



## Appendices



## Appendix 1: Hertfordshire Planning Policy

The original concept of the Metropolitan Green Belt (MGB) affected only the southern half of the County.

In terms of detailed planning policy, the Green Belt in Hertfordshire was first formalised in the County Development Plan, which was published in 1951 and approved by the Minister of Housing and Local Government in December 1958 (under the Town and Country Planning Act 1947). The initial Green Belt designation was carried forward by the County Council in the First Review of the County Development Plan, published in 1964 and approved in 1971 (under the Town and Country Planning Act 1962).

This Plan also introduced a general policy approach that the whole of Hertfordshire be treated as if it were MGB, so as to prevent further coalescence of historic settlement patterns within the MGB. This policy was applied pending submission of the first of the new Structure Plans which examined the future extent of the Green Belt in more detail.

The Hertfordshire County Structure Plan (1976) continued the approach of the County Development Plan *'as if everything was Green Belt'* and proposed an enlargement of the MGB to cover whole of the rural County, excluding only towns and major built up areas. This was because it was considered that greater road and rain accessibility had extended London's influence northwards.

However this proposal was rejected by the SoS as it did not accord with the main purposes of the Green Belt (as set out in Ministry of Housing and local Government Circular 42/55) especially regarding key purposes of checking unrestricted sprawl of built-up areas and safeguarding the countryside from encroachment.

In response, a revised proposal was accepted for *'a limited extension of the MGB to cover those areas nearest to London which are under the heaviest pressure and where there is a risk of coalescence of settlements'*. Consequently, Modification Policy (2) provided for *'the maintenance of a Green Belt in the south of the County as part of the Metropolitan Green Belt about 12 – 15 miles deep with limited extensions along the main radial transport corridors'*. Detailed boundary definition was the responsibility of new Local Plans.

Consideration of national purposes as well as local inner boundaries led to tight boundaries being drawn around settlements and limited designation of safeguarded land, with the exception of Welwyn Hatfield.

Significantly, the Hertfordshire County Structure Plan (2.1.5) also explicitly explained the longstanding concept of local (County) functions of the Green Belt to maintain the settlement pattern. Local functions were described as serving *'to support County policies for countryside and leisure'* whilst *'maintaining the existing urban form, preventing coalescence, preserving green wedges and keeping countryside open'*.



The County Structure Plan Alterations No 1 (1980) did not change general Green Belt policy and prepared alterations to deal with longer term development needs whereby the SoS approved an enlargement of the Green Belt (as a result of review of the North Hertfordshire Area Statement). This was known as Green Belt to the East of Luton and not part of the MGB but described as complementary to the South Bedfordshire Green Belt.

The Hertfordshire County Structure Plan Review (1986) responded to new Government guidance including Circular 14/84 which emphasised the Government's strong commitment to Green Belts. Local Plans had been adopted at this time with detailed outer and inner Green Belt boundaries, which were generally tight to settlement boundaries. The County Council interpreted Government policy in a Hertfordshire context (Para 2.23 – 4) and undertook '*some minor adjustments to inner Green Belt boundaries around some towns better to secure their permanence and make them more readily defensible on a long term basis, without undermining the basic objectives of Green Belt policy as now expressed by Government*'.

Circular 18/84 and Circular 22/80 sought to avoid creating ribbons or isolated pockets of development and supported policies for separating villages from towns. This was seen as a further justification for the local role of Green Belt in maintaining the existing settlement pattern. Consequently, the Structure Plan proposed additions to the general extent of the Green Belt and updated Green Belt Policy (2) to '*where defining the boundaries of the Green belt around settlements this will be done by reference to the degree of long term expansion of the built up area acceptable in the context of the stated purpose of the Green Belt*'.

The Hertfordshire County Structure Plan Review – Incorporating Alterations (1990) addressed Green Belt issues in the context of PPG2 and was approved in 1991. The overall approach to Green Belt was unchanged.

The Hertfordshire Structure Plan Review 1991 – 2011 (1998) updated Green Belt policy. It explicitly referred to Green Belt East of Luton being maintained as part of the South Bedfordshire Green Belt. The Policy also allowed for inner boundary reviews to allow for development at major settlements and a strategic development.

The Hertfordshire Structure Plan Roll Forward to 2016 (2002) was to include extensive research and consultation on urban capacity and Green Belt pressures. However the process was overtaken by the implementation of a new statutory regional planning system to replace structure plans under the 2004 Act. This research went on to inform the Regional Spatial Strategy (East of England Plan) which was formally revoked in 2012 with Green Belt designation powers now lying with local planning authorities.

Overall no strategic changes to Green Belt to accommodate development have taken place.



## Appendix 2: Local Planning Policy

### Dacorum

Dacorum Core Strategy (September 2013) was submitted for examination in June 2012, with modifications published in January 2013 and the Inspector's Report published in July 2013. This document will replace strategic policies in the Dacorum Local Plan which was adopted in 2004. The remaining Local Plan policies will be replaced by subsequent Development Plan Documents.

### *Green Belt Policy*

The Core Strategy incorporating Modifications (2013) states that the **Green Belt** will be protected from 'inappropriate development' and will 'remain essentially open in character'. Policy CS5, for the Green Belt, is based on national policy which is interpreted as protecting openness and character of the Green Belt, local distinctiveness and the physical separation of settlements. Only small scale development will be permitted provided that it has 'no significant impact on the character or appearance of the countryside'. It is therefore interpreted that the all of the Green Belt is countryside. There is also reference to the economic function of the Green Belt CS5, whereby appropriate development in the Green Belt 'supports the rural economy and the maintenance of the wider countryside'. In addition, Policy CS6 relates to Selected Small Villages in the Green Belt where any development must be sympathetic to surroundings including the countryside and protect character and appearance of villages.

The Dacorum Local Plan (2004) states that the Green Belt must remain as essentially open in order to:

- Check the spread of London and towns around it, including Luton;
- Prevent Hemel Hempstead, Berkhamsted, Tring, Kings Langley, Bovington, Markyate and other settlements merging into one another;
- Help safeguard the surrounding countryside from encroachment;
- Direct development to the towns and large villages to assist in regeneration and ensure land is fully used there; and
- Preserve the special character of historic settlements.

### *Other Green Belt related Policy*

The wider **historic environment** is recognised in the vision of the Core Strategy (2013) and conserving and enhancing the function and character of market towns, villages and countryside is recognised as a Strategic Objective. This reinforces the Green Belt specific policy.

The emerging **spatial strategy** focusses development in Hemel Hampstead with limited opportunities in market towns and large villages. There will be development restraint in small villages in the Green Belt and rural area and other small villages as set out in the Settlement Hierarchy. The countryside is protected and is recognised as an area where primarily open land



uses such as farming and forestry should flourish. In relation to settlements, the **role of the countryside** is explained below, and will inform the purposes assessment criteria.

- Hemel Hempstead – maintain physical separation from smaller villages and hamlets and protect Gade and Bulbourne valleys which provide strong landscape setting.
- Berkhamsted – prevent coalescence with Bourne End and Dudswell, and maintain unique valley setting.
- Tring – maintain clearly defined boundaries (with Icknield Way to the north, Pendley Estate to the east and Chilterns AONB to the south) and maintain buffer between Aston Clinton and new development around Aylesbury.
- Bovingdon – protect character of the village and provide strong physical buffer between Hemel Hempstead.
- Kings Langley – protect character of the village, prevent coalescence with Hemel Hempstead and stop formation of Watford suburb.
- Markyate – protect the setting of the village (the Ver Valley) and maintain green buffer separating Dunstable and Luton.

With regard to design, it is recognised that impacts of **views** on open land or the countryside need to be considered by new development. In terms of development guidelines, Dacorum's Spatial Awareness Framework considers the character of the settlement as one of five items, especially in relation to defined countryside borders, **landscape setting, historic setting**, settlement pattern and key views (Figure 11).

*Key Messages to inform Purposes Assessment Criteria:*

- All of the Green Belt is the countryside, where farming and forestry are key land uses
- The Green Belt specifically checks the spread of London and Luton and prevents merging of Hemel Hempstead, Berkhamsted, Tring, Kings Langley, Bovingdon, Markyate and other settlements
- Historic environment recognised as important feature, and countryside plays a role in maintaining setting and providing views.



## **St Albans**

St Albans District Local Plan Review was adopted in 1994, with the majority of policies saved in 2004. The Council is currently preparing a Strategic Local Plan. Text below only refers to the 1994 Local Plan.

### ***Green Belt Policy***

The **Metropolitan Green Belt** is set out as the first Key Structuring Policy (Chapter 2), and references the five national purposes as set out in PPG2 (para 2.1). It notes: i) the positive role Green Belt have in providing access to the open countryside, ii) the essential characteristic of permanence, and iii) that boundaries should not be amended or development allowed if land becomes derelict.

Policy 1 defines the Green Belt, setting out excluded settlements and land. It also sets out a list of development allowed in the Green Belt (based on PPG2) including mineral extraction, agriculture, sport and recreation, appropriate rural uses and conversions of existing buildings. To support this, it goes on to explain requirements for any new development in the Green Belt, relating to integration with the existing landscape, siting, design and external appearance, landscape mitigation and avoidance of harm to ecological value, in addition to other Plan policies which need to be considered.

### ***Other Green Belt related Policy***

The Introduction 'places a high priority on the need to defend the **Green Belt** against inappropriate development and to protect the character of towns and villages' (para 1.5). The Plan identifies 17 **conservation areas** in Policy 85, which are to be preserved or enhanced. With regards to **landscape**, the Plan recognises the effectiveness of Green Belt policy places pressure on the undeveloped or underdeveloped land in urban areas and therefore the full role of urban green space needs to be considered. The District's **countryside** is designated as Green Belt (para 12.1). Policy 1 specifies countryside land uses as agriculture, forestry, recreation and wildlife conservation.

Policy 114 relates to St Albans City Centre, and refers to **Zones of Visibility** (Figure 16) whereby public viewpoints from around the city are identified beyond the settlement boundary. Furthermore, in Part 3 of the Plan, the Green Belt is referred to in **Policy Area Statements**. Of particular note, for the Napsbury Hospital Site, redevelopment guidelines state that the maintenance of the strategic **Green Belt gap** between St Albans and London Colney is an important objective (para 19.24).

The **Settlement Strategy**, includes towns, specified settlements and Green belt settlements. Policy 2 seeks to 'protect and enhance the essential character of existing settlements'.

Policies 4, 5 and 6 relate to new housing sites and new housing in settlements, and where appropriate refer to Green Belt, and other issues, to provide **planning guidelines**. It is also



commented that new development, especially in Green Belt settlements must not detract from the character or setting of a settlement and be acceptable in light of Policy 70 with regards to design and layout. Similarly, Policy 20 relating to employment sites provides planning guidelines referencing the Green Belt where appropriate. In addition, specific guidance is provided for development at and reuse of hospital sites in the Green Belt in Policies 60 and 61 (supported by more detailed advice in Policies 137 and 138) and guidance for schools in the Green Belt is set out in Policies 65 and 66. Policy 77 set out the requirements to re-use and adapt buildings in the Green Belt. Supporting text explains no harm should be caused to the purposes of the Green Belt (para 8.26).

With regards to **leisure**, Policy 91, identifies medium intensity uses (such as golf courses, riding stables and motor sports as set out in Policy 96) will normally be permitted in the Green Belt (outside landscape conservation areas). **Tourism** is recognised as an important industry as St Albans was the third most popular destination in the former Thames and Chilterns Tourist Board area. The rich variety of historic features including The Cathedral and Abbey Church of Saint Alban represent key visitor attractions. Therefore, indirectly Green Belt can help preserve such features and ensure they remain popular attractions.

There are area of Grade 2 **agricultural land** in the District (para 12.3), located to the east and west of St Albans (Figure 12). District contains scattering of plantations and some ancient semi-natural woodlands (para 12.7). A landscape conservation area runs from the north and east of Harpenden, around Wheathampstead, down to the west of St Albans (Figure 14).

*Key Messages to inform Purposes Assessment Criteria:*

- Countryside uses include agriculture, forestry, recreation and wildlife conservation
- Emphasis on character of settlements and zones of visibility to St Albans Cathedral are protected
- Green Belt gap between St Albans and London Colney to be maintained specifically mentioned to be maintained. This provides an example of the maintenance of a local gap so help maintain the existing settlement pattern.



## Welwyn Hatfield

Welwyn Hatfield Emerging Core Strategy was subject to consultation between November 2012 and January 2013. The current District Plan for Welwyn Hatfield was adopted in 2005, with the majority of policies saved in 2008.

### **Green Belt Policy**

Policy CS4, of the The Emerging Core Strategy (2012), relates to Green Belt boundaries and safeguarded land, and states that there will be a continuing emphasis on the retention of long-standing Green Belt restraint and Green Belt boundaries that will endure during and beyond the plan period. However, in order to meet the overall housing target during the plan period, safeguarded land will need to be brought forward and land will need to be exceptionally released from the Green Belt. The supporting text explains that Green Belt boundaries should only be changed in exceptional circumstances (para 6.17). The policy also states that there might be a need to allocate safeguarded land, between the urban area and the Green Belt. Policy CS7, on the type and mix of housing, states that, in sustainable locations the redevelopment or re-use of **Major Developed Sites** in the Green Belt will be undertaken. Such sites are also referred to in CS20 whereby any development must be compatible with the Green Belt location.

Green Belt policy, in the District Plan (2005) sets out the five national purposes from PPG2 (para 4.6) and explains the positive role the Green Belt can play (para 4.7). It aims to maintain the Green Belt (2.25) by directing development to existing settlements, particularly previously developed land, whilst preserving the quality of the countryside and supporting the purposes of the Green Belt. It explains the **settlement pattern** is characterised by a number of medium sized towns and villages, situated along main road and railway routes radiating northwards from London and separated by narrow bands of countryside. There are also small villages and sporadic ribbon developments within the countryside in more isolated and less accessible locations (this comment is repeated in the emerging Core Strategy). This settlement pattern gives the district unique qualities and should be preserved (para 4.2). The Green Belt is recognised as one of the main policy tools for maintaining this pattern and ensuring urban concentration (para 4.3). The main objectives of the Green Belt and settlement pattern are to (para 4.5):

- maintain the Green Belt as the principal means of restraining the physical expansion of the district's urban areas
- maintain the existing settlement pattern in the district
- concentrate development into the district's main towns and settlements
- maintain areas of special restraint between the urban area and the Green Belt, to be safeguarded to meet future growth needs beyond the Plan period and thereby ensure the permanence of the Green Belt boundaries.

The glossary to the emerging Core Strategy (2012), defines the **Green Belt** (D.17) with the aim of keeping land permanently open and to restrict urban sprawl, protect the countryside from development, keep neighbouring settlements separate, preserve historic towns and help in the regeneration of urban areas. **Safeguarded land** (D.49) is defined as land safeguarded between





the urban area and the Green Belt in order to meet longer-term development needs, in order to ensure the protection of the Green Belt beyond the plan period. Also, **urban sprawl** (D.53) is defined as ‘the uncontrolled or unplanned extension of urban areas into the countryside’. Policies CS11 and CS13 relate to protecting critical assets including heritage assets and in particular the historic environment of Welwyn Garden City.

### ***Other Green Belt related Policy***

The Spatial Vision comments that partnerships with HCC, neighbouring planning authorities and landowners will bring forward new and improved strategic green infrastructure, which in particular increases access and reinforces the role of the Green Belt between Hatfield and Smallford and to the east of Welwyn Garden City.

The Vision and Borough-wide strategic objectives include the need to meet development needs over the plan period in a form which maintains the existing settlement pattern, protects areas of highest environmental value, prevents coalescence of our towns and villages and releasing a limited amount of land from the Green Belt to ensure that its boundaries will not need reviewing before 2034.

With regard to how much growth will required, the great importance the government attaches to Green Belts is recognised whereby the fundamental aims include preventing urban sprawl by keeping land permanently open, altering boundaries only in exceptional circumstances and ensuring that they endure beyond the plan period taking account of the need to promote sustainable development (para 5.7).

The council acknowledges the need to protect sensitive landscapes, the importance of maintaining the general extent of the Green Belt and restraining urban sprawl together with the need to positively plan for growth that contributes to ambitions for the economy, helping to increase the supply of housing in sustainable locations for a growing population with changing household characteristics (para 5.11).

Policy CS3, relates to the Settlement Strategy, whereby the primary focus for new development will be in and around Welwyn Garden City and Hatfield. Elsewhere, new development will be strictly limited to that which is compatible with its green belt location and rural setting.

A key local priority will continue to be the maintenance of the general extent of the Green Belt, keeping land permanently open, preventing urban sprawl and neighbouring towns and villages from merging into one another, safeguarding the countryside from encroachment, preserving the setting and special character of historic towns and assisting urban regeneration by encouraging the recycling of urban land. However, in order to ensure that sufficient land is available in sustainable locations throughout the plan period to meet the borough’s housing (and any necessary associated development) requirements, a review of Green Belt boundaries will be exceptionally required around the edge of the borough’s towns (para 6.14).



In terms of future growth locations the Council supports the principle of development on land at a broad location to the east of Welwyn Garden City (but within East Hertfordshire). Any new development or extensions in the Green Belt will need to be in conformity with national policy and be assessed against a series of criteria covering the impact of Green Belt criteria set out in Government policy (para 15.28 and 16.33).

*Key Messages to inform Purposes Assessment Criteria:*

- Green Belt is the principle policy tool for maintaining the existing settlement pattern
- Urban sprawl is the uncontrolled or unplanned extension of urban areas into the countryside
- Green Belt important between Hatfield and Smallford.



## Appendix 3: Landscape Character

### Landscape Character Appraisal

England is divided into National Character Areas (NCAs), areas of landscape character which are defined by landscape, biodiversity, geo-diversity and cultural and economic activity. The study area is covered by three NCAs as set out in Figure 4.1:

- NCA 110: The Chilterns, which covers much of the north and west of the study area;
- NCA 111: North Thames Basin, which lies in the east of the study area; and,
- NCA 88: Bedfordshire Claylands, which covers a small area on the north western edge of the study area.

Together these three areas describe the landscape character of the study area in the following ways.

#### *NCA 110: Chilterns*

The extensively wooded and farmed Chilterns landscape is underlain by chalk bedrock that rises up from the London Basin to form a northwest facing escarpment offering long views over the adjacent vales. Small streams flow on chalk through deep slope valleys or from the scarp foot, passing through numerous small settlements. Views are enclosed within branching valleys, sunken route ways and extensive woodland and hedgerow-enclosed fields. In the northwest of the study area in Dacorum, the special qualities of the natural and built features of the countryside are recognised by the designation of the Chilterns Area of Outstanding Natural Beauty (AONB). It is important to note that part of the AONB in Dacorum is excluded from the Green Belt.

The Chilterns are one of the most wooded landscapes in England, with the area particularly renowned for its extensive native beech woods and ancient woodland on extensive clay-with-flint deposits. The countryside is a patchwork of mixed agriculture with woodland, with extensive areas of good quality agricultural land associated with lower-lying areas and river valleys. Pre-18th century fields are defined by ancient, often sinuous hedged boundaries whilst the historic chalk downland preserves prehistoric archaeology and supports rare and scarce chalk grassland plants.

#### *NCA 111: Northern Thames Valley*

The North Thames Basin NCA is further divided into sub-character areas of which the study area is covered by the Hertfordshire Plateau and River Basin. This is a diverse landscape with a series of broad valleys containing the major rivers Ver, Colne and Lea with extensive areas of broadleaved woodlands being the principal features of the area. The landform is varied with a high broad arable plateau divided by more wooded and pastured river valleys. Field patterns vary from the small organic shapes found in the north to regular rectangular fields, the result of 18<sup>th</sup> century enclosures. The woodland cover comprises a number of small ancient beech and oak woods found mainly in



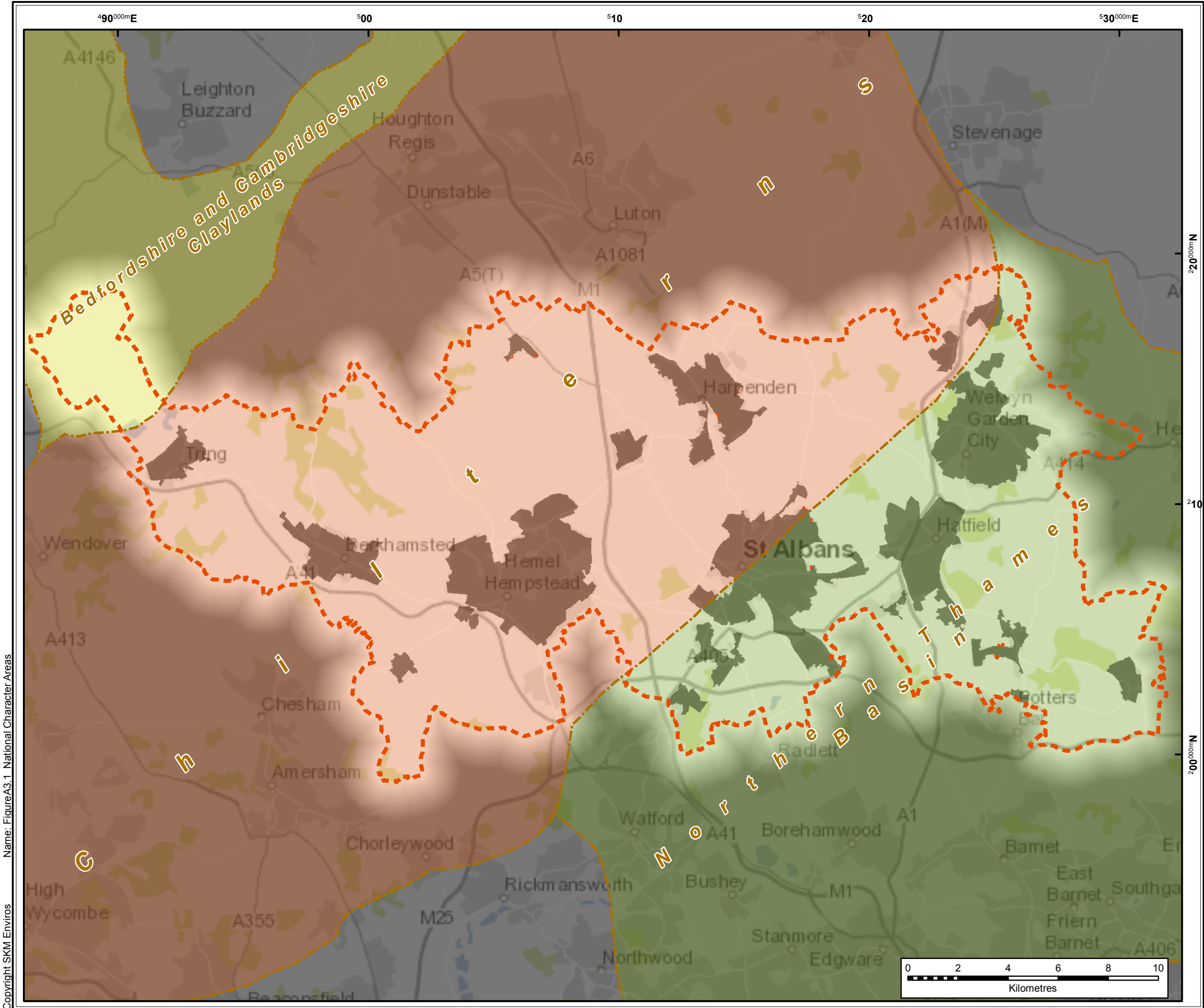
the valleys to the west. The area comprises much transitional countryside as rural Hertfordshire merges into the northern London suburbs. Hertfordshire's large towns, the M25 and M1 motorways, railway line and prominent electricity pylons are also a major influence on character.

*NCA 88: Bedfordshire Claylands*

This NCA covers a small area to the northwest of the study area where the low lying Bedfordshire Claylands meet the chalk escarpment of the Chilterns. They comprise gently undulating topography and plateau areas, divided by broad shallow valleys with predominantly an open and intensive arable landscape. Fields are bounded by either open ditches or sparse closely trimmed hedges and woodland cover is variable. Settlements cluster around transport corridors with smaller, dispersed settlements elsewhere, incorporating a diversity of building materials including brick, thatch and stone.

***Hertfordshire Landscape Character Assessment***

The Hertfordshire Landscape Character Assessment (LCA) was undertaken between 2000 & 2005 by Hertfordshire County Council and follows Natural England's NCA classification to provide 232 detailed district-scale Landscape Character Area Statements. For the purposes of this Green Belt review these areas are considered to be too small to be studied independently in detail especially due to the strategic nature of parcels to be assessed. Therefore the full LCA report should be consulted for deeper background and context on landscape description and evaluation.



- Key:**
- Study Area Outer Boundary
  - NCA Boundary
  - NCA 88: Bedfordshire Claylands
  - NCA 110: The Chilterns
  - NCA 111: North Thames Basin



Coordinate System: British National Grid  
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**FIGURE A3.1.  
 National Character Areas**

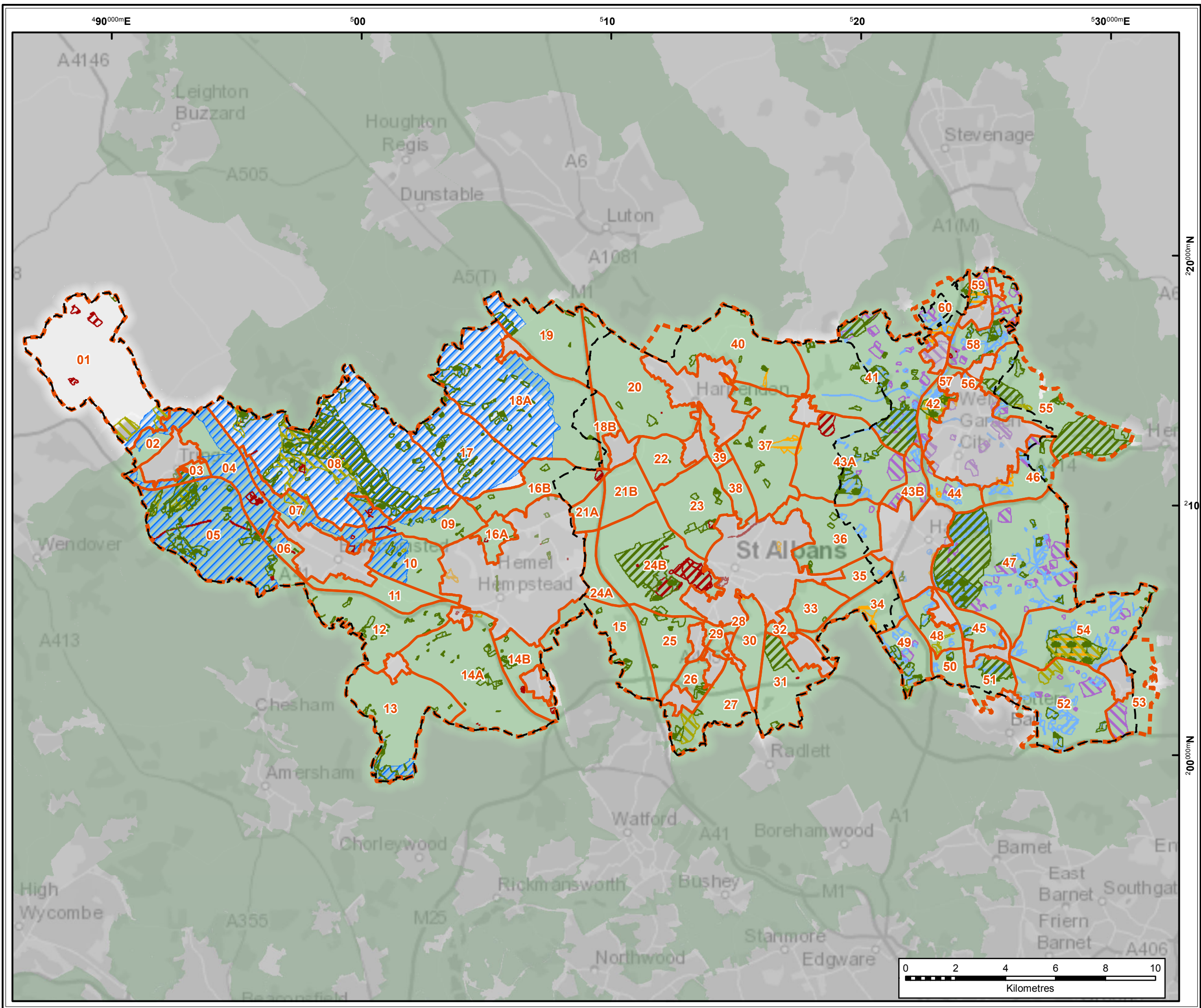
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## **Appendix 4: Environmental and Historic Features**



- Key:**
- - District Boundary
  - Land Parcel Boundary
  - Study Area Outer Boundary
  - Ancient Woodland
  - Scheduled Monuments
  - Parks And Gardens
  - SSSI
  - Local Nature Reserve
  - County Wildlife Site
  - Area Of Archaeological Significance
  - Area of outstanding natural beauty
  - Metropolitan Green Belt



Coordinate System: British National Grid  
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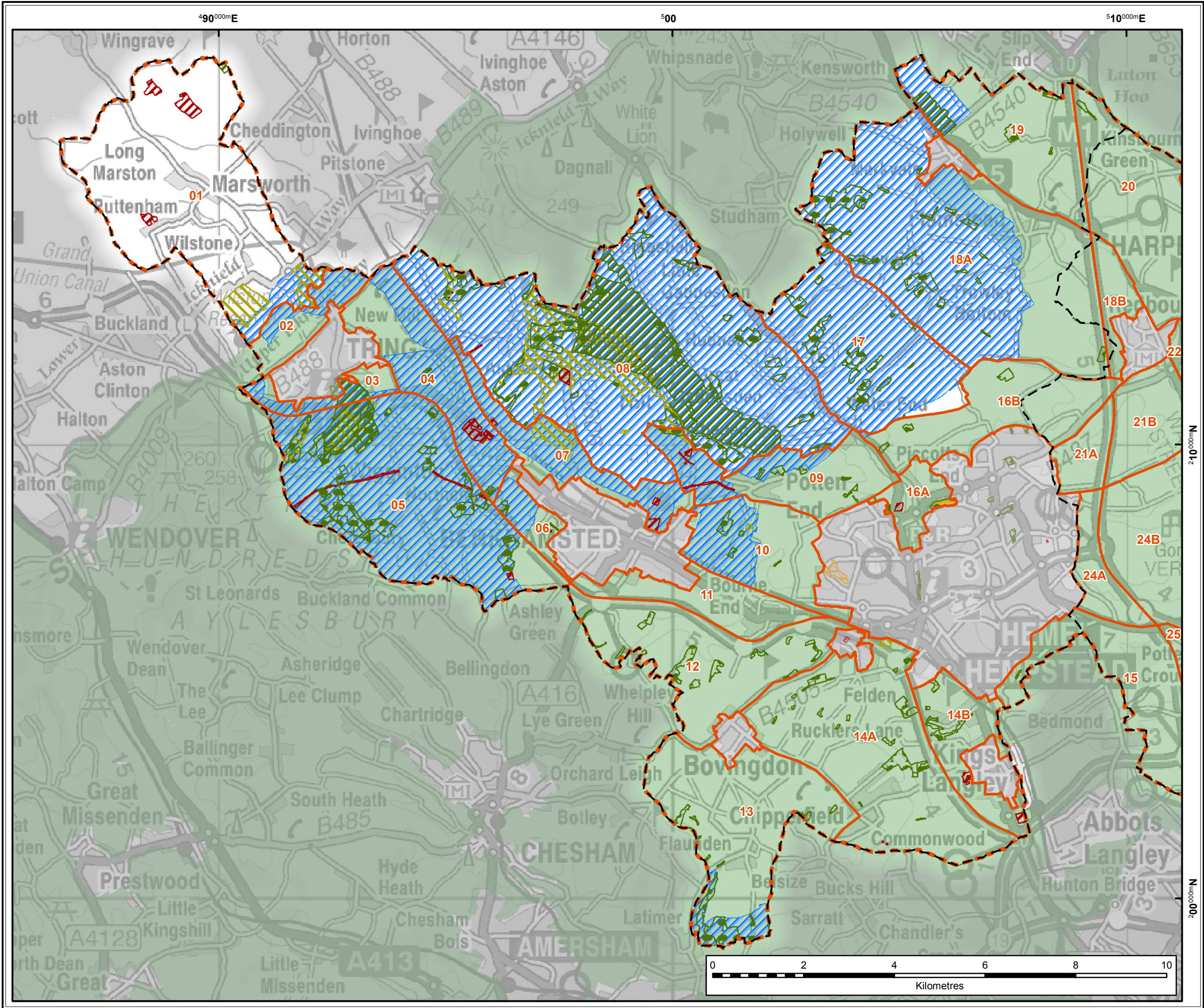
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  - Study Area Outer Boundary
  - Ancient Woodland
  - Scheduled Monuments
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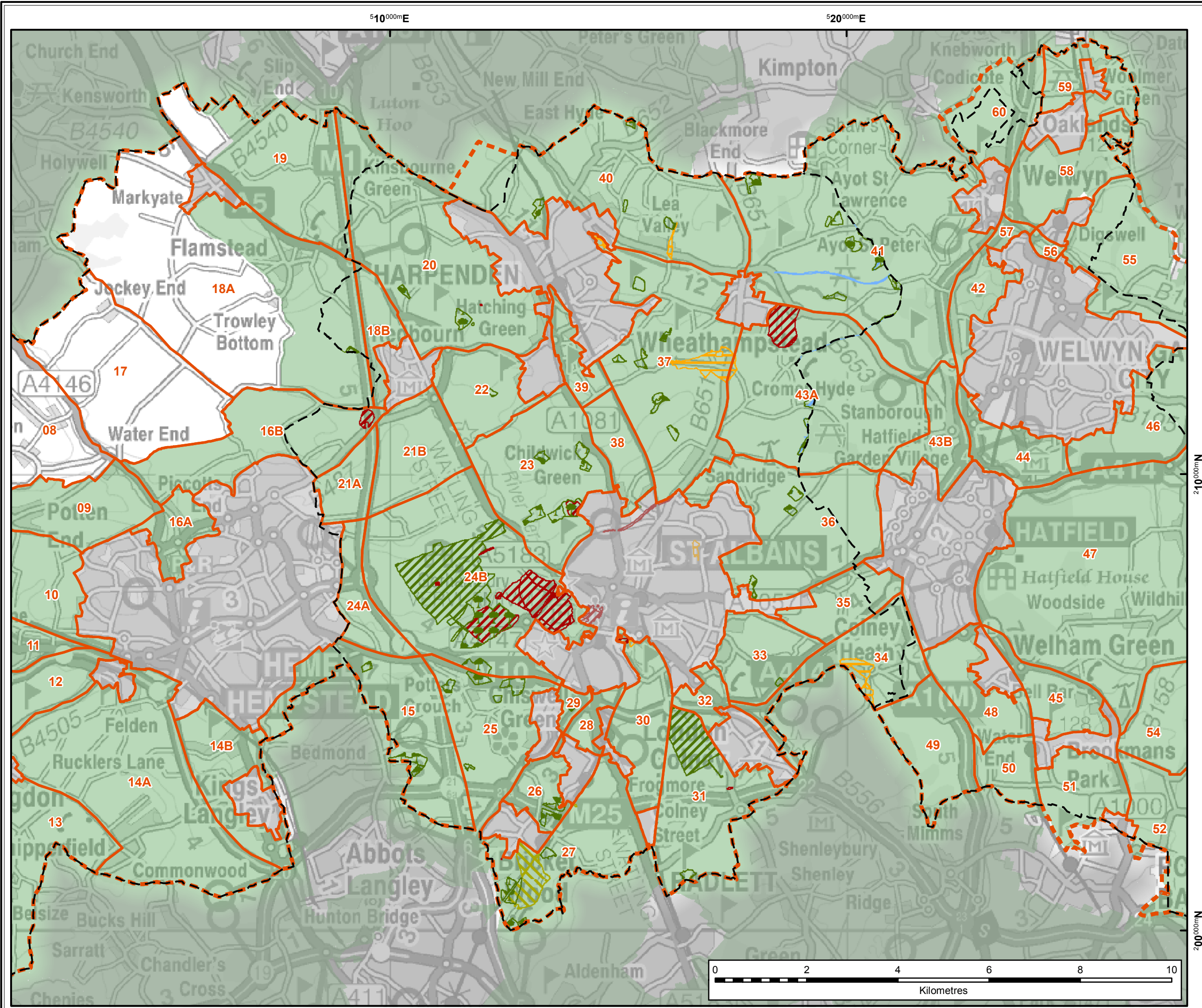
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- Key:**
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  - County Wildlife Site
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  - Metropolitan Green Belt



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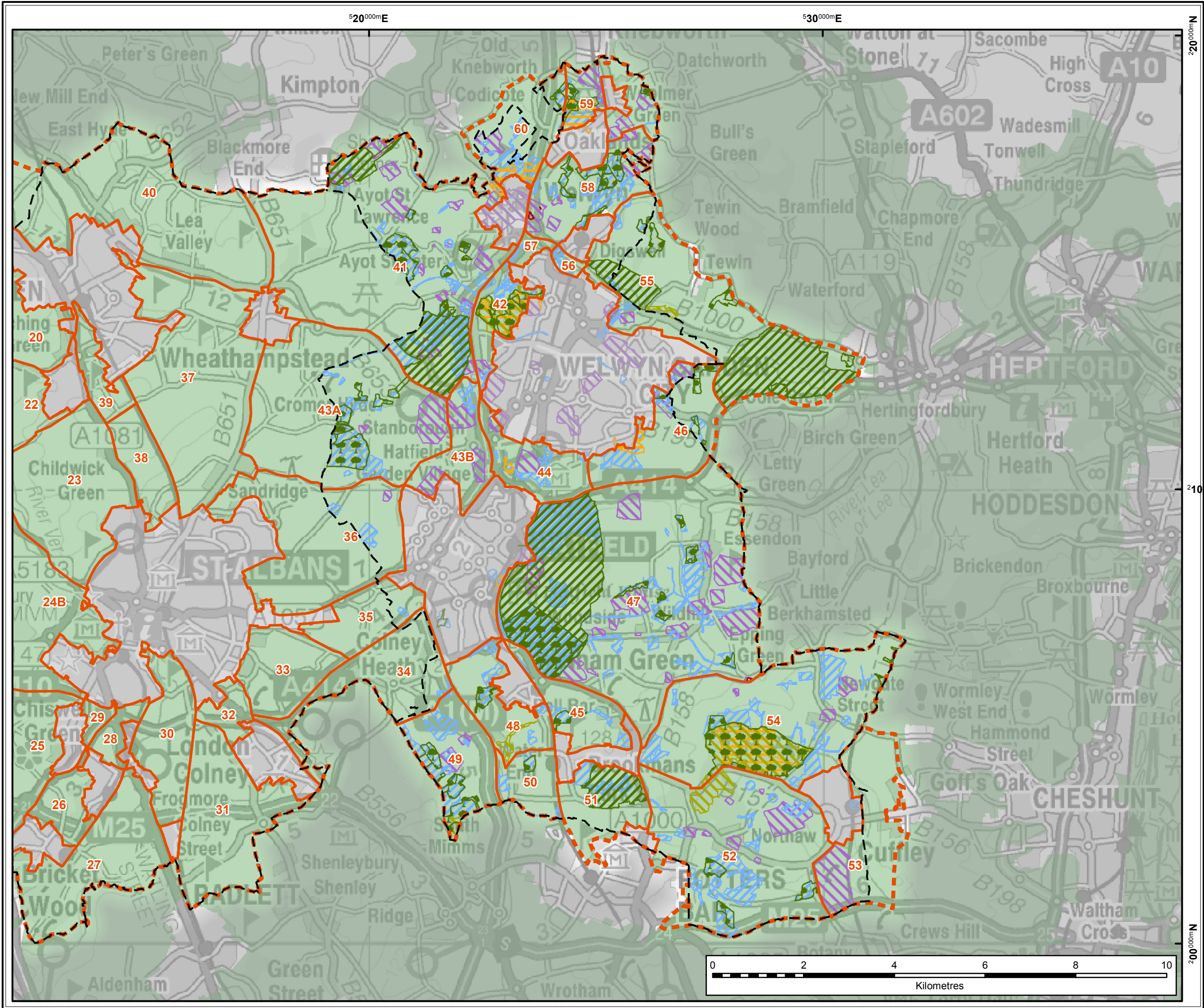
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**FIGURE A4.1.2.  
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- Key:**
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  - Study Area Outer Boundary
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  - ⊞ Scheduled Monuments
  - ⊞ Parks And Gardens
  - ⊞ SSSI
  - ⊞ Local Nature Reserve
  - ⊞ County Wildlife Site
  - ⊞ Area Of Archaeological Significance
  - ⊞ Area of Outstanding Natural Beauty
  - ⊞ Metropolitan Green Belt



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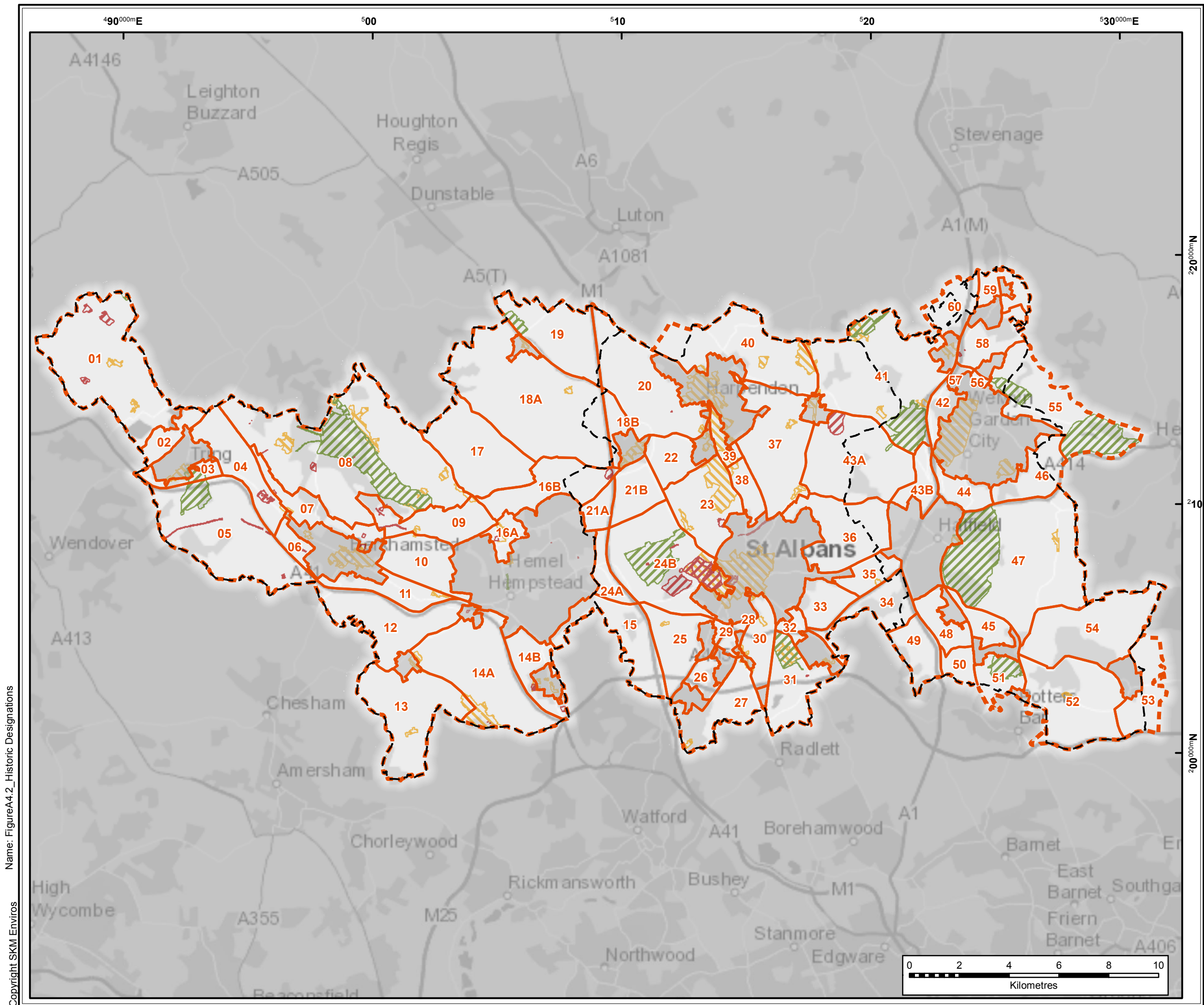
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**FIGURE A4.1.3.  
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- Key:**
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  - ▨ Scheduled Monuments
  - ▨ Parks And Gardens
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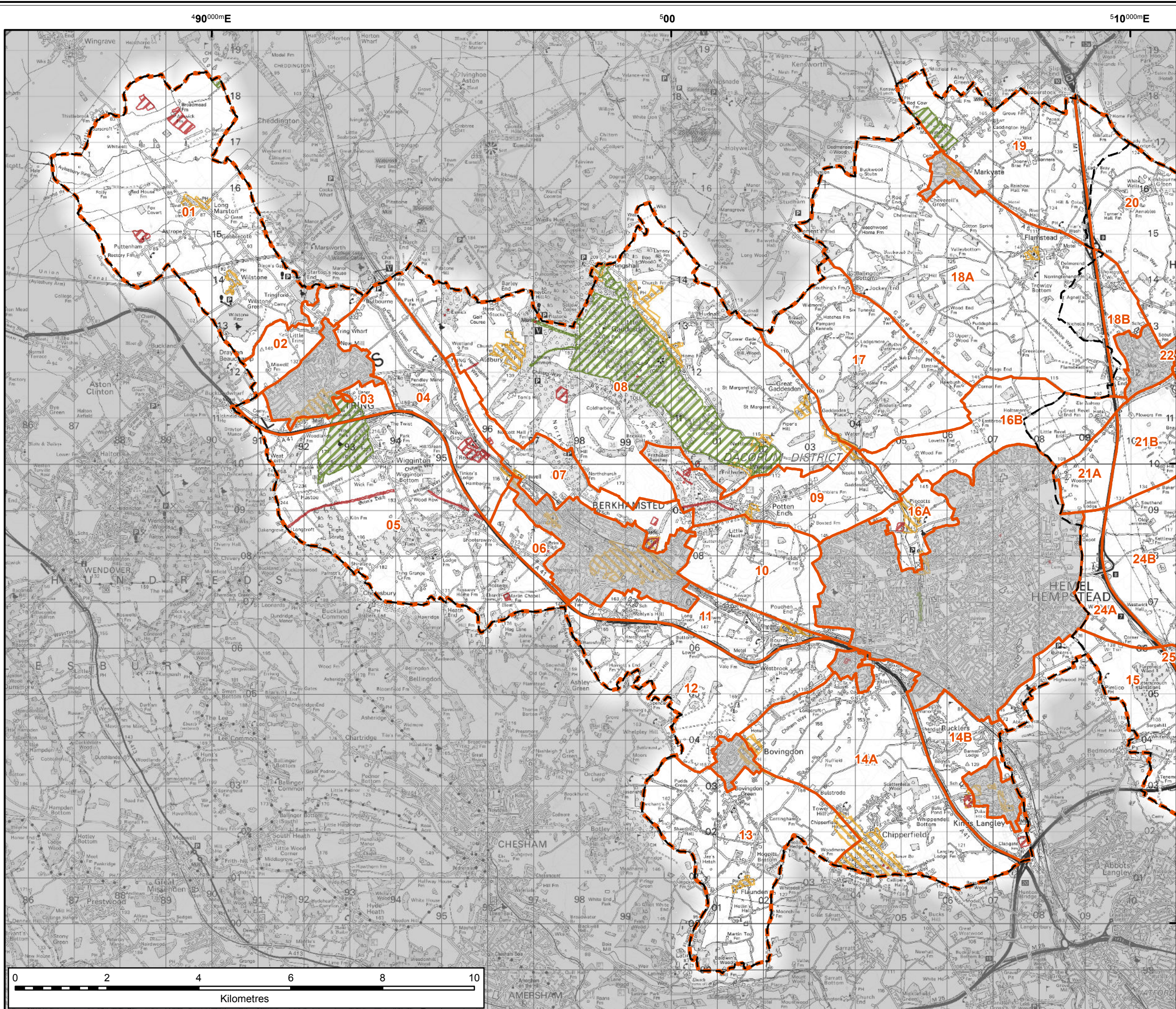
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**FIGURE A4.2.  
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  - Study Area Outer Boundary
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  - ▨ Parks And Gardens
  - ▨ Conservation Areas



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**FIGURE A4.2.1.  
 Historic Designation**

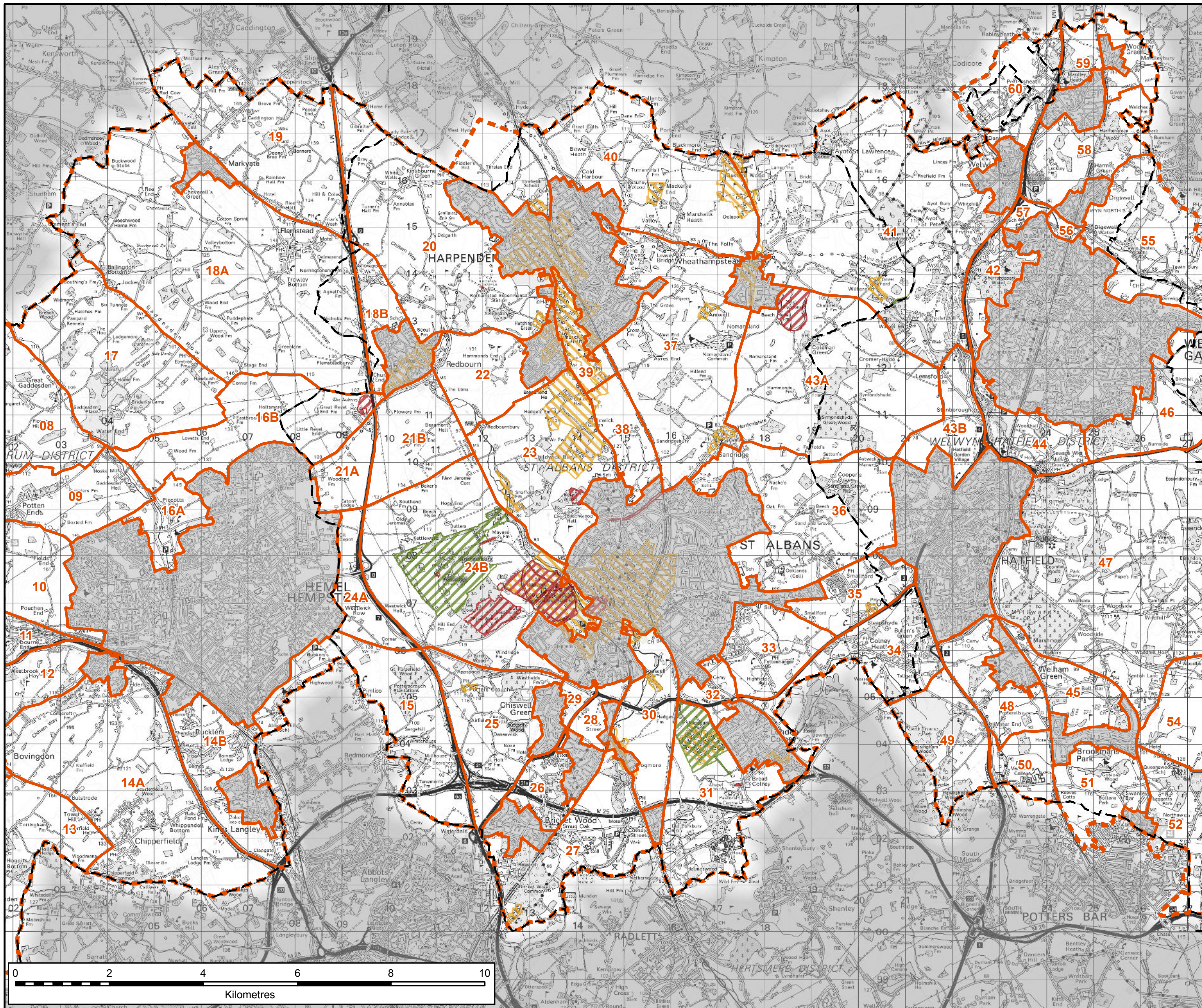
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**FIGURE A4.2.2.  
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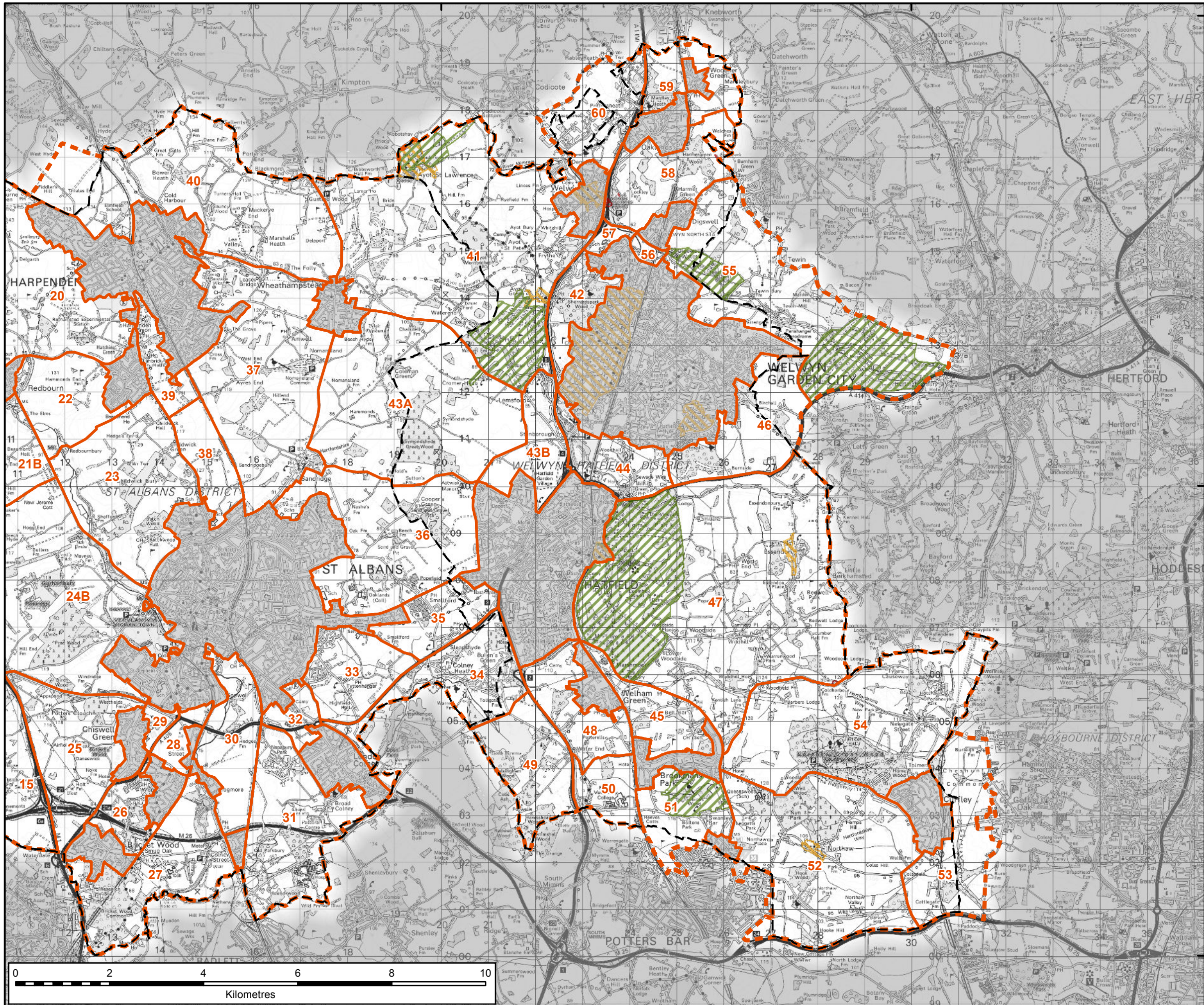
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- Study Area Outer Boundary
- Scheduled Monuments
- Parks And Gardens
- Conservation Areas



Coordinate System: British National Grid  
 Projection: Transverse Mercator  
 Datum: OSGB 1936  
 Units: Meter

REVISION: E

**Green Belt Review for  
 St Albans, Dacorum and  
 Welwyn Hatfield**

**FIGURE A4.2.3.  
 Historic Designation**

SCALE	PROJECT CODE
1:80,000 @ A3	JE30761
CONTENT	DRAWN
Natural England Ordnance Survey	KW
CHECKED	DATE
RB	30/11/2013



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## Appendix 4: Rationale for Strategic Parcels

### Rationale for defining Strategic Parcels

01	<b>Non-Green Belt Land to North West of Tring</b> – the parcel allows for the assessment of non-Green Belt land which forms part of the large block of land to the north of Tring. It also contains 3 <sup>rd</sup> tier settlements.
02	<b>Green Belt Land to North West of Tring</b> – the parcel is defined to assess Green Belt land to the northwest of Tring and follows the B488. It allows for the assessment of the interface between designated Green Belt land.
03	<b>Green Belt Land to South West of Tring</b> – the parcel is defined to assess the west and southern edge of Tring which is enclosed by the A41, as well as the B488. It also allows for the assessment of historic setting and visual perception from the A41.
04	<b>Green Belt Land to North of Tring</b> – the parcel is defined by strong physical features including the railway line and A41. Assessment of visual perception from these major routes is possible as well as the assessment of the narrow stretch of land between 1 <sup>st</sup> tier settlements of Tring and Berkhamsted.
05	<b>Green Belt Land between Tring and Berkhamsted</b> – the parcel contains part of the part block of land to the south of the study area and allows for the assessment of the gap between 1 <sup>st</sup> tier settlements of Tring and Berkhamsted. Assessment of visual perception from the A41 is possible.
06	<b>Green Belt Land to South West of Berkhamsted</b> – the parcel allows for the assessment of the southwest edge of Berkhamsted which is enclosed by the A41.
07	<b>Green Belt Land to North of Berkhamsted</b> – the parcel is defined by the Green Belt boundary to allow the assessment of the narrow stretch of land to the north of Berkhamsted. It allows for the assessment of the interface between designated Green Belt land.
08	<b>Non-Green Belt Land in Childerns AONB</b> – the parcel allows for the assessment of non-Green Belt land, enclosed by Green Belt, to the north of Berkhamsted. Historic setting will be an important factor for the assessment to consider.
09	<b>Green Belt Land in Childerns AONB to North West of Hemel Hempstead</b> – the parcel is defined by the Green Belt boundary and allows for the assessment of the northern gap between 1 <sup>st</sup> tier settlements of Berkhamsted and Hemel Hempstead. It also allows for the assessment of the interface between designated Green Belt land.
10	<b>Green Belt Land between Berkhamsted and Hemel Hempstead</b> – the parcel allows for the assessment of the gap between 1 <sup>st</sup> tier settlements of Berkhamsted and Hemel Hempstead. The boundary to the south follows the railway line and allows an assessment of the impact of this major physical feature.
11	<b>Green Belt Land to South East of Berkhamsted</b> – the parcel allows for the assessment of the gap between 1 <sup>st</sup> tier settlements of Berkhamsted, especially the southern edge, and Hemel Hempstead. It is also enclosed by the railway line and A41.
12	<b>Green Belt Land to South East of Berkhamsted</b> – the parcel allows for the assessment of the

	southern gap between 1 <sup>st</sup> tier settlements of Berkhamsted and Hemel Hempstead, as well as Bovingdon.
13	<b>Green Belt Land to South of Bovingdon</b> – the parcel is part of the larger block of countryside to the south of the study area and allows for an assessment of land to the south of Bovingdon.
14	<b>Green Belt Land to South West of Hemel Hempstead</b> – the parcel is GB land located to the SW of Hemel Hempstead and to the N of Bovingdon, Chipperfield and Kings Langley. It has been drawn to represent a gap between settlements.
15	<b>Green Belt Land South East of Hemel Hempstead</b> – the parcel allows for assessment of a part of the radial gap between Hemel Hempstead and Watford (Abbots Langley). The defined area also allows for visual perception and impact on character from major routes (M1 and M25).
16	<b>Green Belt Land to North of Hemel Hempstead</b> – the parcel is defined to allow for an assessment of the northern urban fringe of Hemel Hempstead and includes part of the gap to Redbourn. Sub-division is possible where part of the parcel penetrates the northern boundary of Hemel Hempstead.
17	<b>Non-Green Belt Land North of Hemel Hempstead</b> – parcel is defined to allow for the assessment of non-Green Belt land which is enclosed by Green Belt.
18	<b>Green Belt and Non-Green Belt land to North West of Redbourne</b> – parcel is defined to allow the assessment of both Green Belt and non-Green Belt land. It contains the M1, a major physical feature which has been used to sub-divide the parcel.
19	<b>Partial Green Belt Land to North of Markyate</b> – the parcel is defined to allow the assessment of part of the central section of the gap between Hemel Hempstead and Luton and Dunstable (large built-up area).
20	<b>Green Belt Land to West of Harpenden</b> – the parcel is defined to allow consideration of the gap separating Harpenden and surrounding settlements including Luton and Dunstable (to the north of the study area) and Redbourn.
21	<b>Green Belt Land to South of Redbourn</b> – the parcel is part of a large block of countryside between 1 <sup>st</sup> tier settlements, as well as Redbourn, and it has been subdivided to reflect physical features (M1).
22	<b>Green Belt Land to East of Redbourn</b> – the parcel is part of a large block of countryside between first tier settlements. The defined area allows for an assessment of the gap between southwest Harpenden and Redbourn.
23	<b>Green Belt Land to South West of Harpenden</b> – the parcel is part of a large block of countryside between first tier settlements. The defined area allows for assessment of the gap between northwest St Albans and southwest Harpenden, along the edge of the A1081 corridor to assess visual perception of the Green Belt from this key route.
24	<b>Green Belt Land to East of Hemel Hempstead</b> – the parcel is part of a large block of countryside between Hemel Hempstead and St Albans, and has subdivided to reflect physical features (M1). The area is defined by key route corridors and also allows for the assessment of heritage issues in relation to St Albans.
25	<b>Green Belt Land to West of Chiswell Green</b> – the parcel boundaries reflect main road lines of the M1 and M25 which lie within the gaps to Hemel Hempstead and Watford, as well as A414 and A405.



26	<b>Green Belt Land to North of Bricket Wood</b> – this parcel allows for detailed assessment of the narrow gap between 2 <sup>nd</sup> tier settlements of How Wood and Bricket Wood, which includes the M25.
27	<b>Green Belt Land to S of How Wood</b> – the parcel is defined to allow for an assessment of the northern part of a large block of countryside at the Ver / Colne Valley and gaps, including the M25, to Watford and Radlett beyond the south edge of the study area. It also allows for an assessment of visual perception from the M1.
28	<b>Green Belt Land to N of How Wood (S of St Albans)</b> – the parcel allows for detailed assessment the narrow gap between 1 <sup>st</sup> and 2 <sup>nd</sup> tier settlements (St Albans and Park Street / Frogmore and How Wood, which also contains and is bordered by major roads.
29	<b>Green Belt Land to N of Chiswell Green (S of St Albans)</b> – the parcel allows for detailed assessment of a clearly defined but small local gap between first and second tier settlements (St Albans / Chiswell Green). This is a parcel that is heavily influenced by major roads and visual perception around them.
30	<b>Green Belt Land to East of Park Street / Frogmore (S of St Albans)</b> – the parcel follows the Ver / Colne Valley and allows for assessment of gaps from St Albans to Colney Street to the M25.
31	<b>Green Belt Land to South of London Colney</b> – the parcel is defined to allow for the assessment of gaps from south of St Albans and from London Colney and Colney Street to Radlett to the south of the study area. The parcel also allows for visual perception from the M25 to be assessed.
32	<b>Green Belt Land between St Albans and London Colney</b> – the parcel allows for detailed assessment of the narrow gap between St Albans and London Colney. It is also contains major roads.
33	<b>Green Belt Land to SE of St Albans</b> – the parcel allows for an assessment of land at the edge of St Albans containing Highfield Park which parts part of the gap to Hatfield. Parcel boundaries follow main roads including the A414.
34	<b>Green Belt Land between Hatfield and London Colney</b> – the parcel is defined around the Colne Valley and allows assessment of the gap between London Colney and Hatfield. Parcel boundaries follow main roads including the A414 and contains 3 <sup>rd</sup> tier settlements.
35	<b>Green Belt Land between St Albans and Hatfield</b> – the parcel is defined to allow assessment of the narrowest part of the gap between St Albans and Hatfield, which includes 3 <sup>rd</sup> tier settlements. Parcel boundaries follow main roads including the A1057.
36	<b>Green Belt Land between St Albans and Hatfield (N)</b> – the parcel allows for the assessment of a large block of countryside between St Albans and Hatfield. Parcel boundaries follow main roads including the A1057.
37	<b>Green Belt Land between St Albans and Harpenden</b> – the parcel is defined to allow for an assessment of the large block of countryside between St Albans, Harpenden and Wheathampstead. Parcel boundaries follow main routes between the 1 <sup>st</sup> and 2 <sup>nd</sup> tier settlements.
38	<b>Green Belt Land to North of St Albans</b> – the parcel allows assessment of the southern section of the radial gap between St Albans and Harpenden. Parcel boundaries follow the A1081.
39	<b>Green Belt Land to South of Harpenden</b> – the small parcel is defined to allow the assessment of the

	northern section of the gap between Harpenden and St Albans, including Harpenden Common and in line with the A1081.
40	<b>Green Belt Land to North of Harpenden</b> – the parcel allows assessment of the large area of land to the north of Harpenden to Wheathampstead, which joins with the South Bedfordshire Green Belt. It includes a number of 3 <sup>rd</sup> tier settlements.
41	<b>Green Belt Land to West of Welwyn village</b> – the parcel is defined to allow the assessment of a large area of land between Wheathampstead and Welwyn Garden City / A1(M). It includes a number of 3 <sup>rd</sup> tier settlements.
42	<b>Green Belt Land to West of Welwyn Garden City</b> – the parcel allows for assessment of narrow stretch of land between the A1(M) and Welwyn Garden City.
43	<b>Green Belt Land to North West of Hatfield</b> – this parcel allows assessment of a large block of land between a number of settlements including St Albans, Wheathampstead, Welwyn Garden City and Hatfield. It is defined by roads including B561 and B563. Given the scale of the parcel sub-division is possible to assess the narrower gap between Hatfield and Welwyn Garden City which includes the A1 (M).
44	<b>Green Belt Land between Hatfield and Welwyn Garden City</b> – the parcel is defined to allow the assessment of the narrow gap between 1 <sup>st</sup> tier settlements of Hatfield and Welwyn Garden City. Boundaries are defined by main roads including A1(M) and A414.
45	<b>Green Belt Land North of Brookmans Park</b> – the small parcel forms part of the large block of countryside in the east of the study area. It allows for the assessment of land to the north of Brookmans Park extending to Hatfield and adjoining Welham Green. The northeast boundary is defined by the A1000.
46	<b>Green Belt Land South West of Welwyn Garden City</b> – the parcel forms part of the large block of countryside in the east of the study area, and crosses into East Hertfordshire. It allows for assessment of the land to the south west of Welwyn Garden City which is enclosed by the A414.
47	<b>Green Belt Land East of Hatfield</b> – the parcel forms a significant part of the large block of countryside in the east of the study area. It allows for assessment of land east of Hatfield which is characterised by historic features. North and south boundaries follow main roads. It also contains 3 <sup>rd</sup> tier settlements.
48	<b>Green Belt Land South of Hatfield</b> – the small parcel allows for the assessment of land around Welham Green and narrow gap to Hatfield. The A1(M) forms the west boundary.
49	<b>Green Belt Land South of Hatfield (at edge of WH)</b> – the parcel forms part of the large block of countryside to the south of the study area. The A1(M) forms the east boundary.
50	<b>Green Belt Land to West of Potters Bar</b> – the small parcel allows for the assessment of the narrow gap between the west of Brookmans Park and Potters Bar.
51	<b>Green Belt Land between Brooklands Park and Potters Bar</b> – the small parcel allows for the assessment of the narrow gap between the central area of Brookmans Park and Potters Bar.
52	<b>Green Belt Land to West of Cuffley</b> – the parcel allows for the assessment of the gap between Potters Bar and Cuffley. Boundaries are defined by the M25 and A1000.



53	<b>Green Belt Land to East of Cuffley</b> – the narrow parcel allows for the assessment of land at the southeast edge of the study area which is closest to London, as well as part of the gap to Goffs Oak. The southern boundary extends along the M25.
54	<b>Green Belt Land to North of Cuffley</b> – the parcel forms part of the large block of countryside in the east of the study area. It allows for assessment of land between Brookmans Park and Cuffley.
55	<b>Green Belt Land to North West of Welwyn Garden City</b> – the parcel allows for the assessment of land along the northwest edge of Welwyn Garden City and cross into East Hertfordshire.
56	<b>Green Belt Land to between Welwyn Garden City and Digswell</b> – the very small parcel allows for the assessment of the narrow gap between 1 <sup>st</sup> and 2 <sup>nd</sup> tier settlements of Welwyn Garden City and Digswell.
57	<b>Green Belt Land to between Welwyn Garden City and Welwyn</b> – the very small parcel allows for the assessment of the narrow gap between 1 <sup>st</sup> and 2 <sup>nd</sup> tier settlements of Welwyn Garden City and Welwyn.
58	<b>Green Belt Land to South of Oaklands</b> – the parcel allows for the assessment of the land between second tier settlements (of Oaklands, Welwyn village and Digswell). It has been drawn to assess these gaps between settlements.
59	<b>Green Belt Land to North of Oaklands</b> – the parcel allows for the assessment of Green Belt land at the north west edge of the study area to the north of Oaklands.
60	<b>Green Belt Land to East of Oaklands</b> – the parcel allows for the assessment of Green Belt land at the north west edge of the study area to the east of Oaklands and north of Welwyn village.



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