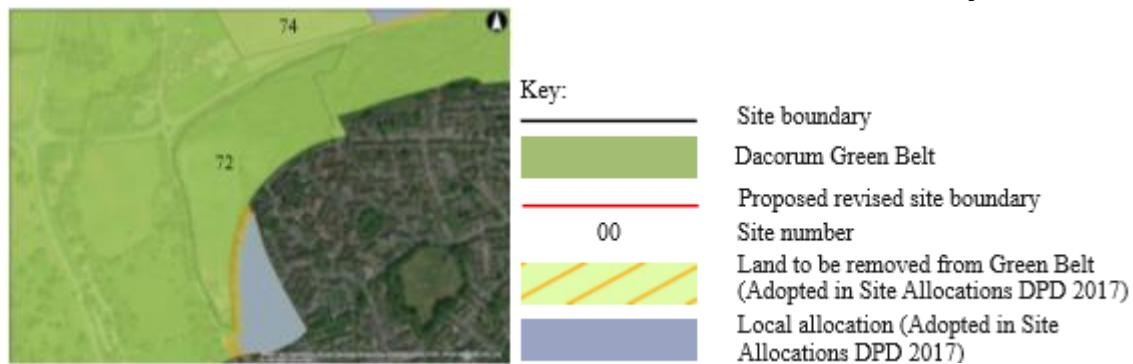
Site Contributions to Green Belt Purposes – Previous Studies

Study	Land Parcel	Purpose 1 – To check the unrestricted sprawl of large built-up areas	Purpose 2 – To prevent neighbouring towns merging into one another	Purpose 3 – To assist in safeguarding the countryside from encroachment
Green Belt Review: Purposes Assessment for SW Herts	Parcel 15	Limited or No Contribution	Significant Contribution	Significant Contribution
Stage 2 Green Belt Review and Landscape Appraisal	HH-A12	3 (Moderate) – connected to large built-up area with permanent boundary features	3 – A ‘wider gap’ between settlements where there may be scope for development but scale of the gap is important	3 (Moderate) – Less than 10% built form / largely rural open character

Summarising Judgement

The Stage 2 Green Belt Study identifies the site forms part of a larger parcel (Parcel HH-A12) which is considered to make a moderate contribution to the purposes of the Green Belt. The site is much smaller than the parcel assessed and therefore it could be concluded that its contribution to the purposes of the Green Belt would be less than that stated in the study.

Site 72: Land south of Link Road / west of Fletcher Way



Site Contributions to Green Belt Purposes – Previous Studies

Study	Land Parcel	Purpose 1 – To check the unrestricted sprawl of large built-up areas	Purpose 2 – To prevent neighbouring towns merging into one another	Purpose 3 – To assist in safeguarding the countryside from encroachment
Green Belt Review: Purposes Assessment for SW Herts	Parcel 16A	Limited or No Contribution	Partial Contribution	Significant Contribution
Stage 2 Green Belt Review and Landscape Appraisal	HH-A3	1+ (Weak) - enclosed by one distinct large built-up area, bordered by features lacking in durability or permanence	0 – no discernable contribution to separation	2 (Relatively Weak) – more than 10% built / semi-urban character

Summarising Judgement

The Stage 2 Green Belt Study identifies the site forms part of a larger parcel (Parcels HH-A3) which is considered to make the least contribution to the purposes of the Green Belt. The site is much smaller than the parcel assessed and therefore it could be concluded that its contribution to the purposes of the Green Belt would be less than that stated in the study.

Site 74: North Hemel Hempstead



Site Contributions to Green Belt Purposes – Previous Studies

Study	Land Parcel	Purpose 1 – To check the unrestricted sprawl of large built-up areas	Purpose 2 – To prevent neighbouring towns merging into one another	Purpose 3 – To assist in safeguarding the countryside from encroachment
Green Belt Review: Purposes Assessment for SW Herts	Parcels 16A & 16B	Limited or No Contribution	Partial Contribution	Significant Contribution
Stage 2 Green Belt Review and Landscape Appraisal	HH-A1	3 (Moderate) – connected to large built-up area with permanent boundary features	3 – A ‘wider gap’ between settlements where there may be scope for development but scale of the gap is important	5 – Less than 5% built form / strong unspoilt rural character
	HH-A2	3+ (Moderate) – connected to large built-up area with less permanent boundary features	0 – no discernable contribution to separation	3 – Less than 10% built form / largely rural open character

Summarising Judgement

The Stage 2 Green Belt Study identifies the site forms part of two larger parcels (Parcels HH-A1 and HH-A2) and is considered to make a strong contribution to the purposes of the Green Belt. It is noted that parcel HH-A2 represents only a small part of the site and makes a moderate contribution to the purposes of the Green Belt. The site broadly corresponds with Parcel HH-A1 so its contribution to the purposes of the Green Belt is unchanged.

Site 78: Polehanger Lane



Site Contributions to Green Belt Purposes – Previous Studies

Study	Land Parcel	Purpose 1 – To check the unrestricted sprawl of large built-up areas	Purpose 2 – To prevent neighbouring towns merging into one another	Purpose 3 – To assist in safeguarding the countryside from encroachment
Green Belt Review: Purposes Assessment for SW Herts	Parcel 9	Limited or No Contribution	Partial Contribution	Significant Contribution
Stage 2 Green Belt Review and Landscape Appraisal	HH-A5 (majority)	3 (Moderate) – connected to large built-up area with permanent boundary features	3 – A ‘wider gap’ between settlements where there may be scope for development but scale of the gap is important	5 – Less than 5% built form / strong unspoilt rural character

Summarising Judgement

The Stage 2 Green Belt Study identifies the site forms part of a larger parcel (Parcel HH-A5) which is considered to make a strong contribution to the purposes of the Green Belt. The site is smaller than the parcel assessed and therefore it could be concluded that its contribution to the purposes of the Green Belt would be less than that stated in the study.

Site 80: Pouchen End Lane



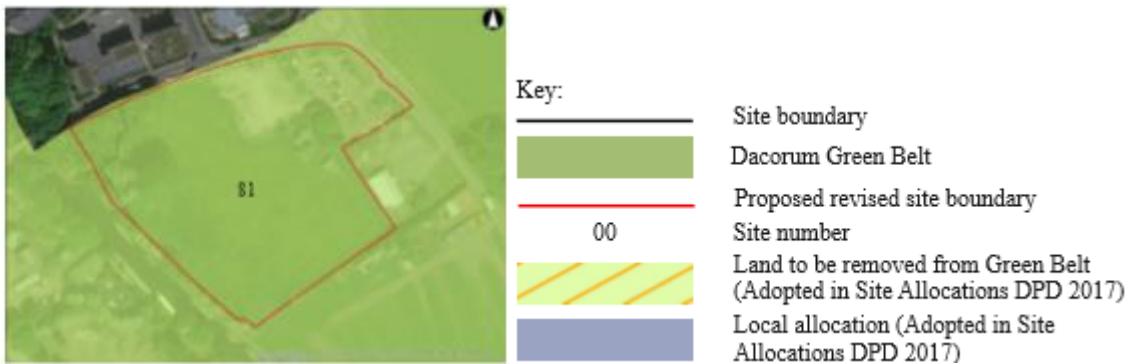
Site Contributions to Green Belt Purposes – Previous Studies

Study	Land Parcel	Purpose 1 – To check the unrestricted sprawl of large built-up areas	Purpose 2 – To prevent neighbouring towns merging into one another	Purpose 3 – To assist in safeguarding the countryside from encroachment
Green Belt Review: Purposes Assessment for SW Herts	Parcel 10	Limited or No Contribution	Significant Contribution	Significant Contribution
Stage 2 Green Belt Review and Landscape Appraisal	HH-A14	3 (Moderate) – connected to large built-up area with permanent boundary features	3 – A ‘wider gap’ between settlements where there may be scope for development but scale of the gap is important	3 – Less than 10% built form / largely rural open character

Summarising Judgement

The Stage 2 Green Belt Study identifies the site forms part of a larger parcel (Parcel HH-A14) which is considered to make a moderate contribution to the purposes of the Green Belt. The site broadly corresponds with Parcel HH-A14 so its contribution to the purposes of the Green Belt is unchanged.

Site 81: Red Lion Lane



Site Contributions to Green Belt Purposes – Previous Studies

Study	Land Parcel	Purpose 1 – To check the unrestricted sprawl of large built-up areas	Purpose 2 – To prevent neighbouring towns merging into one another	Purpose 3 – To assist in safeguarding the countryside from encroachment
Green Belt Review: Purposes Assessment for SW Herts	Parcel 15	Limited or No Contribution	Significant Contribution	Significant Contribution
Stage 2 Green Belt Review and Landscape Appraisal	HH-A12 (mid-section)	3 (Moderate) – connected to large built-up area with permanent boundary features	3 – A ‘wider gap’ between settlements where there may be scope for development but scale of the gap is important	3 (Moderate) – Less than 10% built form / largely rural open character

Summarising Judgement

The Stage 2 Green Belt Study identifies the site forms part of a larger parcel (Parcel HH-A12) which is considered to make a moderate contribution to the purposes of the Green Belt. The site is much smaller than the parcel assessed and therefore it could be concluded that its contribution to the purposes of the Green Belt would be less than that stated in the study.

Site 82: Shendish Manor and Fairfields



Site Contributions to Green Belt Purposes – Previous Studies

Study	Land Parcel	Purpose 1 – To check the unrestricted sprawl of large built-up areas	Purpose 2 – To prevent neighbouring towns merging into one another	Purpose 3 – To assist in safeguarding the countryside from encroachment
Green Belt Review: Purposes Assessment for SW Herts	Parcel 14B	Limited or No Contribution	Partial Contribution	Partial Contribution
Stage 2 Green Belt Review and Landscape Appraisal	D-S3	3 (Moderate) – connected to large built-up area with permanent boundary features	1 (Weak or Very Weak) – A 'less essential gap' unlikely to cause merging	2 (Relatively Weak) – more than 10% built / semi-urban character

Summarising Judgement

The Stage 2 Green Belt Study identifies the site forms part of a larger parcel (Parcel D-S3) which is considered to make a contribution contribution to the purposes of the Green Belt. The site is smaller than the parcel assessed and therefore it could be concluded that its contribution to the purposes of the Green Belt would be less than that stated in the study.

Site MUS: Bunkers Park



Site Contributions to Green Belt Purposes – Previous Studies

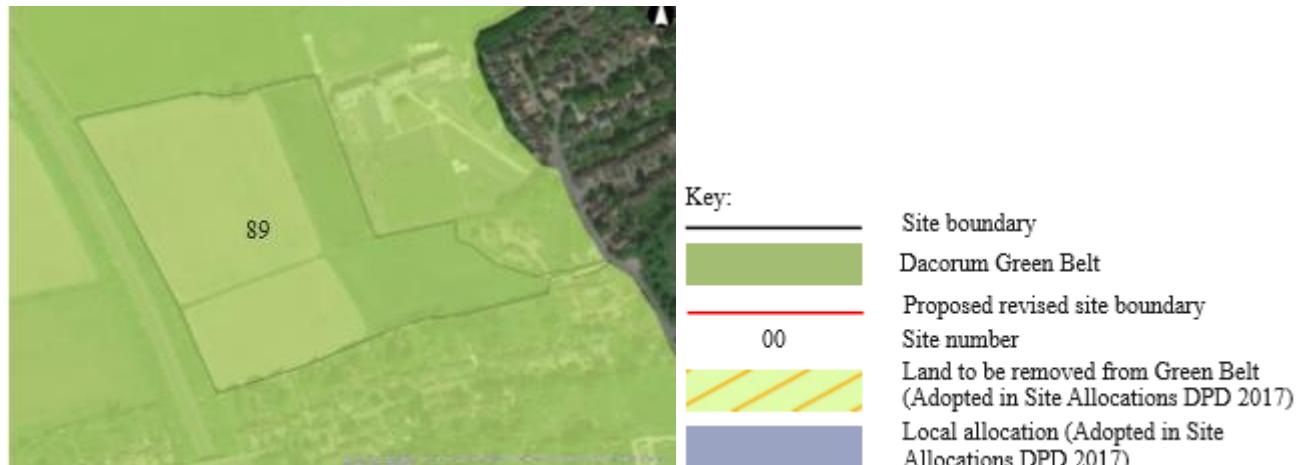
Study	Land Parcel	Purpose 1 – To check the unrestricted sprawl of large built-up areas	Purpose 2 – To prevent neighbouring towns merging into one another	Purpose 3 – To assist in safeguarding the countryside from encroachment
Green Belt Review: Purposes Assessment for SW Herts	Parcel 15	Limited or No Contribution	Significant Contribution	Significant Contribution
Stage 2 Green Belt Review and Landscape Appraisal	HH-A13 (east section)	3 (Moderate) – connected to large built-up area with permanent boundary features	1 (Weak or Very Weak) – A 'less essential gap' unlikely to cause merging	3 (Moderate) – Less than 10% built form / largely rural open character

Summarising Judgement

Unlike HH-A13, Site MUS is unlikely to contribute strongly toward Purpose 3 given that it covers the far eastern area of the HH-A13 site.

Kings Langley

Site 89: Hill Farm



Site Contributions to Green Belt Purposes – Previous Studies

Study	Land Parcel	Purpose 1 – To check the unrestricted sprawl of large built-up areas	Purpose 2 – To prevent neighbouring towns merging into one another	Purpose 3 – To assist in safeguarding the countryside from encroachment
Green Belt Review: Purposes Assessment for SW Herts	Parcel 14B	Limited or No Contribution	Partial Contribution	Partial Contribution
Stage 2 Green Belt Review and Landscape Appraisal	KL-A3	N/A – Kings Langley not considered a built-up area in this study	1 – A ‘less essential gap’, unlikely to cause merging	2 – more than 10% built form / semi-urban character

Summarising Judgement

The Stage 2 Green Belt Study identifies the site forms part of a larger parcel (Parcels D-S2a) which is considered to make the least contribution to the purposes of the Green Belt. The site is smaller than the parcel assessed and therefore it could be concluded that its contribution to the purposes of the Green Belt would be less than that stated in the study.

Site 94: Land North of Coniston Road



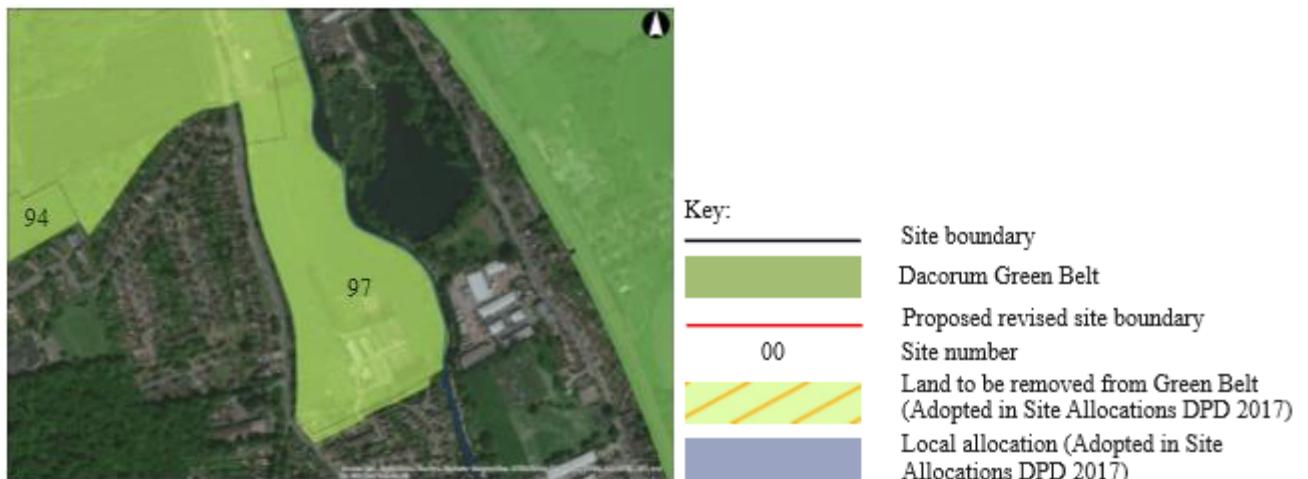
Site Contributions to Green Belt Purposes – Previous Studies

Study	Land Parcel	Purpose 1 – To check the unrestricted sprawl of large built-up areas	Purpose 2 – To prevent neighbouring towns merging into one another	Purpose 3 – To assist in safeguarding the countryside from encroachment
Green Belt Review: Purposes Assessment for SW Herts	Parcel 14B	Limited or No Contribution	Partial Contribution	Partial Contribution
Stage 2 Green Belt Review and Landscape Appraisal	KL-A2	N/A – Kings Langley not considered a built-up area in this study	3 – A ‘wider gap’ between settlements where there may be scope for development but scale of the gap is important	3 (Moderate) – Less than 10% built form / largely rural open character

Summarising Judgement

The Stage 2 Green Belt Study identifies the site forms part of a larger parcel (Parcel KL-A2) which is considered to make a moderate contribution to the purposes of the Green Belt. The site is smaller than the parcel assessed and therefore it could be concluded that its contribution to the purposes of the Green Belt would be less than that stated in the study.

Site 97: Rectory Farm



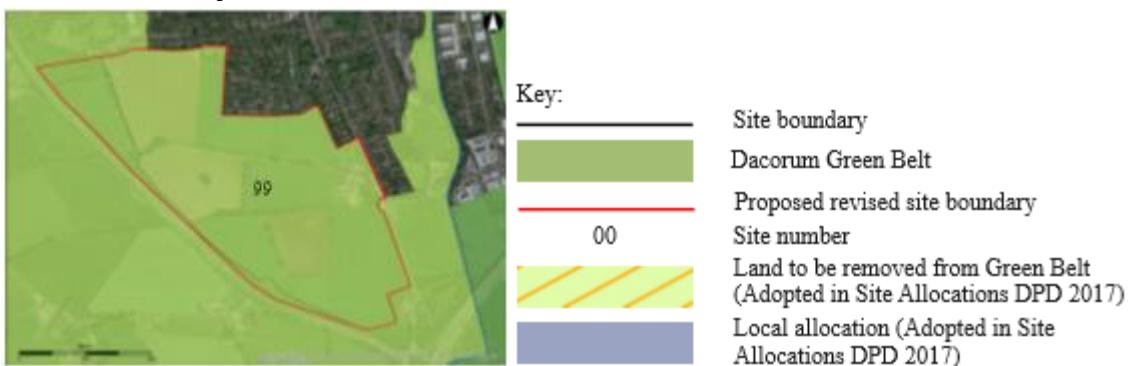
Site Contributions to Green Belt Purposes – Previous Studies

Study	Land Parcel	Purpose 1 – To check the unrestricted sprawl of large built-up areas	Purpose 2 – To prevent neighbouring towns merging into one another	Purpose 3 – To assist in safeguarding the countryside from encroachment
Green Belt Review: Purposes Assessment for SW Herts	Parcel 14B	Limited or No Contribution	Partial Contribution	Partial Contribution
Stage 2 Green Belt Review and Landscape Appraisal	KL-A1	N/A – Kings Langley not considered a built-up area in this study	5 – An ‘essential gap’ where development would significantly visually/physically reduce perceived or actual distance	2 – more than 10% built form / semi-urban character

Summarising Judgement

The Stage 2 Green Belt Study identifies the site forms part of a larger parcel (Parcels KL-A1a) which is considered to make the least contribution to the purposes of the Green Belt. The site broadly corresponds with Parcel KL-A1a so its contribution to the purposes of the Green Belt is unchanged.

Site 99: Wayside Farm



Site Contributions to Green Belt Purposes – Previous Studies

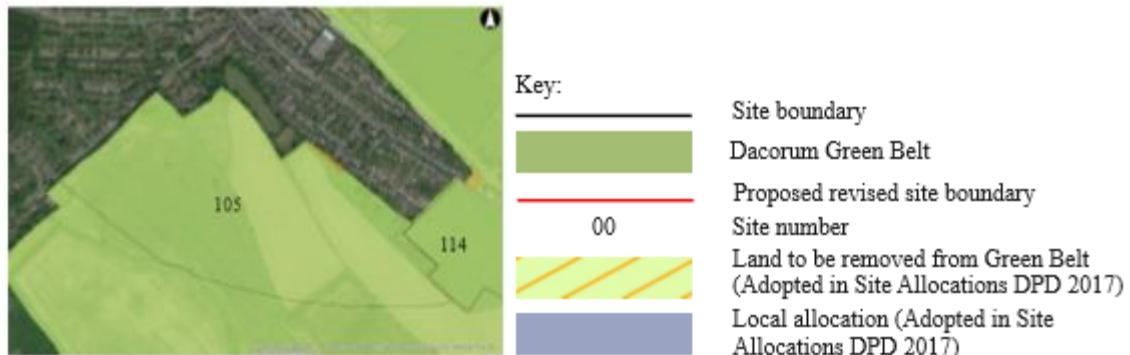
Study	Land Parcel	Purpose 1 – To check the unrestricted sprawl of large built-up areas	Purpose 2 – To prevent neighbouring towns merging into one another	Purpose 3 – To assist in safeguarding the countryside from encroachment
Green Belt Review: Purposes Assessment for SW Herts	Parcel 14B	Limited or No Contribution	Partial Contribution	Partial Contribution
Stage 2 Green Belt Review and Landscape Appraisal	KL-A4	N/A – Kings Langley not considered a built-up area in this study	3 – A ‘wider gap’ between settlements where there may be scope for development but scale of the gap is important	3 (Moderate) – Less than 10% built form / largely rural open character

Summarising Judgement

The Stage 2 Green Belt Study identifies the site forms part of two larger parcels (Parcels KL-A4 and KL-A5) and is considered to make a moderate contribution to the purposes of the Green Belt. It is noted that parcel KL-A5 represents only a small part of the site and makes a strong contribution to the purposes of the Green Belt. The site broadly corresponds with Parcel KL-A4 so its contribution to the purposes of the Green Belt is unchanged.

Markyate

Site 105: Cotton Spring Farm



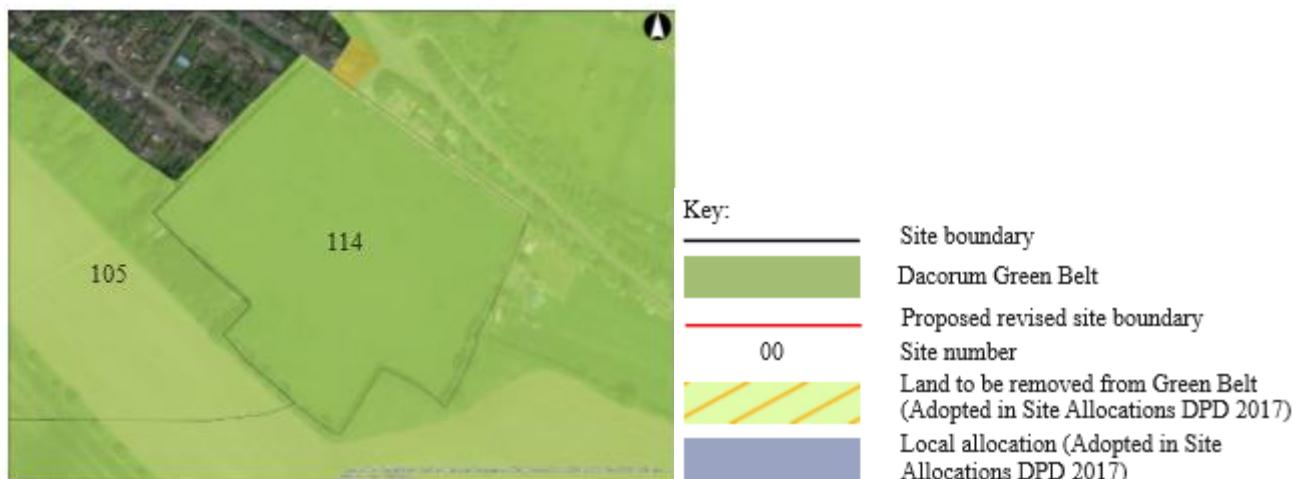
Site Contributions to Green Belt Purposes – Previous Studies

Study	Land Parcel	Purpose 1 – To check the unrestricted sprawl of large built-up areas	Purpose 2 – To prevent neighbouring towns merging into one another	Purpose 3 – To assist in safeguarding the countryside from encroachment
Green Belt Review: Purposes Assessment for SW Herts	Parcel 18A	Significant Contribution	Partial Contribution	Significant Contribution
Stage 2 Green Belt Review and Landscape Appraisal	MY-A3	N/A – Markyate not considered a built-up area in this study	0 – no discernable contribution to separation	5 – Less than 5% built form / strong unspoilt rural character

Summarising Judgement

The Stage 2 Green Belt Study identifies the site forms part of a larger parcel (Parcel MY-A3) which is considered to make a strong contribution to the purposes of the Green Belt. The site is smaller than the parcel assessed and therefore it could be concluded that its contribution to the purposes of the Green Belt would be less than that stated in the study.

Site 114: South of London Road



Site Contributions to Green Belt Purposes – Previous Studies

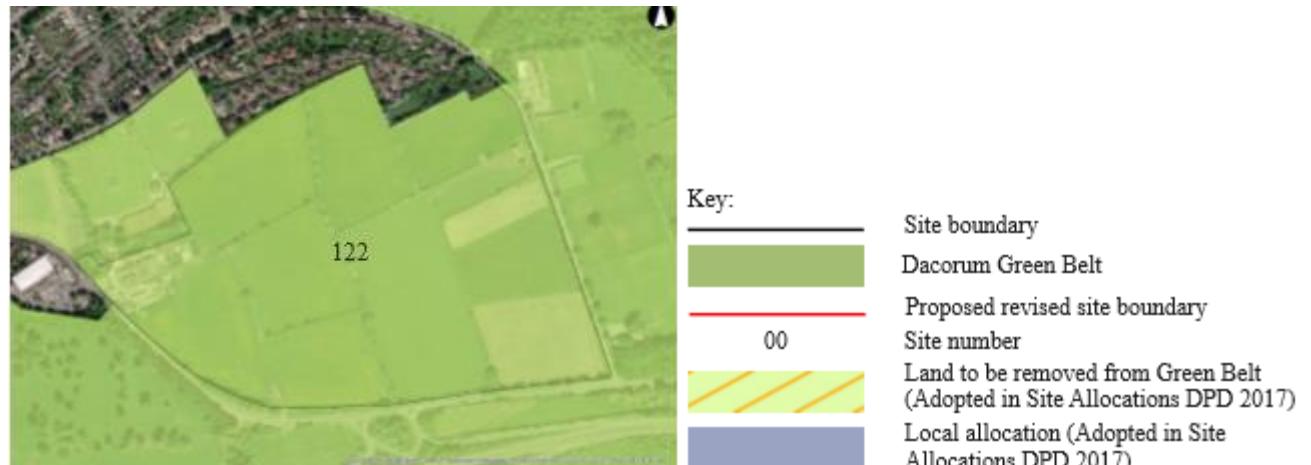
Study	Land Parcel	Purpose 1 – To check the unrestricted sprawl of large built-up areas	Purpose 2 – To prevent neighbouring towns merging into one another	Purpose 3 – To assist in safeguarding the countryside from encroachment
Green Belt Review: Purposes Assessment for SW Herts	Parcel 18A	Significant Contribution	Partial Contribution	Significant Contribution
Stage 2 Green Belt Review and Landscape Appraisal	MY-A3	N/A – Markyate not considered a built-up area in this study	0 – no discernable contribution to separation	5 – Less than 5% built form / strong unspoilt rural character

Summarising Judgement

The Stage 2 Green Belt Study identifies the site forms part of a larger parcel (Parcel MY-A3) which is considered to make a strong contribution to the purposes of the Green Belt. The site is much smaller than the parcel assessed and therefore it could be concluded that its contribution to the purposes of the Green Belt would be less than that stated in the study.

Tring

Site 122: Dunsley Farm



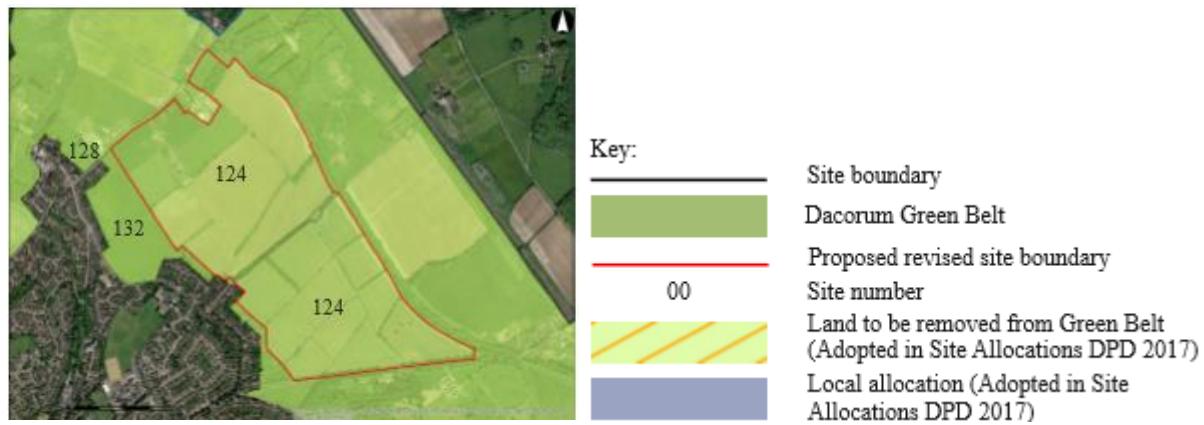
Site Contributions to Green Belt Purposes – Previous Studies

Study	Land Parcel	Purpose 1 – To check the unrestricted sprawl of large built-up areas	Purpose 2 – To prevent neighbouring towns merging into one another	Purpose 3 – To assist in safeguarding the countryside from encroachment
Green Belt Review: Purposes Assessment for SW Herts	Parcel 3	Limited or No Contribution	Partial Contribution	Partial Contribution
Stage 2 Green Belt Review and Landscape Appraisal	TR-A5	3 (Moderate) – connected to large built-up area with permanent boundary features	3 – A ‘wider gap’ between settlements where there may be scope for development but scale of the gap is important	3 – Less than 10% built form / largely rural open character

Summarising Judgement

The Stage 2 Green Belt Study identifies the site forms part of a larger parcel (Parcel TR-A5) which is considered to make a moderate contribution to the purposes of the Green Belt. The site broadly corresponds with Parcel TR-A5 so its contribution to the purposes of the Green Belt is unchanged.

Site 124: East of Tring



Site Contributions to Green Belt Purposes – Previous Studies

Study	Land Parcel	Purpose 1 – To check the unrestricted sprawl of large built-up areas	Purpose 2 – To prevent neighbouring towns merging into one another	Purpose 3 – To assist in safeguarding the countryside from encroachment
Green Belt Review: Purposes Assessment for SW Herts	Parcel 4	Limited or No Contribution	Significant Contribution	Significant Contribution
Stage 2 Green Belt Review and Landscape Appraisal	TR-A2	3 (Moderate) – connected to large built-up area with permanent boundary features	0 – no discernable contribution to separation	5 – Less than 5% built form / strong unspoilt rural character
	TR-A3	3+ (Moderate) – connected to large built-up area with less permanent boundary features	1 – A 'less essential gap', unlikely to cause merging	5 – Less than 5% built form / strong unspoilt rural character

Summarising Judgement

The Stage 2 Green Belt Study identifies the site forms part of two larger parcels (Parcel TR-A2 and TR-A3) which are considered to make a strong contribution to the purposes of the Green Belt. The site broadly corresponds with the extent of these parcels and includes the land furthest from the settlement. It is therefore considered that its contribution to the purposes of the Green Belt is unchanged.

Site 128: Land south of Gammel Farm Bulbourne Road



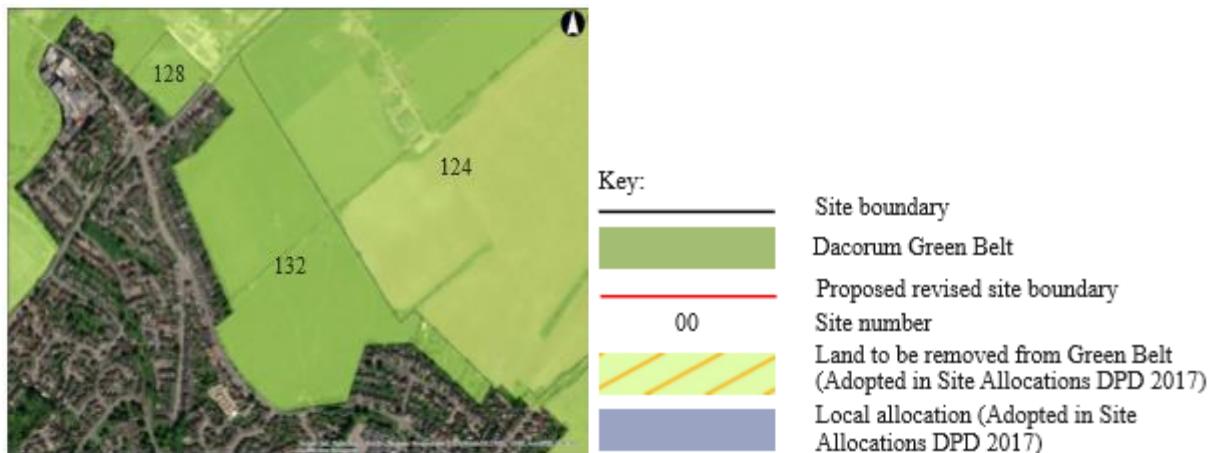
Site Contributions to Green Belt Purposes – Previous Studies

Study	Land Parcel	Purpose 1 – To check the unrestricted sprawl of large built-up areas	Purpose 2 – To prevent neighbouring towns merging into one another	Purpose 3 – To assist in safeguarding the countryside from encroachment
Green Belt Review: Purposes Assessment for SW Herts	Parcel 2	Limited or No Contribution	Limited or No Contribution	Significant Contribution
Stage 2 Green Belt Review and Landscape Appraisal	TR-A1	3 (Moderate) – connected to large built-up area with permanent boundary features	0 – no discernable contribution to separation	5 – Less than 5% built form / strong unspoilt rural character

Summarising Judgement

The Stage 2 Green Belt Study identifies the site forms part of a larger parcel (Parcel TR-A1) which is considered to make a strong contribution to the purposes of the Green Belt. The site is much smaller than the parcel assessed and therefore it could be concluded that its contribution to the purposes of the Green Belt would be less than that stated in the study.

Site 132: New Mill



Site Contributions to Green Belt Purposes – Previous Studies

Study	Land Parcel	Purpose 1 – To check the unrestricted sprawl of large built-up areas	Purpose 2 – To prevent neighbouring towns merging into one another	Purpose 3 – To assist in safeguarding the countryside from encroachment
Green Belt Review: Purposes Assessment for SW Herts	Parcel 4	Limited or No Contribution	Significant Contribution	Significant Contribution
Stage 2 Green Belt Review and Landscape Appraisal	TR-A2	3 (Moderate) – connected to large built-up area with permanent boundary features	0 – no discernable contribution to separation	5 – Less than 5% built form / strong unspoilt rural character

Summarising Judgement

The Stage 2 Green Belt Study identifies the site forms part of a larger parcel (Parcel TR-A2) which is considered to make a strong contribution to the purposes of the Green Belt. The site is much smaller than the parcel assessed and therefore it could be concluded that its contribution to the purposes of the Green Belt would be less than that stated in the study.