



Green Belt and Rural Area Appendix A – Green Belt Summarising document Dacorum Local Plan (2020-2038) Emerging Strategy for Growth November 2020

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Kings Langley	
Markyate	
Tring	

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. O: Contains more than 20% built form and possesses an urban character.

Berkhamsted

Site 2: South of Berkhamsted



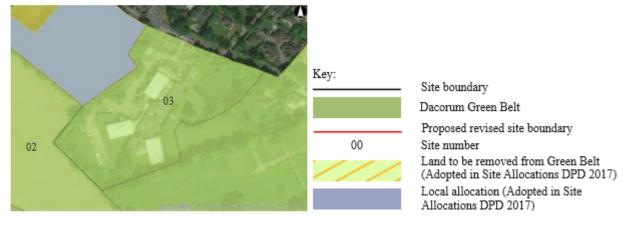
Site Contributions to Green Belt Purposes - Previous Studies

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



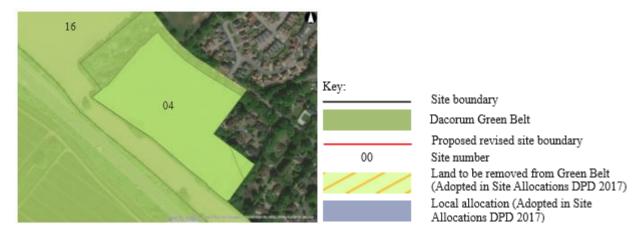
Site Contributions to Green Belt Purposes - Previous Studies

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:	Parcel 11	Limited or No	Significant	Partial Contribution
Purposes		Contribution	Contribution	
Assessment for SW				
Herts				
Stage 2 Green Belt	D-S2a	1 (Weak or very	0 (Very weak)– no	2 (Relatively Weak) –
Review and		weak) - enclosed by	discernable	more than 10% built
Landscape		large built-up area	contribution to	/ semi-urban
Appraisal		with permanent	separation	character
		boundary features		

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



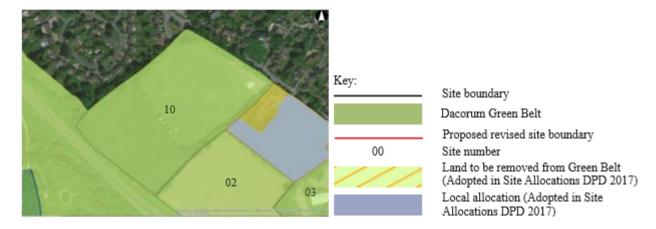
Site Contributions to Green Belt Purposes – Previous Studies

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:	Parcel 6	Limited or No	Partial Contribution	Partial Contribution
Purposes		Contributed		
Assessment for SW				
Herts				
Stage 2 Green Belt	BK-A11	3– connected to	1 – A 'less essential	3 – Less than 10%
Review and		large built-up area	gap' unlikely to	built form / largely
Landscape		with permanent	cause merging	rural open character
Appraisal		boundary features		

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



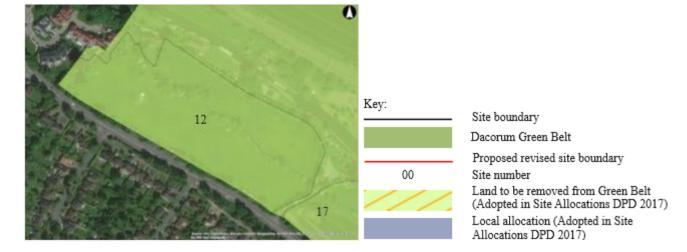
Site Contributions to Green Belt Purposes – Previous Studies

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:	Parcel 11	Limited or No	Significant	Partial Contribution
Purposes		Contribution	Contribution	
Assessment for SW				
Herts				
Stage 2 Green Belt	D-S2a	1 (Weak or very	0 – no discernable	2 – (Relatively Weak)
Review and		weak) - enclosed by	contribution to	more than 10% built
Landscape		large built-up area	separation	/ semi-urban
Appraisal		with permanent		character
		boundary features		

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:	Parcel 11	Limited or No	Significant	Partial Contribution
Purposes		Contribution	Contribution	
Assessment for SW				
Herts				
Stage 2 Green Belt	BK-A9	3+ (Moderate) –	3 – A 'wider gap'	2 – more than 10%
Review and		connected to large	between	built form / semi-
Landscape		built-up area with	settlements where	urban character
Appraisal		less permanent	there may be scope	
		boundary features	for development but	
			scale of the gap is	
			important	

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



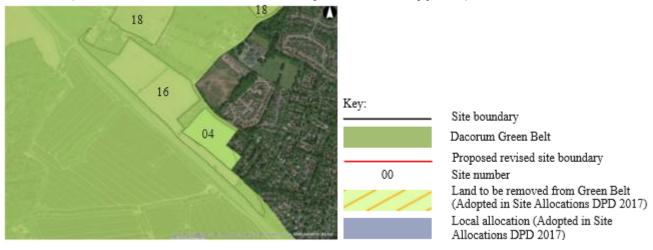
Site Contributions to Green Belt Purposes – Previous Studies

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:	Parcel 10	Limited or No	Significant	Significant
Purposes		Contribution	Contribution	Contribution
Assessment for SW				
Herts				
Stage 2 Green Belt	BK-A7	1 (Weak or very	1 (Weak or Very	3 (Moderate) – Less
Review and		weak) - enclosed by	Weak) – A 'less	than 10% built form /
Landscape		large built-up area	essential gap'	largely rural open
Appraisal		with permanent	unlikely to cause	character
		boundary features	merging	

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)



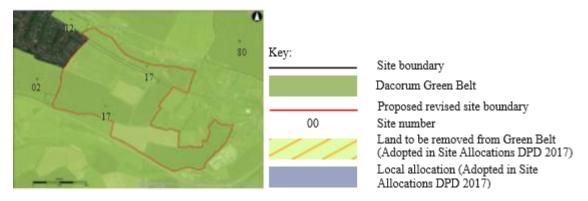
Site Contributions to Green Belt Purposes – Previous Studies

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:	Parcel 6	Limited or No	Partial Contribution	Partial Contribution
Purposes		Contribution		
Assessment for SW				
Herts				
Stage 2 Green Belt	BK-A11	3 (Moderate) –	1 – A 'less essential	3 – Less than 10%
Review and		connected to large	gap' unlikely to	built form / largely
Landscape		built-up area with	cause merging	rural open character
Appraisal		permanent		
		boundary features		

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	ВК-А9	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 boundary
Dacorum Green Belt
Proposed revised site boundary
Site number
Land to be removed from Green Belt
(Adopted in Site Allocations DPD 2017)
Local allocation (Adopted in Site
Allocations DPD 2017)

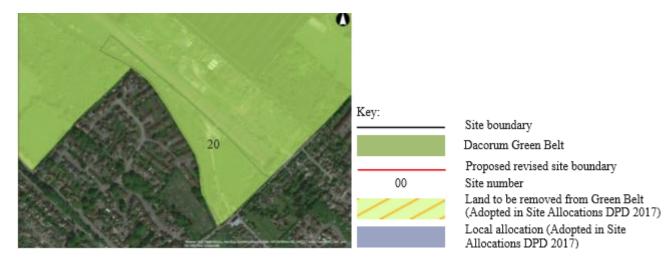
Site Contributions to Green Belt Purposes – Previous Studies

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:	Parcel 6	Limited or No	Partial Contribution	Partial Contribution
Purposes		Contribution		
Assessment for SW				
Herts				
Stage 2 Green Belt	BK-A12	3 (Moderate) –	1 – A 'less essential	3 – Less than 10%
Review and		connected to large	gap' unlikely to	built form / largely
Landscape		built-up area with	cause merging	rural open character
Appraisal		permanent		
		boundary features		

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

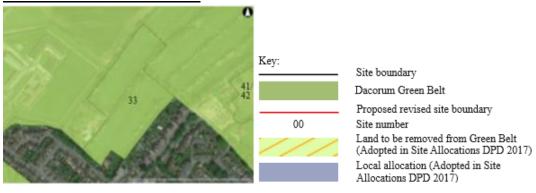
Study	Land Parcel	Purpose 1 – To check the unrestricted sprawl of large built-up areas	Purpose 2 – To prevent neighbouring towns merging into one another	Purpose 3 – To assist in safeguarding the countryside from encroachment
Green Belt Review: Purposes	Parcel 7	Limited or No Contribution	Partial Contribution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

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:	Parcel 12	Limited or No	Partial Contribution	Significant
Purposes		Contribution		Contribution
Assessment for SW				
Herts				
Stage 2 Green Belt	BV-A2	N/A – Bovingdon	5 – An 'essential	3 (Moderate) – Less
Review and		not considered a	gap' where	than 10% built form /
Landscape		built-up area in this	development would	largely rural open
Appraisal		study	significantly	character
			visually/physically	
			reduce perceived or	
			actual distance	

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 boundary
Dacorum Green Belt
Proposed revised site boundary
Site number
Land to be removed from Green Belt
(Adopted in Site Allocations DPD 2017)
Local allocation (Adopted in Site
Allocations DPD 2017)

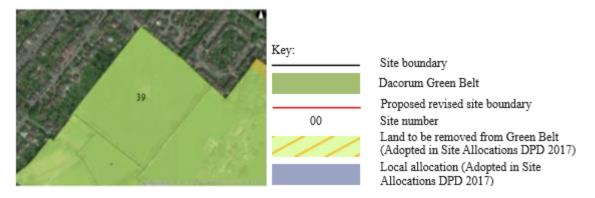
Site Contributions to Green Belt Purposes – Previous Studies

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:	Parcel 13	Limited or No	Limited or No	Significant
Purposes		Contribution	Contribution	Contribution
Assessment for SW				
Herts				
Stage 2 Green Belt	BV-A6	N/A – Bovingdon	1 – (Weak or Very	2 – more than 10%
Review and		not considered a	Weak) A 'less	built form / semi-
Landscape		built-up area in this	essential gap',	urban character
Appraisal		study	unlikely to cause	
			merging	

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



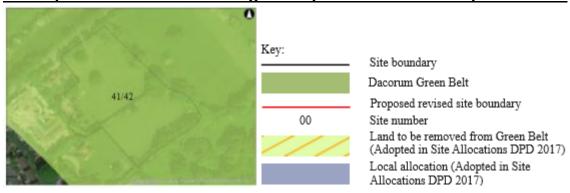
Site Contributions to Green Belt Purposes – Previous Studies

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:	Parcel 13	Limited or No	Limited or No	Significant
Purposes		Contribution	Contribution	Contribution
Assessment for SW				
Herts				
Stage 2 Green Belt	D-SS2	N/A – Bovingdon	1 – (Weak or Very	2 – more than 10%
Review and		not considered a	Weak) A 'less	built form / semi-
Landscape		built-up area in this	essential gap',	urban character
Appraisal		study	unlikely to cause	
			merging	

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

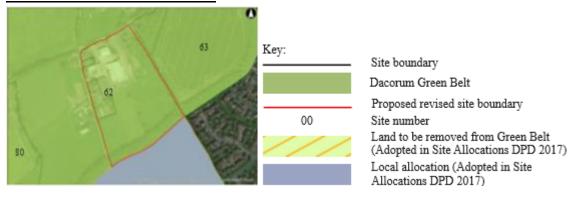
Study	Land Parcel	Purpose 1 – To check the unrestricted sprawl of large built-up areas	Purpose 2 – To prevent neighbouring towns merging into one another	Purpose 3 – To assist in safeguarding the countryside from encroachment
Green Belt Review: Purposes Assessment for SW Herts	Parcel 14A	Limited or No 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

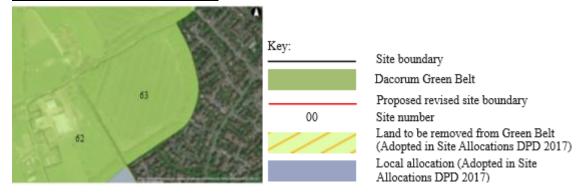
Study	Land Parcel	Purpose 1 – To check the unrestricted sprawl of large built-up areas	Purpose 2 – To prevent neighbouring towns merging into one another	Purpose 3 – To assist in safeguarding the countryside from encroachment
Green Belt Review:	Parcel 10	Limited or No	Significant	Significant
Purposes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

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

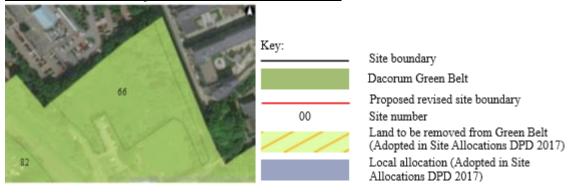
Study	Land Parcel	Purpose 1 – To check the unrestricted sprawl of large built-up areas	Purpose 2 – To prevent neighbouring towns merging into one another	Purpose 3 – To assist in safeguarding the countryside from encroachment
Green Belt Review:	Parcel 10	Limited or No	Significant	Significant
Purposes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

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

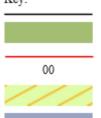
Study	Land Parcel	Purpose 1 – To check the unrestricted sprawl of large built-up areas	Purpose 2 – To prevent neighbouring towns merging into one another	Purpose 3 – To assist in safeguarding the countryside from encroachment
Green Belt Review:	Parcel 16A	Limited or No	Partial Contribution	Significant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

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 boundary
Dacorum Green Belt
Proposed revised site boundary
Site number
Land to be removed from Green Belt
(Adopted in Site Allocations DPD 2017)
Local allocation (Adopted in Site
Allocations DPD 2017)

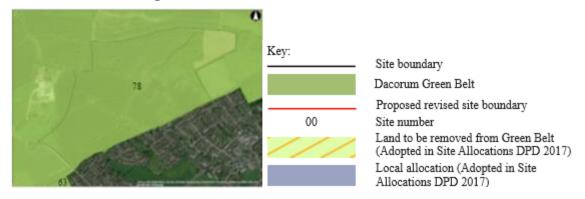
Site Contributions to Green Belt Purposes – Previous Studies

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:	Parcels 16A &	Limited or No	Partial Contribution	Significant
Purposes	16B	Contribution		Contribution
Assessment for SW				
Herts				
Stage 2 Green Belt	HH-A1	3 (Moderate) –	3 – A 'wider gap'	5 – Less than 5% built
Review and		connected to large	between	form / strong
Landscape		built-up area with	settlements where	unspoilt rural
Appraisal		permanent	there may be scope	character
		boundary features	for development but scale of the gap is important	
	HH-A2	3+ (Moderate) – connected to large	0 – no discernable contribution to	3 – Less than 10% built form / largely
		built-up area with	separation	rural open character
		less permanent	30paration	rarar open character
		boundary features		

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



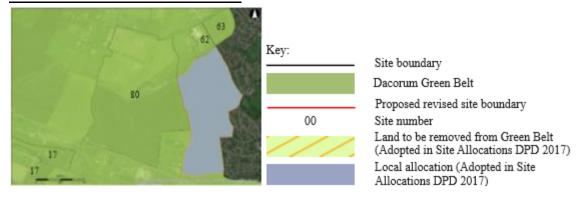
Site Contributions to Green Belt Purposes – Previous Studies

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

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



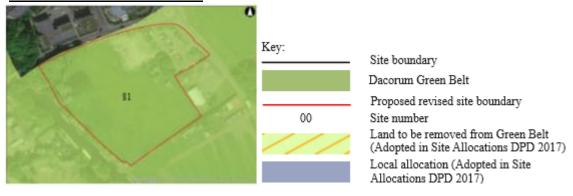
Site Contributions to Green Belt Purposes – Previous Studies

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:	Parcel 10	Limited or No	Significant	Significant
Purposes		Contribution	Contribution	Contribution
Assessment for SW				
Herts				
Stage 2 Green Belt	HH-A14	3 (Moderate) –	3 – A 'wider gap'	3 – Less than 10%
Review and		connected to large	between	built form / largely
Landscape		built-up area with	settlements where	rural open character
Appraisal		permanent	there may be scope	
		boundary features	for development but	
			scale of the gap is	
			important	

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



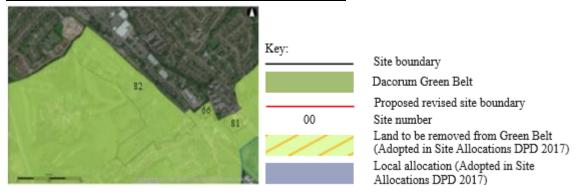
Site Contributions to Green Belt Purposes – Previous Studies

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:	Parcel 15	Limited or No	Significant	Significant
Purposes		Contribution	Contribution	Contribution
Assessment for SW				
Herts				
Stage 2 Green Belt	HH-A12 (mid-	3 (Moderate) –	3 – A 'wider gap'	3 (Moderate) – Less
Review and	section)	connected to large	between	than 10% built form /
Landscape		built-up area with	settlements where	largely rural open
Appraisal		permanent	there may be scope	character
		boundary features	for development but	
			scale of the gap is	
			important	

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



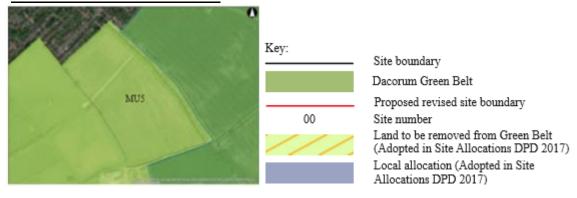
Site Contributions to Green Belt Purposes – Previous Studies

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:	Parcel 14B	Limited or No	Partial Contribution	Partial Contribution
Purposes		Contribution		
Assessment for SW				
Herts				
Stage 2 Green Belt	D-S3	3 (Moderate) –	1 (Weak or Very	2 (Relatively Weak) –
Review and		connected to large	Weak) – A 'less	more than 10% built
Landscape		built-up area with	essential gap'	/ semi-urban
Appraisal		permanent	unlikely to cause	character
		boundary features	merging	

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 MU5: 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:	Parcel 15	Limited or No	Significant	Significant
Purposes		Contribution	Contribution	Contribution
Assessment for SW				
Herts				
Stage 2 Green Belt	HH-A13 (east	3 (Moderate) –	1 (Weak or Very	3 (Moderate) – Less
Review and	section)	connected to large	Weak) – A 'less	than 10% built form /
Landscape		built-up area with	essential gap'	largely rural open
Appraisal		permanent	unlikely to cause	character
		boundary features	merging	

Summarising Judgement

Unlike HH-A13, Site MU5 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 boundary
Dacorum Green Belt
Proposed revised site boundary
Site number
Land to be removed from Green Belt
(Adopted in Site Allocations DPD 2017)
Local allocation (Adopted in Site
Allocations DPD 2017)

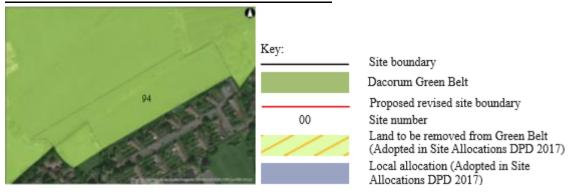
Site Contributions to Green Belt Purposes – Previous Studies

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



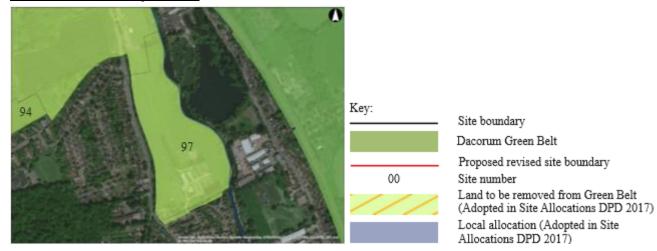
Site Contributions to Green Belt Purposes – Previous Studies

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



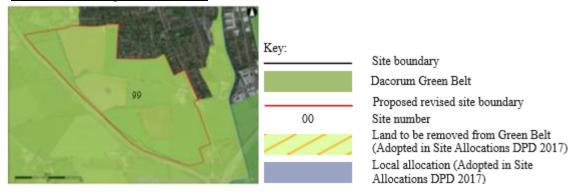
Site Contributions to Green Belt Purposes – Previous Studies

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

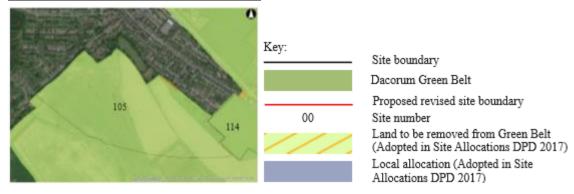
Study	Land Parcel	Purpose 1 – To check the unrestricted sprawl of large built-up areas	Purpose 2 – To prevent neighbouring towns merging into one another	Purpose 3 – To assist in safeguarding the countryside from encroachment
Green Belt Review:	Parcel 14B	Limited or No	Partial Contribution	Partial Contribution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

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



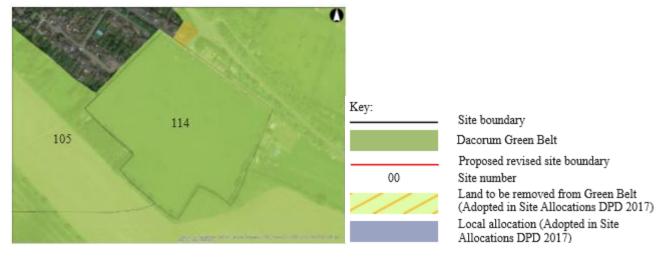
Site Contributions to Green Belt Purposes – Previous Studies

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:	Parcel 18A	Significant Contribution	Partial Contribution	Significant Contribution
Purposes Assessment for SW		Contribution		Contribution
Herts				
Stage 2 Green Belt	MY-A3	N/A –Markyate not	0 – no discernable	5 – Less than 5% built
Review and		considered a built-	contribution to	form / strong
Landscape		up area in this	separation	unspoilt rural
Appraisal		study		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	Parcel 18A	Significant Contribution	Partial Contribution	Significant Contribution
Assessment for SW Herts				
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 boundary
Dacorum Green Belt
Proposed revised site boundary
Site number
Land to be removed from Green Belt
(Adopted in Site Allocations DPD 2017)
Local allocation (Adopted in Site
Allocations DPD 2017)

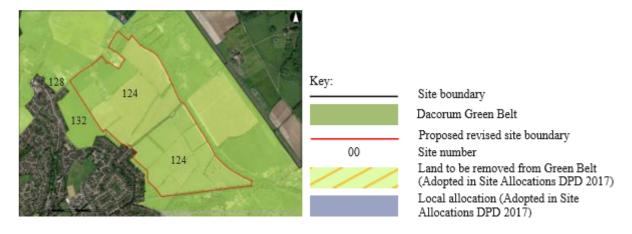
Site Contributions to Green Belt Purposes – Previous Studies

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



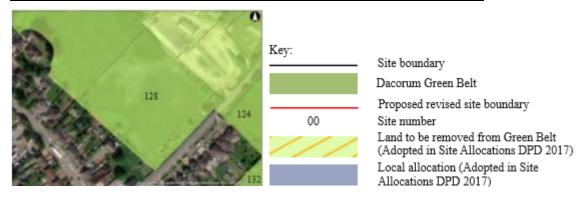
Site Contributions to Green Belt Purposes – Previous Studies

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:	Parcel 4	Limited or No	Significant	Significant
Purposes		Contribution	Contribution	Contribution
Assessment for SW				
Herts				
Stage 2 Green Belt	TR-A2	3 (Moderate) –	0 – no discernable	5 – Less than 5% built
Review and		connected to large	contribution to	form / strong
Landscape		built-up area with	separation	unspoilt rural
Appraisal		permanent		character
		boundary features		
	TR-A3	3+ (Moderate) –	1 – A 'less essential	5 – Less than 5% built
		connected to large	gap', unlikely to	form / strong
		built-up area with	cause merging	unspoilt rural
		less permanent		character
		boundary features		

Summarising Judgement

The Stage 2 Green Belt Study identifies the site forms part of two larger parcel (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 Gamnel Farm Bulbourne Road



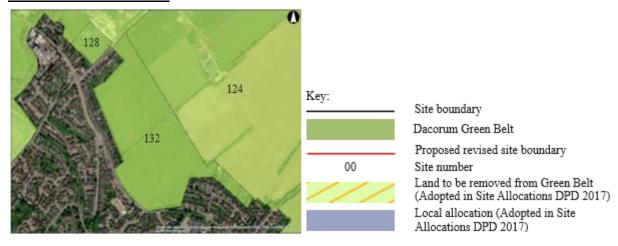
Site Contributions to Green Belt Purposes – Previous Studies

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:	Parcel 2	Limited or No	Limited or No	Significant
Purposes		Contribution	Contribution	Contribution
Assessment for SW				
Herts				
Stage 2 Green Belt	TR-A1	3 (Moderate) –	0 – no discernable	5 – Less than 5% built
Review and		connected to large	contribution to	form / strong
Landscape		built-up area with	separation	unspoilt rural
Appraisal		permanent		character
		boundary features		

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:	Parcel 4	Limited or No	Significant	Significant
Purposes		Contribution	Contribution	Contribution
Assessment for SW				
Herts				
Stage 2 Green Belt	TR-A2	3 (Moderate) –	0 – no discernable	5 – Less than 5% built
Review and		connected to large	contribution to	form / strong
Landscape		built-up area with	separation	unspoilt rural
Appraisal		permanent		character
		boundary features		

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.