



North Hertfordshire Local Plan 2011 - 2031

Background Papers

Preferred Options - Consultation

November 2014

Green Belt Review – Part 2

This study is one of several evidence studies which have been prepared. It needs to be read in conjunction with all other studies, which have all been taken into account in preparing the Local Plan Preferred Options paper. Collectively these studies have informed the site selection process. An overview of the conclusions can be found in the Site Selection Matrix. All studies are available to view at: www.north-herts.gov.uk/localplan



North Hertfordshire Green Belt Review 2014

Part 2: Assessment of countryside beyond the Green Belt and future Green Belt boundary

Prepared by North Hertfordshire District Council

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Assessment of Countryside beyond the Green Belt

Introduction

1. This is the second part of the Green Belt review carried out in 2014. This part looks at areas of non-Green Belt that could contribute to the functions of Green Belt as set out in paragraph 80 of the National Planning Policy Framework (NPPF) as well as defining a new Green Belt boundary. This review forms part of the evidence base in support of the North Hertfordshire District Council Local Plan.
2. Growing development pressure and the fact that there are limited brownfield sites or sites within North Hertfordshire settlement boundaries available for development mean that areas within the Green Belt are potentially needed to accommodate new housing and related development. This will result in a loss of Green Belt. This assessment looks at whether land which is currently non-Green Belt fulfils the Green Belt purposes and therefore could be designated as Green Belt.

Role and purpose of Green Belt

3. As set out in the NPPF there are five functions to the designation of Green Belt:
 - To check the unrestricted sprawl of large built-up areas;
 - To prevent neighbouring towns merging into one another;
 - To assist in safeguarding the countryside from encroachment;
 - To preserve the setting and special character of historic towns; and
 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land.
4. The NPPF states in paragraph 85 that *When defining boundaries, local planning authorities should:*
 - *Ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development;*
 - *Not include land which it is unnecessary to keep permanently open;*
 - *Where necessary, identify in their plans areas of 'safeguarded land' between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period;*
 - *Make clear that the safeguarded land is not allocated for development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following a Local Plan review which proposes the development;*
 - *Satisfy themselves that Green Belt boundaries will not need to be altered at end of the development plan period; and*
 - *Define boundaries clearly, using features that are readily recognisable and likely to be permanent. (NPPF Paragraph 85)*
5. Therefore, in line with NPPF guidance, the Council needs to ensure that the current Green Belt is fit for purpose. Any changes the review identifies to the Green Belt boundary must be capable of enduring beyond the plan period and that the requirement for sustainable development is considered when making decisions on release of existing Green Belt or designation of new Green Belt.

Methodology - potential Green Belt areas

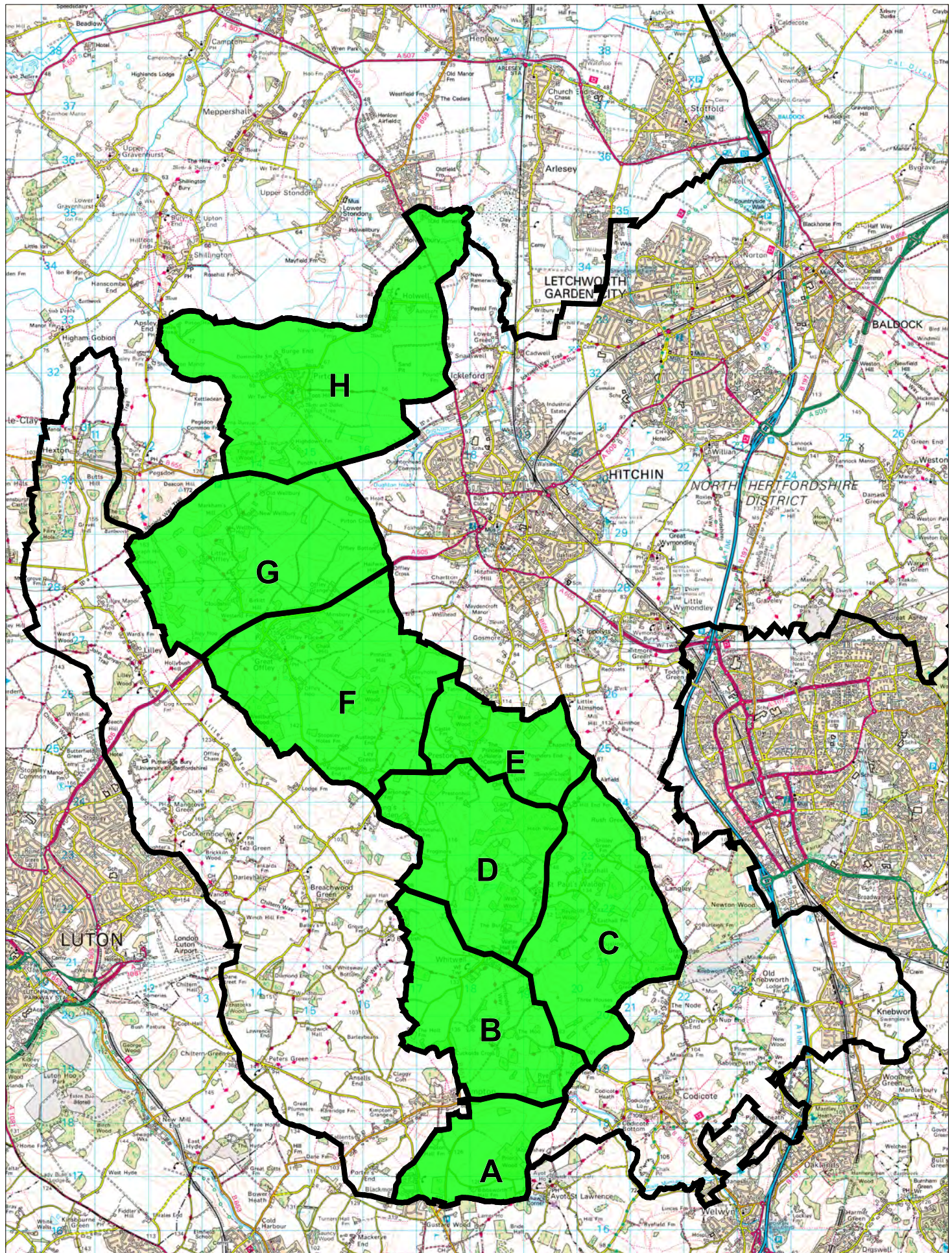
6. The review followed a staged approach as set out in table 1 below.

TABLE 1: CONTENT OF COUNTRYSIDE BEYOND THE GREEN BELT ASSESSMENT

Stage	Explanation
Countryside beyond the Green Belt	Consider land parcels outside the Green Belt, as to their potential contribution to Green Belt purposes.
Desktop study to identify scope of review of non-Green Belt land	Define parcels of land within non-Green Belt land based on topography; physical characteristics; roads; railway lines; etc to form basis of assessment.
Assessment against Green Belt principles	Assess parcels against four of the five Green Belt purposes. (Note that the fifth purpose has not been considered as the other four purposes are all deemed to contribute to urban regeneration).
Site visits	Check appropriateness of land parcels and existing boundaries.
Conclusion	Bring together scores for each of the four purposes to provide overall score for contribution to the Green Belt.

7. Only non Green Belt land between the two existing areas of Green Belt within North Hertfordshire has been assessed. The eastern part of the district, between Baldock and Royston has not been assessed. The reason for this is the settlement pattern and the potential impacts from other areas of growth. Royston is the only town in the eastern part of the district, although there are a number of villages. Cambridge, Buntingford and Bishop's Stortford are the nearest growth centres and these are at a considerable distance from Royston and the eastern part of North Hertfordshire. Therefore, land in the eastern part of the district has less contribution to make to Green Belt purposes than areas in the western part.
8. As in Part 1 the fifth purpose of the Green Belt, assisting in urban regeneration by encouraging the recycling of derelict and other urban land, was not assessed as the other four purposes are all deemed to contribute to urban regeneration.
9. The area for consideration was divided into 8 sectors. These are identified as A to H and their location and extent can be found on Figure 1. The boundaries used for the sectors were well defined features such as roads.

Figure 1: Green Belt Review potential new Green Belt areas



Site Visits

10. The non-Green Belt sectors were visited in order to understand how they perform against Green Belt purposes and to ensure that the sectors drawn were logical.

Assessment against Green Belt purposes

11. In order to help assess the Green Belt against the purposes more detailed criteria were developed/agreed to provide consistent analysis.

TABLE 2: ASSESSMENT OF GREEN BELT

Green Belt Purpose	Criteria used in Assessment
To check the unrestricted sprawl of large built-up areas	What role does the land play in preventing the spread of development outwards from larger settlements?
To prevent neighbouring towns merging into one another	What role does the land play in maintaining the separation of towns and significant urban areas?
To assist in safeguarding the countryside from encroachment	Are there already urbanising influences? Does a strong boundary exist to contain development?
To preserve the setting and special character of historic towns	Is there a link with or views to the historic parts? What relationship or connection does the land have with the character of the town?
To assist in urban regeneration by encouraging the recycling of derelict and other urban land	The four criteria above promote the reuse of previously developed land.

12. Each section was assessed and awarded points in relation to the contribution they make to the individual Green Belt purposes:

TABLE 3: ASSESSMENT SCORE

Assessment	Score	Colour
Land making a limited contribution to Green Belt purposes.	1	Light green
Land making a moderate contribution to Green Belt purposes.	2	Mid green
Land making a significant contribution to Green Belt purposes.	3	Dark green

13. For the overall contribution each of the scores from the individual purposes were combined to create a total score which fell into one of the following categories

TABLE 4: OVERALL SCORING FOR EACH AREA

Assessment	Score	Colour
Land making a limited overall contribution to Green Belt purposes.	4, 5, 6	Light green

Land making a moderate overall contribution to Green Belt purposes.	7, 8, 9	Mid green
Land making a significant overall contribution to Green Belt purposes.	10, 11, 12	Dark green

Assessment against Green Belt purposes

Green Belt Review Assessment Matrix – areas beyond the Green Belt

<p>1 = Land making a <i>limited contribution to Green Belt purposes</i> 2 = Land making a <i>moderate contribution to Green Belt purposes</i> 3 = Land making a <i>significant contribution to Green Belt purposes</i></p>	<p>4-6 = Overall makes a <i>limited contribution to Green Belt purposes</i> 7-9 = Overall makes a <i>moderate contribution to Green Belt purposes</i> 10-12 = Overall makes a <i>significant contribution to Green Belt purposes</i></p>
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TABLE 5: ASSESSMENT OF NEW AREAS

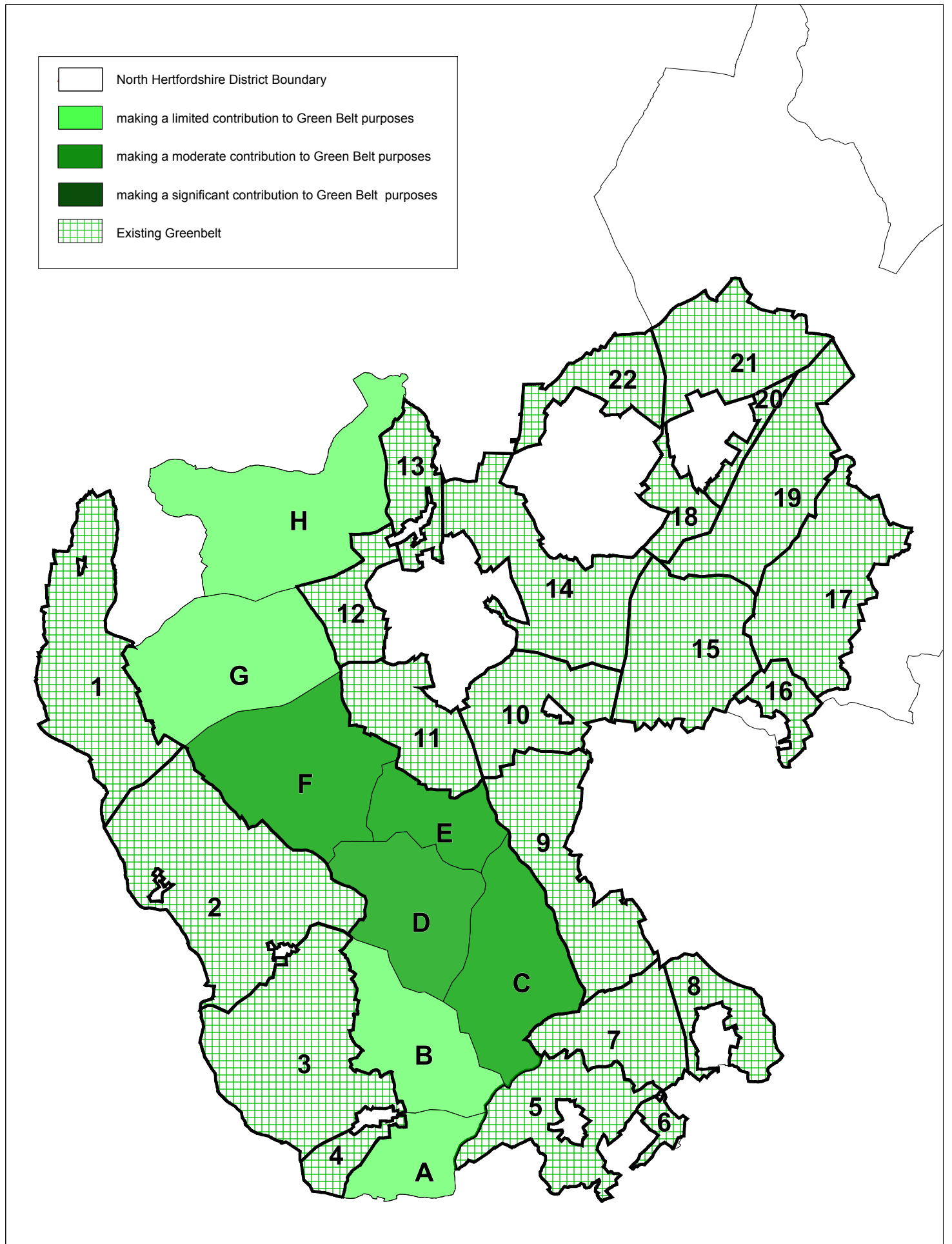
Sector	Check unrestricted sprawl of large built-up areas	Prevent merger of neighbouring towns	Safeguard countryside from encroachment	Preserve setting and special character of historic towns	Overall evaluation	Overall contribution to Green Belt purposes
A Blackmore End	1 - Would have limited contribution to restricting sprawl but links the two existing areas of Green Belts in North Herts and abouts the Green Belt in St Albans district.	1 - Would have limited contribution to preventing merger of towns but would aid separation of villages and limit any spread of development northwards from St Albans district.	3 - Would make a significant contribution in safeguarding countryside.	1 - Would have limited impact on preserving setting of historic towns.	Is an important link between the two existing areas of Green Belt in North Herts and the Green Belt in St Albans district Herts and could contribute to the overall Green Belt function.	6 - Overall would make a limited contribution to Green Belt purposes but is important in safeguarding the countryside.
B Hoo End	1 - Would have limited contribution to restricting sprawl	1 - Would have limited contribution to preventing merger of towns	3 - Would make a significant contribution in safeguarding	1 - Would have limited impact on preserving setting of	Is an important link between the two existing areas of Green Belt in North	6 - Overall would make a limited contribution to Green Belt purposes but is

	but is a link between the two existing Green Belt areas.	but would aid separation of villages	countryside	historic towns.	Herts and could contribute to the overall Green Belt function.	important in safeguarding the countryside
C Rusling End	2 - The area is additional defence in limiting the sprawl of Stevenage westwards.	2 - Would have some contribution to preventing merger of towns	3 - Would make a significant contribution in safeguarding countryside	1 - Would have limited impact on preserving setting of historic towns	This area could provide additional designation to the narrow band of existing Green Belt along the western edge of Stevenage.	8 - Makes a moderate overall contribution to Green Belt purposes.
D Stagenhoe	1 - Would have limited contribution to restricting sprawl.	2 - Would have some contribution to preventing merger of towns	3 - Would make a significant contribution in safeguarding countryside	1 - Would have limited impact on preserving setting of historic towns	Rural, tranquil character which could provide additional Green Belt.	7 - Makes a moderate overall contribution to Green Belt purposes and is important in safeguarding the countryside. 8 - Makes a moderate overall contribution to Green Belt purposes.
E Poynders End	2 - The area would be additional defence in limiting the sprawl of Stevenage westwards.	2 - Would have some contribution to preventing merger of towns	3 - Would make a significant contribution in safeguarding countryside	1 - Would have limited impact on preserving setting of historic towns	This area could provide additional designation to a narrow band of Green Belt along the western edge of the Stevenage settlement.	8 - Makes a moderate overall contribution to Green Belt purposes.
F Great Offley	2 - Would be additional contribution to restricting sprawl of Luton and is	2 - Would have some contribution to preventing merger of Luton and Hitchin.	3 - Would make a significant contribution in safeguarding countryside	1 - Would have limited impact on preserving setting of historic towns	Predominantly rural area with potential to be under pressure from development including expansion	8 - Makes a moderate overall contribution to Green Belt purposes.

	buffer between existing Green Belts around Hitchin and Luton.					of Luton and Hitchin.	
G Little Offley	1 - Would have limited contribution to restricting sprawl but is a link between existing Green Belts around Luton and Hitchin.	1 - Would have limited contribution to preventing merger of towns	3 - Would make a significant contribution in safeguarding countryside	1 - Would have limited impact on preserving setting of historic towns	Predominantly rural area with potential to be under pressure from development.	6 - Makes a limited overall contribution to Green Belt purposes.	
H Pirton	1 - Would have limited contribution to restricting sprawl but is additional defence in limiting the spread of Hitchin northwards.	1 - Would have limited contribution to preventing merger of towns	3 - Would make a significant contribution in safeguarding countryside	1 - Would have limited impact on preserving setting of historic towns	Predominantly rural area with potential to be under pressure from development.	6 - Makes a limited overall contribution to Green Belt purposes.	

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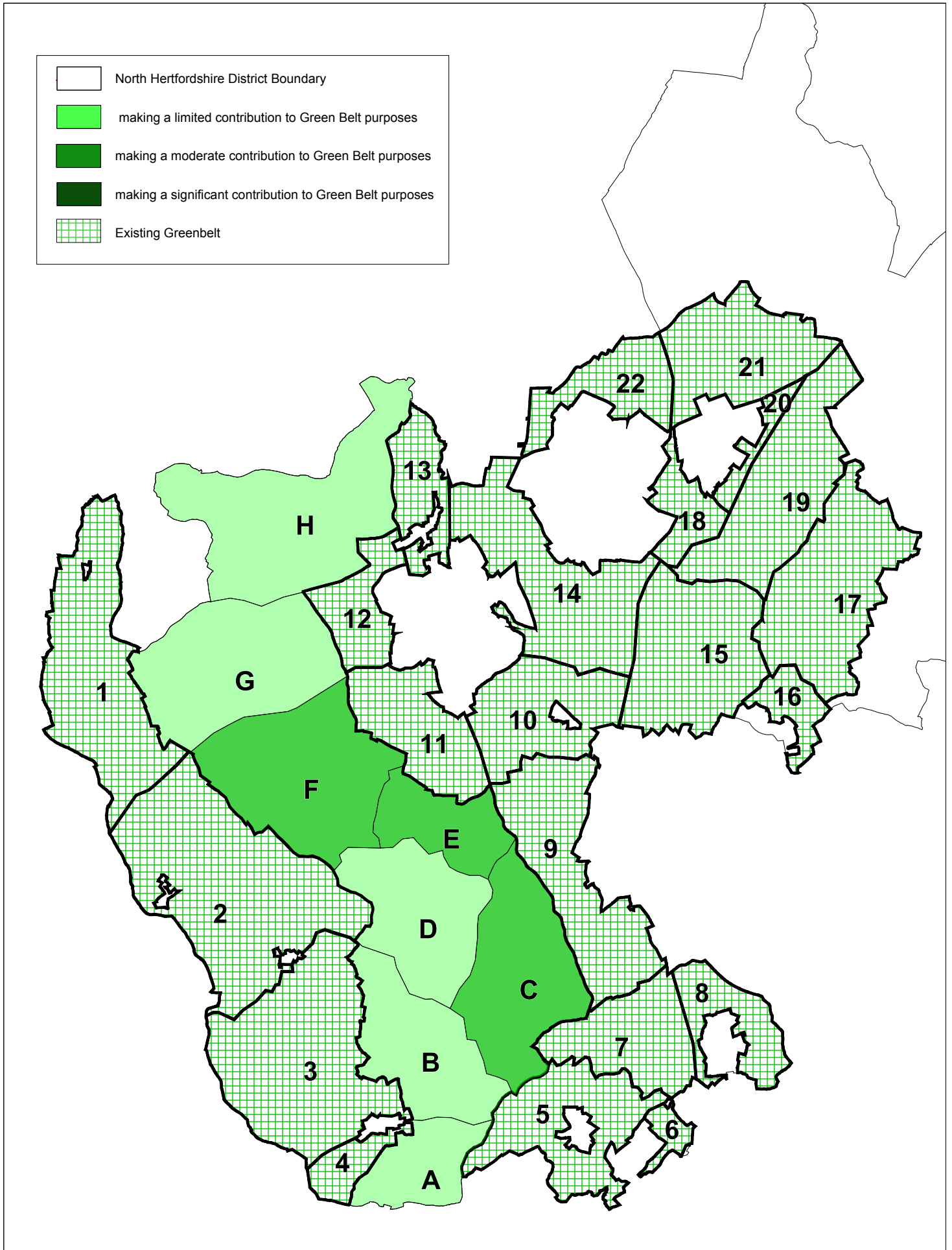
Figure 2: Potential areas of new Green Belt - Overall Contribution



Overall contribution to Green Belt purposes

14. Sectors A, B, G and H make an overall limited contribution to Green Belt but they play a significant role in safeguarding the countryside from encroachment and keeping it open. Sectors C, D, E and F make a moderate contribution to the overall Green Belt purpose as in addition to playing a significant role in safeguarding the countryside they also contribute to restricting the outward expansion of the major urban areas.
15. Sectors C, D, E and F make a moderate contribution toward preventing neighbouring towns merging into one another, based on their location between Stevenage, Hitchin and Luton.
16. None of the sectors contribute toward preserving the setting and special character of historic towns, based on the distance between the sectors and the historic parts of the District's towns.

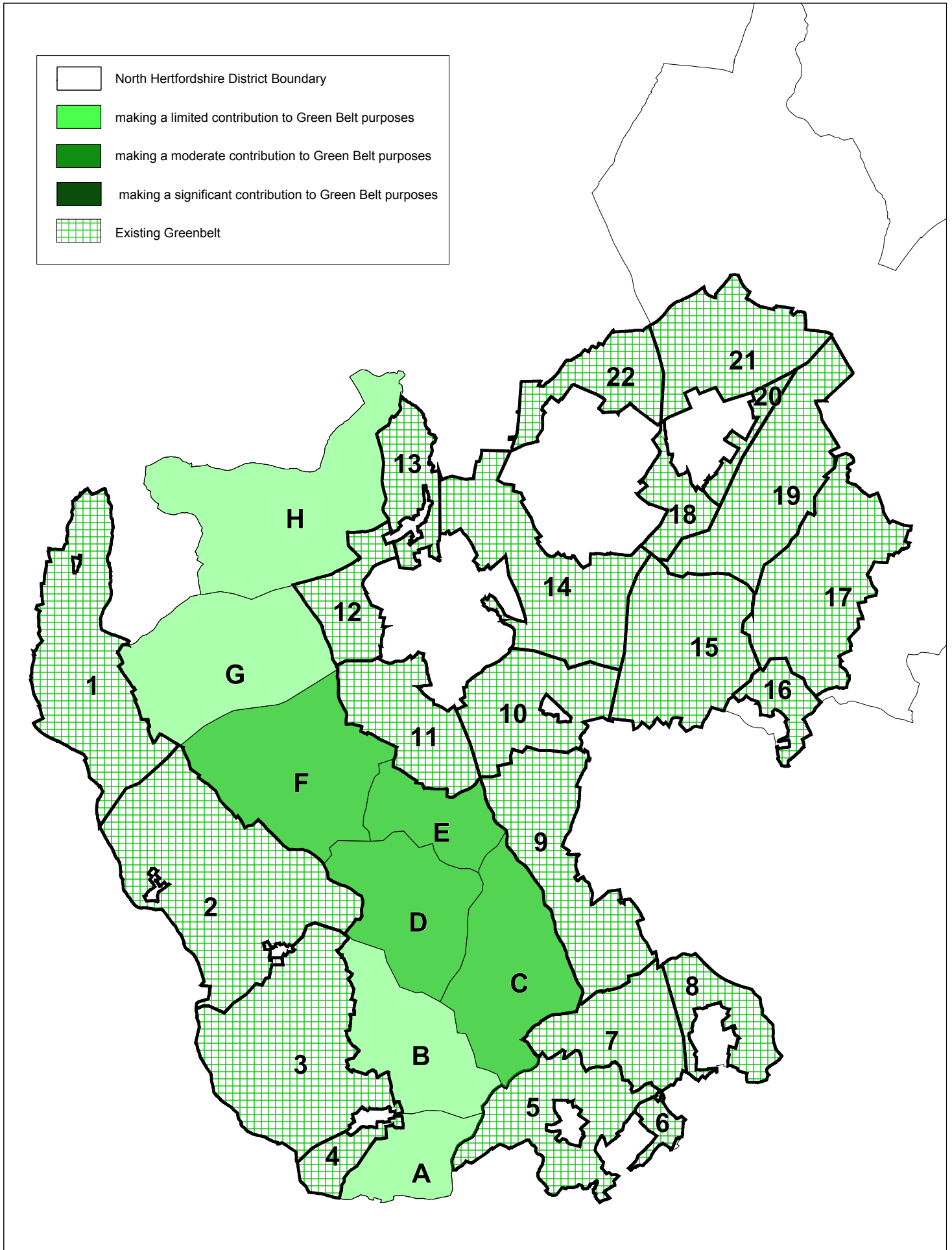
Figure 3: Potential areas of new Greenbelt - Restricting Sprawl



Checking the unrestricted sprawl of large built-up areas

17. Sectors A,B,D,G and H make a limited contribution to checking the unrestricted sprawl of large built-up areas based on their location away from larger settlements. Sectors C, E and F make a moderate contribution based on their proximity to Stevenage and Luton. Although these sectors contain mainly villages and hamlets they provide additional support to areas which adjoin the major urban areas and so do play a role in the overall purpose of checking unrestricted sprawl.

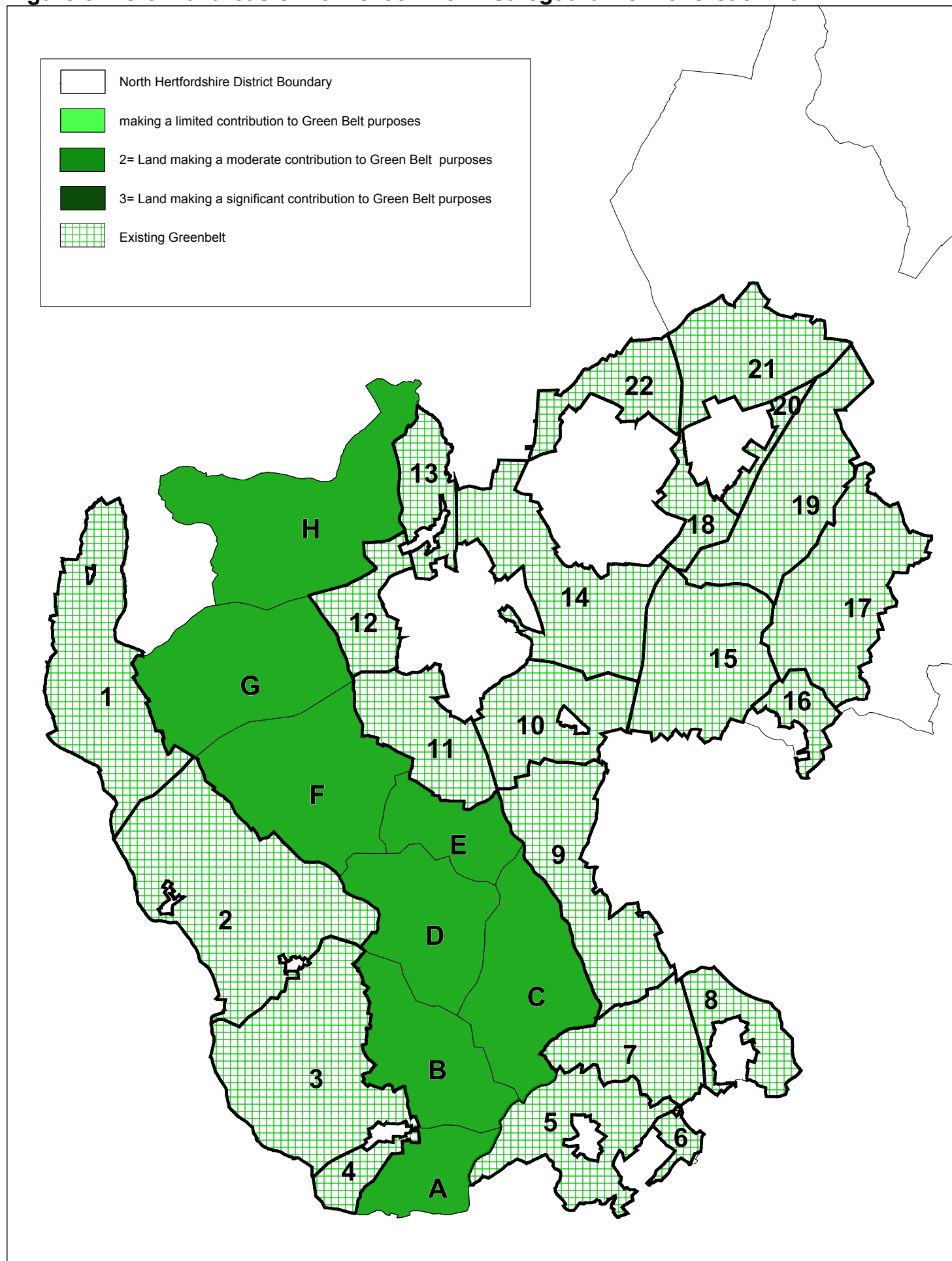
Figure 4: Potential areas of new Green Belt - Preventing Coalescence



Preventing neighbouring towns merging into one another

18. Half of the potential sectors make a limited contribution to preventing neighbouring towns merging into one another. This is largely based on the lack of pressure from surrounding settlements and the large distances between any settlements that do exist in this area.
19. Areas C, D, E and F are the exceptions, based on their location between Stevenage and Luton and Luton and Hitchin. Stevenage Borough Council has removed an area from the Green Belt to the west of the A1(M). Land further west, in North Hertfordshire, represents the larger West of Stevenage development area and could create a significant incursion into the Green Belt. This, together with pressure for development to the East of Luton, has the potential to expand development towards this sector meaning the Green Belt gap could be narrow at this point. In the future this sector, between the two different Green Belt areas could come under increasing pressure and so is considered important in preventing coalescence.

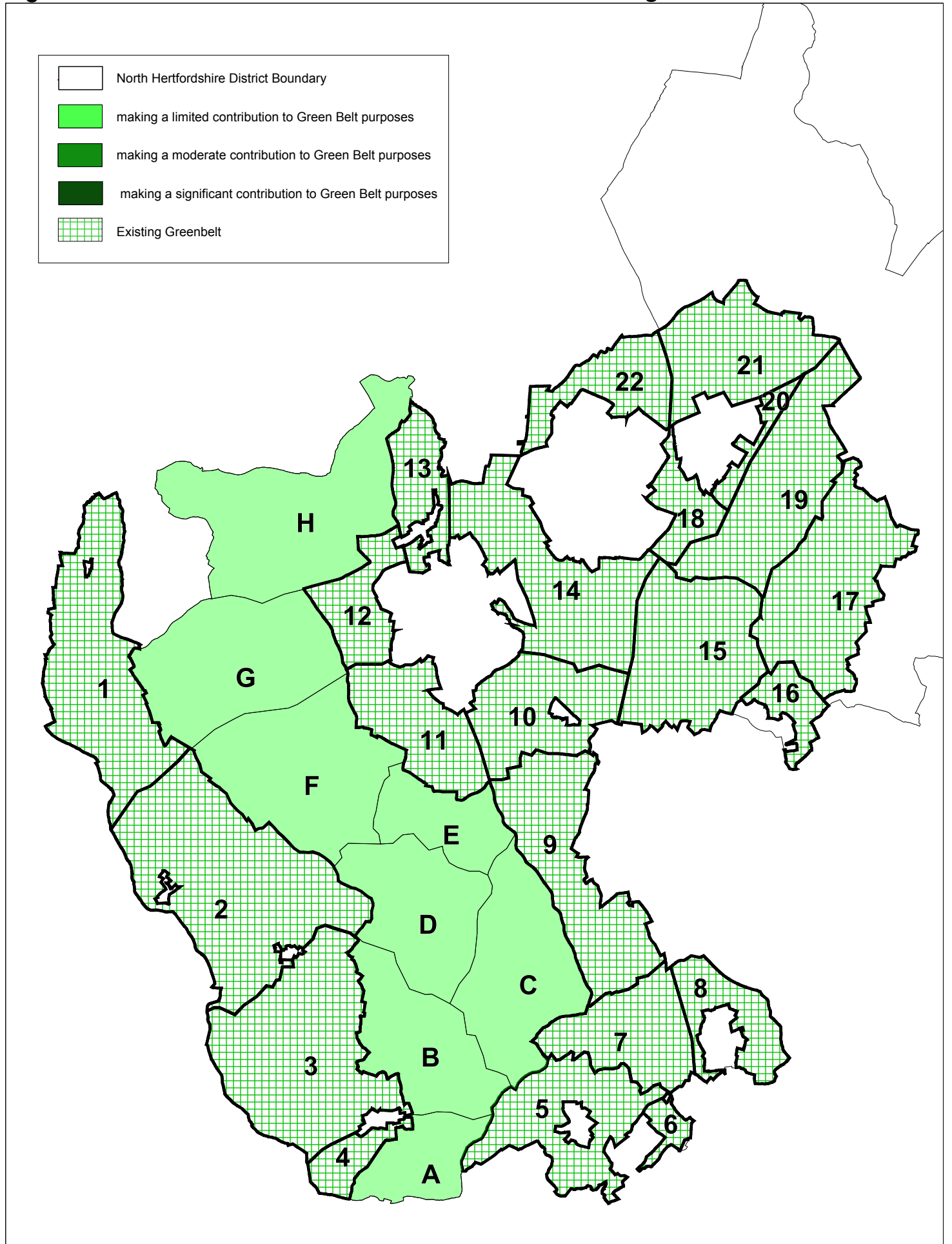
Figure 5: Potential areas of new Green Belt - Safeguard from encroachment



Assisting in safeguarding the countryside from encroachment

21. The area represented by these sectors is an important part of North Hertfordshire's countryside and plays an important role in preserving the openness of the character of this part of the district. All areas make a significant contribution to this purpose of Green Belt based on the potential for development from all settlements within the district and from Luton and Stevenage.

Figure 6: Potential areas of new Green Belt - Preserve setting of historic towns



Preserving the setting and special character of historic towns.

22. All potential sectors have a limited influence on the setting of historic towns as the area is mainly villages with some scattered hamlets. No historic towns exist in any of the potential areas A – H therefore the impact on this purpose of Green Belt is not significant.

Conclusions

23. The areas of non-Green Belt assessed in this document form a narrow corridor between the existing bands of Green Belt along the eastern edge of Luton and the western edge of Hitchin/Stevenage. Although they do not directly adjoin the major urban settlements they do play a role in preserving the openness. In particular, the sectors to the south of the A505 Luton to Hitchin dual carriageway which are directly between the towns of Hitchin and Luton and Luton and Stevenage could perform a key role in maintaining the separation of these towns.
24. The Green Belt review is an on going and iterative process and in light of the Council's preferred list of development sites the assessment of non Green Belt areas has shown that there would be sections of the district that would become more sensitive in Green Belt terms.

Overview of key results

25. The overall results of the assessment of the potential areas of new Green Belt are mapped in Figure 2 with assessments of each Green Belt purpose set out in the following Table 6.
26. Of the 8 sectors assessed none were found to make a significant contribution to Green Belt purposes. The assessment identified 4 sectors that could make a contribution to Green Belt purposes and the remaining 4 sectors could make a limited contribution to Green Belt purposes.

TABLE 6: OVERVIEW OF RESULTS

Significant Contribution	None
Moderate Contribution	Land to the west of Hitchin (sector F). Land to the west of Stevenage (sectors C, D and E).
Limited Contribution	Land to the south of the district (sectors A and B). Land to the west of Hitchin (sectors G and H).

27. Having regard to the results of the assessment of potential areas of new Green Belt, and the guidance of paragraph 85 of the NPPF, it is proposed to add sectors A, B, C, D, E and F to the Green Belt. Sectors G and H would not be added to the Green Belt. All of sector G and a large part of sector H are within the Chilterns AONB and therefore have a higher level of protection from development under that provision. It is noted that non Green Belt areas in this part of North Hertfordshire have been identified previously through the East of England plan as appropriate locations for compensatory strategic Green Belt extensions in the light of proposed growth of Stevenage.
28. The addition of these areas to the Green Belt would be consistent with the Local Plan strategy for meeting the Council's requirements for sustainable growth. They would take account of the allocation of large strategic development sites on the eastern edge of Luton and the western edge of Stevenage as well as the growth of Hitchin. The addition of these sectors would therefore provide a more durable and defensible area of Green Belt

which it is necessary to keep permanently open between the three settlements. It would be proposed to 'cut out' boundaries to the existing small village settlements which are found within the new areas of Green Belt.

29. In making this recommendation, consideration has been given to the need to identify safeguarded land for meeting development needs in the longer term. This function is met by the removal of the west Stevenage strategic site and employment land at Baldock from the Green Belt. A consequence of removing the west Stevenage area from the Green Belt is that only a very small section of existing Green Belt between the site and the B656 would remain. This provides further justification for the inclusion of sectors C, D and E within the Green Belt moving forward.
30. In the interests of providing clearly defined boundaries which will be recognisable and permanent, it is considered appropriate to include sectors A, B and F as well. Sector A is located in a small gap in the south of the district between the villages of Kimpton and Codicote. This area would also adjoin the existing Green Belt area within St Albans City and District Council area.
31. Having made the recommendation to include sectors A, C and D, it is also appropriate to include sector B on the basis that to do otherwise would result in an incoherent Green Belt boundary. The inclusion of sector F is also made in order to provide a strong northern boundary to the Green Belt in this part of the district in the form of the A505 dual carriageway. Having regard to these considerations it is proposed to include these areas as both compensation to the removal of existing Green Belt for sustainable development growth in the district and also in the interests of maintaining the overall value of the Green Belt in North Hertfordshire as a measure for maintaining the separation of towns and the openness of the countryside.

Proposed Green Belt Boundary revisions

Introduction

32. The government has indicated both in the National Planning Policy Framework and the Planning Practice Guidance that Green Belt is a consideration that should be taken into account when deciding the housing targets for inclusion in a Local Plan. However, the guidance also makes clear that local planning authorities should make every effort to meet objectively assessed need for housing. Local Planning Authorities elsewhere in the country have found that unless they have carried out a Green Belt Review it is not acceptable to merely rely on old Green Belt boundaries as a reason not to accept development.
33. The NPPF advises at paragraph 85 that when defining boundaries, local planning authorities should:
 - Ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development;
 - Not include land which it is unnecessary to keep permanently open;
 - Where necessary, identify in their plans areas of 'safeguarded land' between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period;
 - Make clear that the safeguarded land is not allocated for development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following a Local Plan review which proposes the development;
 - Satisfy themselves that Green Belt boundaries will not need to be altered at end of the development plan period; and
 - Define boundaries clearly, using features that are readily recognisable and likely to be permanent.
34. Following assessment of the current Green Belt in North Hertfordshire, potential development sites and the area of countryside beyond the Green Belt it is possible to ascertain whether the Green Belt boundary in North Hertfordshire needs to be redrawn. This needs to be considered against the requirement for sustainable development locations and the long term requirement for the Green Belt boundary to endure beyond the plan period.
35. Table 7 details the locations in which the Green Belt boundary should be amended as a result of a site being allocated in the Local Plan for development. Also included are sites for village boundary amendments in Weston, Little Wymondley, St Ippolyts, Gosmore and Graveley.
36. 'Inset' village boundaries within the existing Green Belt at Hexton, Breachwood Green, St Ippolyts, Graveley, Cockernhoe and Weston would be 'cut out' as would be the case for Offley, Preston and Whitwell in the new area of Green Belt. Sites identified for possible boundary changes have also been taken into account in the final boundary as detailed on the proposals map.

TABLE 7: BOUNDARY IN RELATION TO SITES

Property description					Recommended Boundary
Preferred Options Reference	Old Ref	Address	Street	Settlement or parish	
BA1	Site 200	Land north of Baldock (Whole site)	Land north of Baldock	Baldock	Northern boundary formed by farm track and right of way. Eastern boundary less defined, although marked by a track and hedge line. Western boundary marked by North Road and existing residential areas.
BA1	200a	land between Royston Road and Railway line	Land north of Baldock	Baldock	See site BA1 (200)
BA1	200b -	land between railway line and Bygrave Road	Land north of Baldock	Baldock	See site BA1 (200)
BA1	200c -	Land between Bygrave Road and Bridleway	Land north of Baldock	Baldock	See site BA1 (200)
BA1	200d	Land north of Bridleway		Baldock	See site BA1 (200)
BA1	201	Land South of	Bygrave Road	Baldock	See site BA1 (200)
BA4	202	Land east of	Clothall Common	Baldock	Site well bounded by A505 and B656.
BA1	B/r01a	Land north of	Bygrave Road	Baldock	See site BA1 (200)
BA1	B/r01	Land at	Bygrave Road	Baldock	See site BA1 (200)
BA1	B/r02	Land south of	Bygrave Road	Baldock	See site BA1 (200)
BA1	B/r02a	Land south of	Bygrave Road	Baldock	See site BA1 (200)
BA2	B/r04	Land off	Clothall Road, Baldock	Baldock	Northern boundary formed by hedge, eastern boundary a weak field boundary

Property description					Recommended Boundary
Preferred Options Reference	Old Ref	Address	Street	Settlement or parish	
BA1	B/r11	Land south of	Bygrave Road, Baldock	Baldock	See site BA1 (200)
BA1	B/r11a	Land north of	Bygrave Road	Baldock	See site BA1 (200)
BA3	B/r12	South of	Clothall Common, Baldock	Baldock	Eastern boundary extends to A505, southern boundary a weakly defined path.
BA1	B/r23	Land at	North Road, Baldock	Baldock	See site BA1 (200)
BA	B/e01 & Be02	Land at	Royston Road	Baldock	Eastern boundary formed by curtilage of cattery and southern boundary by former A505.
CD1	29	Land south of	Cowards Lane	Codicote	Hedgerow to the south provides strong boundary, thicker than to the east, although adjoins farm.
CD3	32	Land NE of	The Close	Codicote	Strong hedgerow boundary to the north and east
CD2	205	Codicote Garden Centre,	High Street	Codicote	Substantial trees form northern boundary, western boundary defined by B656. Hedgerow to the east.
GR1	208 (also 33)	Land at	Milksey Lane	Graveley	Site on corner of Milksey Lane and High Street adjoining residential properties. Bounded by footpath on western edge with hedgerow screening from railway line. Screened from roads by raised level, and embankment covered by mature trees and shrubs.
NS1	NS	N Stevenage		Graveley	Currently no boundary to the north. Eastern boundary marked by footpath and some trees. Western boundary marked by North Road

Property description					Recommended Boundary
Preferred Options Reference	Old Ref	Address	Street	Settlement or parish	
GA1	NES3	NES 3	Church Lane	Great Ashby	Strong wooded boundaries to the north and west.
HT1	39	Highover Farm	Stotfold Road	Hitchin	Sparse hedgerow forming a boundary on the northern edge of the site. Stotfold Road and Railway line providing other boundaries
HT6	H/r14	Land at junction of Grays Lane and	Crow Furlong	Hitchin	Well wooded boundary to the south and west.
HT4	H/r24	Land at	Lucas Lane	Hitchin	Hedgerow boundary on western edge of site
HT5	H/r25	Land at junction of Grays Lane &	Lucas Lane	Hitchin	Well contained as hedgerow exists on western edge of site
HT3	H/r30	Land south of	Oughtonhead Lane	Hitchin	Strong hedgerow exists on western and southern edge of site
IC1	41	Land off	Duncots Close	Ickleford	Northern and eastern boundary well defined by hedgerows and trees
KM1	42	Land at	Hall Lane	Kimpton	Hedgerow boundary located to the south and Hall Lane to the east.
KM1	44	Land west of	Hall Lane	Kimpton	Strong hedgerow boundary located to the south of the site.
KW1	51	Allotments west of	The Heath	King's Walden	Strong hedgerow boundaries to the south and west.
KB1	52	Land at	Deards End	Knebworth	Partial hedgerow boundary to the west, no boundary further north. Partial hedgerow boundary to the north also.
KB2	53	Land at	Gypsy Lane	Knebworth	A1 to the west forms solid boundary. No southern boundary currently exists.

Property description					Recommended Boundary
Preferred Options Reference	Old Ref	Address	Street	Settlement or parish	
WS1	WS	West Stevenage		Langley	Ridgeline forms western boundary. Weak field boundaries to the north and south.
LG3	L/r13	Land east of	Talbot Way	Letchworth	Footpath to the east and strong planting.
LG1	NL (inc L/r27 and L/r15)	North Letchworth - whole site		Letchworth	Some of the western boundary has hedgerow, however much is not defined. Some of northern boundary is hedgerow, trees and track, however some is open, without boundary
LG1	NL - North East	North Letchworth - North East		Letchworth	See LG1 (NL)
LG1	NL North west	North Letchworth North West		Letchworth	See LG1 (NL)
EL3	212a	SW of Cockernhoe		Offley	Northern boundary defined by hedgerows and trees, following field boundary.
EL1&EL2	EL	East of Luton - whole site		Offley	Roads, field boundaries, woodland and the settlements of Cockernhoe, Tea Green provide boundaries for the site
HT2	98	Land north of Pound Farm	London Road	St Ippolyts	Hedgerow boundaries exist
SI1	221	Land south of	Waterdell Lane	St Ippolyts	Bounded with hedgerows and trees to east and south. Western boundary is B656.
SI2	SI/r3	Land south of	Stevenage Road	St Ippolyts	To the south site bounded by Halfhankerchief Lane, to the east site bounded by trees and hedgerows. Partial hedgerow boundary to the west.

Property description					Recommended Boundary
Preferred Options Reference	Old Ref	Address	Street	Settlement or parish	
GA2	226	Land off	Mendip Way	Stevenage (adj.)	Boundaries in the form of hedgerows and trees surround the site
WE1	228	Land off	Hitchin Road	Weston	Site has boundaries in the form of Hitchin Road and hedgerows.
WY2	121	Land north of	Stevenage Road, Little Wymondley	Wymondley	Western boundary formed by Arch Road. Hedgerow to the north.
WY1	232	Amended site 122,	land south of Little Wymondley	Wymondley	Blakemore End Road provides boundary to the west. To the south hedgerows provide defensible boundary.
Boundary Amendments to existing villages in the Green Belt					
	89	Land South of	Ashbrook Lane	St Ippolyts	Site forms logical part of village, so excluded from Green Belt
	95	Glyfada	Gosmore Road	St Ippolyts	Site forms logical part of village, so excluded from Green Belt
	96	Gosmore End House	Hitchin Road	St Ippolyts	Site forms logical part of village, so excluded from Green Belt
	97	Grounds of Gosmore End House	Hitchin Road	St Ippolyts	Site forms logical part of village, so excluded from Green Belt
	104	Land at junction of	Mill Lane and Mill Road	Gosmore, St Ippolyts	Site forms logical part of village, so excluded from Green Belt

Property description					Recommended Boundary
Preferred Options Reference	Old Ref	Address	Street	Settlement or parish	
	107	Land north of	Sperberry Hill	St Ippolyts	Site forms logical part of village, so excluded from Green Belt
	111	Recreation ground	Stevenage Road	St Ippolyts	Site forms logical part of village, so excluded from Green Belt
	SI/b1	West of	High Street	Gosmore, St Ippolyts	Site forms logical part of village, so excluded from Green Belt

37. Additionally, land surrounding the Priory School in Hitchin has also been removed from the Green belt at the request of Hertfordshire County Council, acknowledging the current and future education pressures in the Hitchin area.

Conclusions - Revised Green Belt boundary

38. Consideration of the factors in paragraph 85 of the NPPF in relation to the proposed new area of Green Belt has already been made earlier in this report. The new Green Belt boundary would be consistent with the Local Plan strategy for meeting identified requirements for sustainable development because it releases land from the Green Belt for development both over the plan period and projecting forward into the future. This approach also ensures that the Green Belt boundary should not need to be reviewed at the end of the development plan period.
39. As can be seen from Table 7, not all of the proposed development sites currently have strong defensible boundaries. By their nature, some of the sites are very large and it is not reasonable to expect that they will have such established boundaries at this stage. However, particularly with regard to the strategic sites, these will be comprehensively master-planned and so it is at that stage that more enduring physical boundaries will be established for those sites. Many of the smaller sites do have effective boundaries either in the form of roads, tracks, hedgerows or other physical features such as railway lines. These boundaries will also be clearly defined on the proposals maps.
40. Additional Green Belt has been identified in the west of the district as this is between areas of potential growth. No additional areas of Green Belt have been identified to the east Baldock as there are no potential areas of substantial growth which could have an impact on the countryside and no nearby existing towns.
41. The Green Belt review concludes that an enduring Green Belt boundary can be established as part of the new Local Plan. This boundary will allow for

sustainable development to take place over the plan period and beyond with the removal of allocated and safeguarded sites from the Green Belt.

42. The proposed Green Belt boundary is shown on Figure 7.

