

Dacorum Borough Council
**Stage 2 Green Belt Review and
Landscape Appraisal**
Annex Report 1 - Purpose
Assessment Pro Forms

224026-00-4-05-AN1

Issue | January 2016 (Published December 2016)

This report takes into account the particular instructions and requirements of our client.

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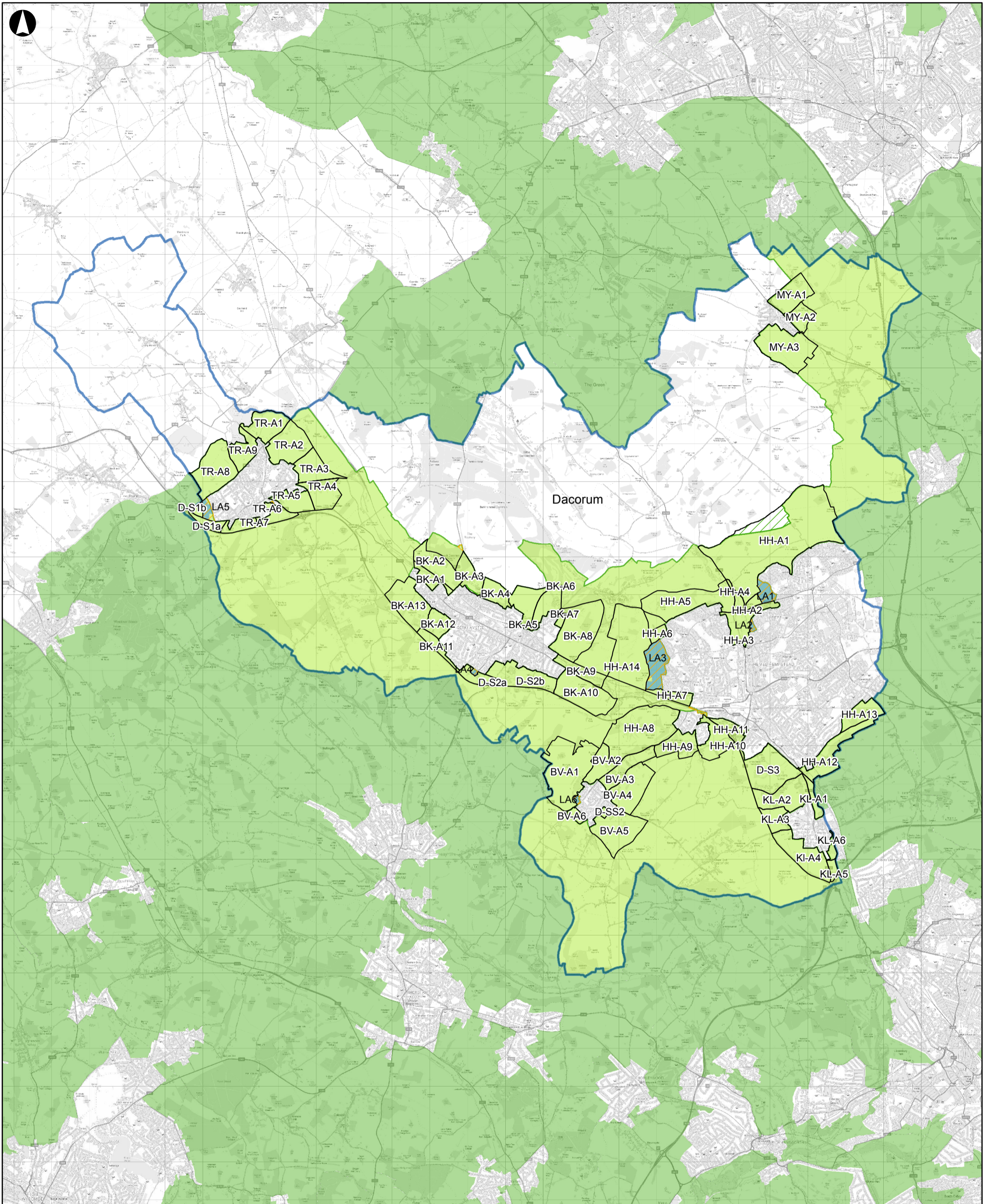
Job number 224026-00

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- Sub-areas
- Dacorum District Boundary
- Land to be added to Green Belt
- Land to be removed from Green Belt
- Local Allocations
- Dacorum Green Belt
- Neighbouring Green Belt

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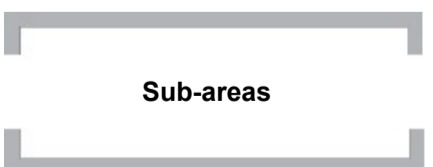
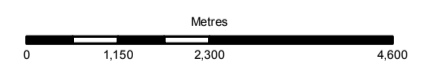
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Issue	Date	By	Chkd	Appd

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Job Title
Dacorum Green Belt Review



Scale at A3

1:95,000

Job No 244026-00	Drawing Status Draft
Drawing No 4.2	Issue P1

Sub-Area ID	BK-A1		
Area (ha)	26.1		
Location Plan			
Stage 1 Strategic Parcel	GB07 – Green Belt Land North of Berkhamsted		
Purpose 1 Summary	Limited / No Contribution – the parcel is located away from the large built-up areas of London, Luton and Dunstable and Stevenage.		
Purpose 2 Summary	Partial – the parcel contributes to the strategic gap between Tring and Berkhamsted, which is large and well maintained. Any scale reduction in the size of the gap would be unlikely to compromise the separation of the settlements in physical terms, but may have a visual impact on localised visual openness given the narrow shape of the parcel.		
Purpose 3 Summary	Significant – the parcel displays typical rural and countryside characteristics in open mixed farmland, with fields bound by mature hedgerows, as well as blocks of deciduous woodland, in particular at Northchurch Common. There is little encroachment, with the remains of Berkhamsted Castle and retirement village representing the only built development. The main urbanising influence is railway line, which is audibly but not, in general, visually intrusive. Levels of openness are high overall, but locally variable, and there are strong connections to the countryside to the north.		
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted	(a) Sub-area is at the edge of one or more distinct large built-up areas.	The sub-area is at the edge of the Berkhamsted large built-up area.	PASS

sprawl of large built-up areas	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	<p>The sub-area is largely enclosed by the large built-up area of Berkhamsted along its southern, eastern and (in part) western edges. Connectivity to the wider countryside is severed by linear features passing east-west through the sub-area: the River Bulbourne; the Grand Union Canal; and the railway line, which bounds the sub-area along its northern edge. These have the potential to serve as permanent, defensible intermediate boundary features to restrict sprawl.</p> <p>The boundary between the sub-area and the Berkhamsted built-up area is predominantly durable and permanent, in part following Dudswell Lane and Tring Road. Where there are no specific boundary features, the Green Belt boundary largely follows the backs of detached properties with strongly bounded, regular gardens.</p>	1
Purpose 1: Score			1
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	<p>The wider strategic parcel GB07 was described as contributing significantly to the gap between Tring and Berkhamsted.</p> <p>The sub-area BK-A1 forms part of this wider gap, though in respect of the general gap it makes only a limited contribution. The overall gap is of sufficient scale and character that any development is unlikely to cause the merging of these settlements.</p>	1
Purpose 2: Score			1
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>The wider Strategic Parcel GB07 was judged to make significant contribution to Purpose 3.</p> <p>In contrast to the wider parcel as a whole, BK-A1 is subject to some urbanising influences. The majority of the sub-area is undeveloped, consisting of open scrubland paddocks. There are a number of sports pitches in the south-east of the sub-area, including tennis courts and associated ancillary buildings, which diminish the sense of rurality, though as a result of local topography there are views to open countryside on the opposite side of the valley. The railway line is visually intrusive on the parcel yet there is still a sense of</p>	3

		<p>connectivity to the countryside beyond to the north.</p> <p>Only 2% of the parcel is covered by development, though the particular context within which the sub-area is set diminishes any sense of rurality.</p> <p>Despite this, the sub-area itself retains a largely rural character.</p>	
Purpose 3: Score			3

Sub-Area ID	BK-A2		
Area (ha)	70.5		
Location Plan			
Stage 1 Strategic Parcel	GB07 – Green Belt Land North of Berkhamsted		
Purpose 1 Summary	Limited / No Contribution – the parcel is located away from the large built-up areas of London, Luton and Dunstable and Stevenage.		
Purpose 2 Summary	Partial – the parcel contributes to the strategic gap between Tring and Berkhamsted, which is large and well maintained. Any scale reduction in the size of the gap would be unlikely to compromise the separation of the settlements in physical terms, but may have a visual impact on localised visual openness given the narrow shape of the parcel.		
Purpose 3 Summary	Significant – the parcel displays typical rural and countryside characteristics in open mixed farmland, with fields bound by mature hedgerows, as well as blocks of deciduous woodland, in particular at Northchurch Common. There is little encroachment, with the remains of Berkhamsted Castle and retirement village representing the only built development. The main urbanising influence is railway line, which is audibly but not, in general, visually intrusive. Levels of openness are high overall, but locally variable, and there are strong connections to the countryside to the north.		
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted	(a) Sub-area is at the edge of one or more distinct large built-up areas.	The sub-area is at the edge of the Berkhamsted large built-up area.	PASS

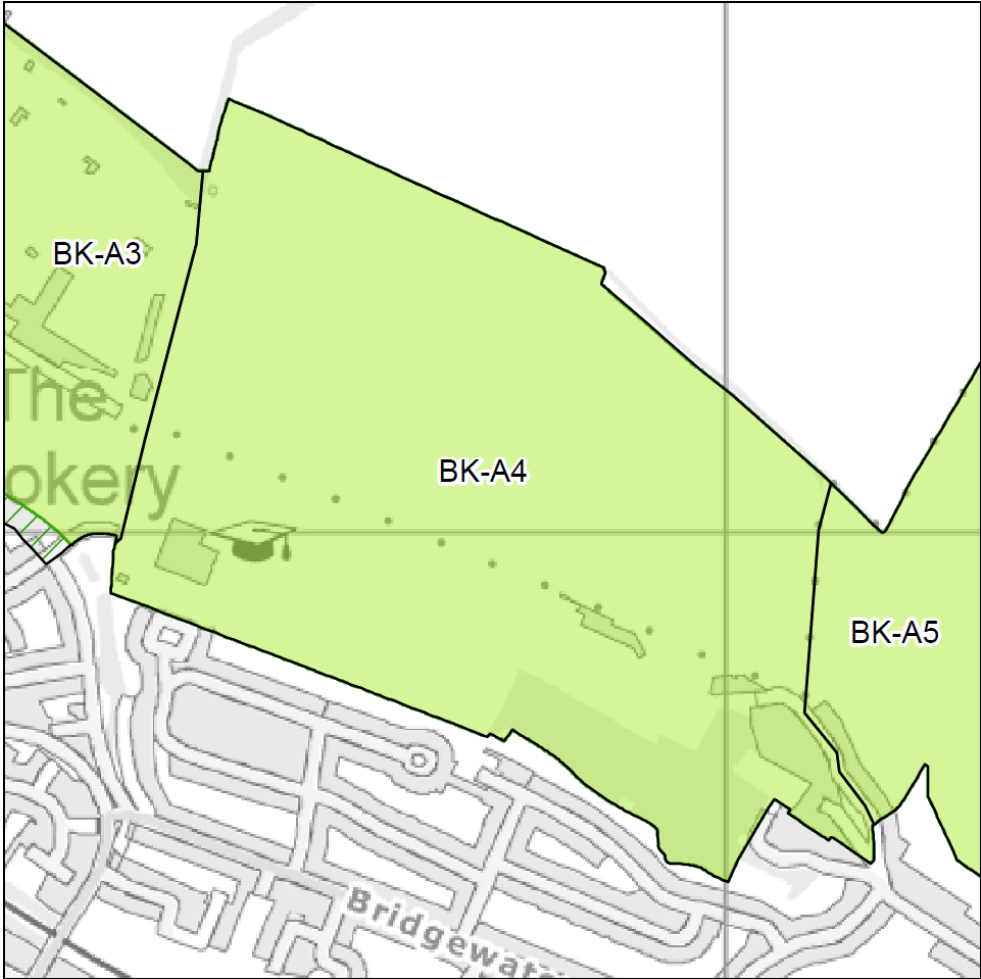
sprawl of large built-up areas	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	<p>The south-western corner of the sub-area is connected with the large built-up area of Berkhamsted, preventing its outward sprawl into open land.</p> <p>The boundary between the sub-area and the Berkhamsted built-up area is durable and permanent, consisting of the B4506.</p> <p>While the larger strategic Green Belt Parcel GB07 made limited or no contribution to this purpose at the strategic level, the sub-area BK-A2 is deemed to meet this purpose moderately in the Dacorum context.</p>	3
Purpose 1: Score			3
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	<p>The wider strategic parcel GB07 was described as contributing partially to the gap between Tring and Berkhamsted.</p> <p>Sub-area BK-A2 forms part of this wider, strategic gap. Whilst sub-area BK-A1 is relatively enclosed within the existing urban extent of Berkhamsted, the release of BK-A2 would entail a more tangible erosion of the wider gap.</p> <p>In particular, the north and west of the sub-area are particularly important to preventing coalescence, particularly in terms of maintaining the overall openness of the gap and perceptions of its scale.</p>	3
Purpose 2: Score			3
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>The wider Strategic Parcel GB07 was judged to make significant contribution to Purpose 3.</p> <p>BK-A2 provides an almost immediate transition from urban to rural. The majority of the sub-area is undeveloped, consisting of open arable fields. As a result of the topography, which slopes upwards from south-west to north-east, this is highly visible from the urban area of Tring immediately to the south-west.</p> <p>The only urbanising influences are the allotment gardens and detached homes in the far south-east of the sub-area, which diminish the sense of rurality slightly, though these are screened from the remainder of the sub-area. Remaining development is restricted to dispersed farm buildings.</p>	5

		Only 1.2% of the parcel is covered by development and the sub-area maintains an unspoilt rural character.	
Purpose 3: Score			5

Sub-Area ID	BK-A3		
Area (ha)	43.0		
Location Plan			
Stage 1 Strategic Parcel	GB07 – Green Belt Land North of Berkhamsted		
Purpose 1 Summary	Limited / No Contribution – the parcel is located away from the large built-up areas of London, Luton and Dunstable and Stevenage.		
Purpose 2 Summary	Partial – the parcel contributes to the strategic gap between Tring and Berkhamsted, which is large and well maintained. Any scale reduction in the size of the gap would be unlikely to compromise the separation of the settlements in physical terms, but may have a visual impact on localised visual openness given the narrow shape of the parcel.		
Purpose 3 Summary	Significant – the parcel displays typical rural and countryside characteristics in open mixed farmland, with fields bound by mature hedgerows, as well as blocks of deciduous woodland, in particular at Northchurch Common. There is little encroachment, with the remains of Berkhamsted Castle and retirement village representing the only built development. The main urbanising influence is railway line, which is audibly but not, in general, visually intrusive. Levels of openness are high overall, but locally variable, and there are strong connections to the countryside to the north.		
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted	(a) Sub-area is at the edge of one or more distinct large built-up areas.	The sub-area is at the edge of the Berkhamsted large built-up area.	PASS

sprawl of large built-up areas	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	<p>The south-eastern corner of the sub-area is connected with the large built-up area of Berkhamsted, preventing its outward sprawl into open land, though it is notable that the openness of the Green Belt has been somewhat compromised immediately adjacent to the settlement.</p> <p>The boundary between the sub-area and the Berkhamsted built-up area is inconsistent, following a dense tree buffer in part, but then cutting through an area of woodland to the north of Stanier Rise.</p> <p>While the larger strategic Green Belt Parcel GB07 made limited or no contribution to this purpose at the strategic level, the sub-area BK-A3 is deemed to meet this purpose moderately in the Dacorum context.</p>	3+
Purpose 1: Score			3+
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	<p>The wider strategic parcel GB07 was described as contributing significantly to the gap between Tring and Berkhamsted.</p> <p>The sub-area BK-A3 forms part of this wider gap, though in respect of the general gap it makes only a limited contribution. The overall gap is of sufficient scale and character that any development is unlikely to cause the merging of these settlements.</p>	1
Purpose 2: Score			1
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>The wider Strategic Parcel GB07 was judged to make significant contribution to Purpose 3.</p> <p>There is significant contrast within the sub-area BK-A3, between the unspoilt, wood-pasture landscape of Northchurch Common in the west, and the eastern half of the sub-area which has been subject to urbanising influences.</p> <p>The eastern section of the sub-area serves as part of a wider swathe of common with the adjacent Green Belt. Much of the eastern section has suffered encroachment, with a sizeable area of residential development separated from the Berkhamsted urban area by a lone paddock. There are views southwards towards the wider Berkhamsted area, which further reduce the sense of rurality. However,</p>	2

		<p>the development is heavily screened from other surrounding developments and the B4506.</p> <p>2% of the sub-area is covered by development, but the encroachment that is concentrated in the south-east of the sub-area detracts from the overall openness and contributes to a semi-urban character (though the significant contrasts should also be noted).</p>	
Purpose 3: Score			2

Sub-Area ID	BK-A4		
Area (ha)	38.7		
Location Plan			
Stage 1 Strategic Parcel	GB07 – Green Belt Land North of Berkhamsted		
Purpose 1 Summary	Limited / No Contribution – the parcel is located away from the large built-up areas of London, Luton and Dunstable and Stevenage.		
Purpose 2 Summary	Partial – the parcel contributes to the strategic gap between Tring and Berkhamsted, which is large and well maintained. Any scale reduction in the size of the gap would be unlikely to compromise the separation of the settlements in physical terms, but may have a visual impact on localised visual openness given the narrow shape of the parcel.		
Purpose 3 Summary	Significant – the parcel displays typical rural and countryside characteristics in open mixed farmland, with fields bound by mature hedgerows, as well as blocks of deciduous woodland, in particular at Northchurch Common. There is little encroachment, with the remains of Berkhamsted Castle and retirement village representing the only built development. The main urbanising influence is railway line, which is audibly but not, in general, visually intrusive. Levels of openness are high overall, but locally variable, and there are strong connections to the countryside to the north.		
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted	(a) Sub-area is at the edge of one or more distinct large built-up areas.	The sub-area is at the edge of the Berkhamsted large built-up area.	PASS

sprawl of large built-up areas	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	<p>The southern edge of the sub-area is connected with the large built-up area of Berkhamsted, preventing its outward sprawl into open land.</p> <p>The boundary between the sub-area and the Berkhamsted built-up area is largely durable and consistent. Although there is no specific boundary feature, the Green Belt boundary closely follows the backs of dwellings with regular, strongly bounded gardens. There is some inconsistency in the boundary at Castle Hill, where the edge of the Green Belt follows a low wall as opposed to the rear of properties, which are more heavily buffered with long established treelines.</p> <p>While the larger strategic Green Belt Parcel GB07 made limited or no contribution to this purpose at the strategic level, the sub-area BK-A4 is deemed to meet this purpose moderately in the Dacorum context.</p>	3
Purpose 1: Score			3
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	<p>The wider strategic parcel GB07 was described as contributing significantly to the gap between Tring and Berkhamsted.</p> <p>The sub-area BK-A4 makes no discernible contribution to this gap, or the gap between Berkhamsted and other non-Green Belt settlements.</p>	0
Purpose 2: Score			0
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>The wider Strategic Parcel GB07 was judged to make significant contribution to Purpose 3.</p> <p>While the sub-area BK-A4 is predominantly consistent with this assessment, largely consisting of open arable fields, there are a small number of built developments concentrated at its southern fringes, adjacent to Berkhamsted. These encompass a school and associated playing fields (a heavily managed open space), farm buildings and a number of dwellings, concentrated in the south-east corner of the sub-area.</p> <p>3.5% of the sub-area is covered by development.</p> <p>Despite the development around Berkhamsted, the sub-area has a strong connection to the wider</p>	3

		countryside and retains a largely rural character.	
Purpose 3: Score			3

Sub-Area ID	BK-A5		
Area (ha)	59.3		
Location Plan			
Stage 1 Strategic Parcel	GB07 – Green Belt Land North of Berkhamsted		
Purpose 1 Summary	Limited / No Contribution – the parcel is located away from the large built-up areas of London, Luton and Dunstable and Stevenage.		
Purpose 2 Summary	Partial – the parcel contributes to the strategic gap between Tring and Berkhamsted, which is large and well maintained. Any scale reduction in the size of the gap would be unlikely to compromise the separation of the settlements in physical terms, but may have a visual impact on localised visual openness given the narrow shape of the parcel.		
Purpose 3 Summary	Significant – the parcel displays typical rural and countryside characteristics in open mixed farmland, with fields bound by mature hedgerows, as well as blocks of deciduous woodland, in particular at Northchurch Common. There is little encroachment, with the remains of Berkhamsted Castle and retirement village representing the only built development. The main urbanising influence is railway line, which is audibly but not, in general, visually intrusive. Levels of openness are high overall, but locally variable, and there are strong connections to the countryside to the north.		
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted	(a) Sub-area is at the edge of one or more distinct large built-up areas.	The sub-area is at the edge of the Berkhamsted large built-up area.	PASS

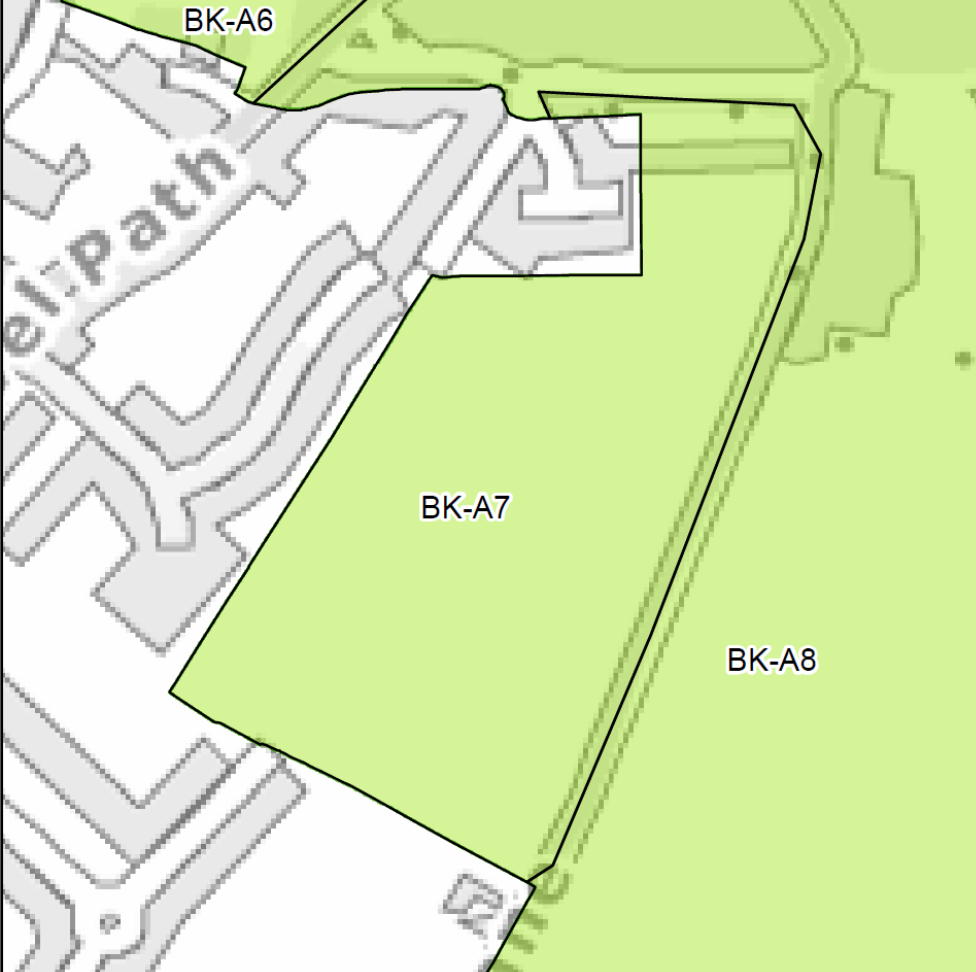
sprawl of large built-up areas	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	<p>The southern edge of the sub-area is connected with the large built-up area of Berkhamsted, preventing its outward sprawl into open land.</p> <p>The boundary between the sub-area and the Berkhamsted built-up area is largely durable and consistent, following Castle Hill and White Hill for part of its length. Where there is no specific boundary feature, the Green Belt boundary, for the most part, closely follows the backs of dwellings with regular, strongly bounded gardens. The boundary does, in some places, cut through gardens, and there is some inconsistency in the boundary at the western end of Castle Hill where the edge of the Green Belt follows a weak property boundary.</p> <p>While the larger strategic Green Belt Parcel GB07 made limited or no contribution to this purpose at the strategic level, the sub-area BK-A5 is deemed to meet this purpose moderately in the Dacorum context.</p>	3
Purpose 1: Score			3
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	<p>The wider strategic parcel GB07 was described as contributing significantly to the gap between Tring and Berkhamsted.</p> <p>The sub-area BK-A5 makes no discernible contribution to this gap, nor the gap between Berkhamsted and other non-Green Belt settlements.</p>	0
Purpose 2: Score			0
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>The wider Strategic Parcel GB07 was judged to make significant contribution to Purpose 3.</p> <p>While the sub-area BK-A5 is predominantly consistent with this assessment, largely consisting of open arable and paddock fields, there are a number of built developments concentrated at its southern fringes, adjacent to Berkhamsted.</p> <p>The remains of Berkhamsted Castle, which are surrounded by rugged meadows, represent built-form but do not create an inherently urban character. Despite a number of dispersed dwellings, artificial sports pitches and a cricket club being present, a more rural character is being maintained in general, with the prominent railway line acting as a</p>	5

		<p>divide between the town and the start of the Green Belt beyond. Houses to the east, which are highly visible as a result of local topography, also contribute to the feeling of a sharp transition from the settlement to the countryside.</p> <p>Despite the development around Berkhamsted, which amounts to only 1.4% of the total sub-area, the wider sub-area opens out to open countryside to the north and retains an unspoilt rural character.</p>	
Purpose 3: Score			5

Sub-Area ID	BK-A6		
Area (ha)	47.7		
Location Plan			
Stage 1 Strategic Parcel	GB07 – Green Belt Land North of Berkhamsted		
Purpose 1 Summary	Limited / No Contribution – the parcel is located away from the large built-up areas of London, Luton and Dunstable and Stevenage.		
Purpose 2 Summary	Partial – the parcel contributes to the strategic gap between Tring and Berkhamsted, which is large and well maintained. Any scale reduction in the size of the gap would be unlikely to compromise the separation of the settlements in physical terms, but may have a visual impact on localised visual openness given the narrow shape of the parcel.		
Purpose 3 Summary	Significant – the parcel displays typical rural and countryside characteristics in open mixed farmland, with fields bound by mature hedgerows, as well as blocks of deciduous woodland, in particular at Northchurch Common. There is little encroachment, with the remains of Berkhamsted Castle and retirement village representing the only built development. The main urbanising influence is railway line, which is audibly but not, in general, visually intrusive. Levels of openness are high overall, but locally variable, and there are strong connections to the countryside to the north.		
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted	(a) Sub-area is at the edge of one or more distinct large built-up areas.	The sub-area is at the edge of the Berkhamsted large built-up area.	PASS

sprawl of large built-up areas	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	<p>The southern and eastern edges of the sub-area are connected with the large built-up area of Berkhamsted, preventing its outward sprawl into open land.</p> <p>The boundary between the sub-area and the Berkhamsted built-up area is frequently irregular and somewhat weak. While the edge of the settlement is bounded by White Hill to the south, where there is no boundary feature to the east the Green Belt boundary follows the backs of dispersed detached homes with large gardens, often bounded by softer, natural features.</p> <p>While the larger strategic Green Belt Parcel GB07 made limited or no contribution to this purpose at the strategic level, the sub-area BK-A6 is deemed to meet this purpose moderately in the Dacorum context.</p>	3+
Purpose 1: Score			3+
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	<p>The wider strategic parcel GB07 was described as contributing significantly to the gap between Tring and Berkhamsted.</p> <p>The sub-area BK-A6 makes no discernible contribution to this gap, nor the gap between Berkhamsted and other non-Green Belt settlements.</p>	0
Purpose 2: Score			0
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>The wider Strategic Parcel GB07 was judged to make significant contribution to Purpose 3.</p> <p>While the sub-area BK-A6 is predominantly consistent with this assessment, largely consisting of open grazing fields, there are a number of built developments concentrated in the north which interrupt the openness of the countryside.</p> <p>Berkhamsted Castle retirement village represents encroachment and impacts on the openness of the Green Belt here, reducing connectivity to the wider countryside to the north and east. While the southern part of the sub-area retains the most unspoilt rural character, it feels partially enclosed by the built-form of Berkhamsted, with residential development to both the east and west and the railway line immediately to the south.</p>	3

		5% of the sub-area is covered by development, which is concentrated in the north-east and reduces the sense of rurality here. Overall though, despite the presence of built development, the parcel retains a largely rural character.	
Purpose 3: Score			3

Sub-Area ID	BK-A7
Area (ha)	6.1
Location Plan	
Stage 1 Strategic Parcel	GB10 – Green Belt Land Between Berkhamsted and Hemel Hempstead
Purpose 1 Summary	Limited / No Contribution – the parcel is located away from the large built-up areas of London, Luton and Dunstable and Stevenage.
Purpose 2 Summary	Significant – the parcel provides the narrow, strategic gap between Berkhamsted and Hemel Hempstead, which is generally free from development (aside from small-scale ribbon development between Little Heath and Potten End). Any scale reduction in the size of the gap would be unlikely to compromise the separation of the settlements in physical terms, but would reduce local levels of openness at settlement edges.
Purpose 3 Summary	Significant – the parcel displays typical rural and countryside characteristics in arable farmland on undulating and steeper slopes, bound by few hedges and narrow verges, interspersed with small blocks of ancient woodland. The valley floor is predominantly pasture with wet meadow bound by high hedges. There is limited built development at Little Heath and other unclassified scattered settlements, including at Pouchen End Lane. That being said, settlement boundaries are generally strong and there is little encroachment. The railway line is an urbanising influence, and some settlement boundaries display a more urban character as a result of landform and planting. Levels of visual openness are generally high.

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Sub-area is at the edge of one or more distinct large built-up areas.	The sub-area is at the edge of the Berkhamsted large built-up area.	PASS
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	<p>The sub-area is enclosed by the large built-up area of Berkhamsted along its northern, western and southern edges. Connectivity to the wider countryside is diminished by Ivy House Lane, though not completely severed visually.</p> <p>While there is no boundary feature at the edge of the Berkhamsted built-up area, there is a regular and rectilinear built form, with the Green Belt boundary following the backs of semi-detached homes with regular, strongly bounded gardens.</p> <p>While the larger strategic Green Belt Parcel GB10 made limited or no contribution to this purpose at the strategic level, the sub-area BK-A7 is deemed to meet this purpose in the Dacorum context, albeit weakly.</p>	1
Purpose 1: Score			1
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	<p>The wider strategic parcel GB10 was described as contributing significantly to the gap between Berkhamsted and Hemel Hempstead.</p> <p>The sub-area BK-A7 forms a small part of this wider gap, and in respect of the general gap it makes only a limited contribution. The overall gap is of sufficient scale and character that any development in this sub-area is unlikely to cause the merging of these settlements, physically and visually.</p>	1
Purpose 2: Score			1
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>The wider Strategic Parcel GB10 was judged to make significant contribution to Purpose 3.</p> <p>The sub-area BK-A7 is predominantly consistent with this assessment. It consists of one, large arable field and 3 dwellings in the north eastern part of the sub-area, but there is a sense of connectivity visually and functionally with the wider countryside to the east. However, the openness of the area itself is diminished by the settlement of Berkhamsted to the west and south, as well as residential built-development in the north of the sub-</p>	3

		<p>area which has encroached on the countryside.</p> <p>While only 1.5% of the sub-area itself is covered by development, the sense of enclosure on three sides diminishes the openness of the sub-area; it continues to retain a largely rural character.</p>	
Purpose 3: Score			3

Sub-Area ID	BK-A8
Area (ha)	140.7
Location Plan	
Stage 1 Strategic Parcel	GB10 – Green Belt Land Between Berkhamsted and Hemel Hempstead
Purpose 1 Summary	Limited / No Contribution – the parcel is located away from the large built-up areas of London, Luton and Dunstable and Stevenage.
Purpose 2 Summary	Significant – the parcel provides the narrow, strategic gap between Berkhamsted and Hemel Hempstead, which is generally free from development (aside from small-scale ribbon development between Little Heath and Potten End). Any scale reduction in the size of the gap would be unlikely to compromise the separation of the settlements in physical terms, but would reduce local levels of openness at settlement edges.
Purpose 3 Summary	Significant – the parcel displays typical rural and countryside characteristics in arable farmland on undulating and steeper slopes, bound by few hedges and narrow verges, interspersed with small blocks of ancient woodland. The valley floor is predominantly pasture with wet meadow bound by high hedges. There is limited built development at Little Heath and other unclassified scattered settlements, including at Pouchen End Lane. That being said, settlement boundaries are generally strong and there is little encroachment. The railway line is an urbanising influence, and some settlement boundaries display a more urban character as a result of landform and planting. Levels of visual openness are generally high.

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Sub-area is at the edge of one or more distinct large built-up areas.	The sub-area is at the edge of the Berkhamsted large built-up area.	PASS
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	<p>Part of the western edge of the sub-area is connected with the large built-up area of Berkhamsted, preventing its outward sprawl into open land.</p> <p>The boundary between the sub-area and the Berkhamsted built-up area is durable and permanent, consisting of Ivy House Lane.</p> <p>While the larger strategic Green Belt Parcel GB07 made limited or no contribution to this purpose at the strategic level, the sub-area BK-A8 is deemed to meet this purpose moderately in the Dacorum context.</p>	3
Purpose 1: Score			3
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	<p>The wider strategic parcel GB10 was described as contributing significantly to the gap between Berkhamsted and Hemel Hempstead.</p> <p>The scale of the gap is important to restricting the merging of these settlements, particularly the southern half which protects the overall openness of the gap. Particular attention should also be given with regards to local topography.</p> <p>It should also be noted that, at the local level, the gap between Berkhamsted and the Green Belt settlement of Potten End is particularly narrow here. These settlements would be at risk of coalescence from ribbon development along The Common.</p>	3
Purpose 2: Score			3
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>The wider Strategic Parcel GB10 was judged to make significant contribution to Purpose 3.</p> <p>The sub-area BK-A8 is predominantly consistent with this assessment, with large, open arable fields in the south, interspersed with patches of woodland moving north through the area.</p> <p>The openness of the parcel is diminished slightly in the north by dispersed dwellings around the Common and Ivy House Lane, which represent a degree of encroachment into the countryside. However, only 1% of the sub-area is covered by</p>	5

		development and overall it is judged that the sub-area retains a strong unspoilt rural character.	
Purpose 3: Score			5

Sub-Area ID	BK-A9
Area (ha)	39.9
Location Plan	
Stage 1 Strategic Parcel	GB11 – Green Belt Land Southeast of Berkhamsted
Purpose 1 Summary	Limited / No Contribution – the parcel is located away from the large built-up areas of London, Luton and Dunstable and Stevenage.
Purpose 2 Summary	Significant – together with GB11, the parcel contributes to the narrow, strategic gap between Berkhamsted and Hemel Hempstead. There is evidence of ribbon development between the railway line and the A41 and there are strong urban fringe characteristics close to settlement edges. Any scale reduction in the size of the gap would be unlikely to compromise the separation of the settlements in physical terms, but could reduce the level of visual openness at the edge of Berkhamsted.
Purpose 3 Summary	Partial – the parcel displays a mixture of urban fringe and countryside characteristics. On higher slopes, there are large arable fields bound by few hedges and narrow verges, interspersed with small blocks of ancient woodland. The valley floor is predominantly pasture with wet meadow bound by high hedges. Urban features are stronger close to the edge of Berkhamsted, including the Ashlyns School (MDS) and BFI National Archives, as well as an employment site. There is scattered ribbon development and encroachment along the canal and railway, including a sewerage treatment works. Visual openness and enclosure are varied throughout the parcel.

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Sub-area is at the edge of one or more distinct large built-up areas.	The sub-area is at the edge of the Berkhamsted large built-up area.	PASS
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	<p>The western and part of the southern edges of the sub-area are connected with the large built-up area of Berkhamsted, preventing its outward sprawl into open land.</p> <p>The section of the boundary between the sub-area and the Berkhamsted built-up area is durable and permanent, consisting of London Road. Where there is no specific boundary feature in the far west, the boundary is currently weak and inconsistent, with large, weakly bounded gardens opening out onto fields (though it is noted that the nature of this boundary is likely to change following completion of an existing planning permission for 33 flats and 21 houses granted in 2012). Presently, the Green Belt serves as a barrier in the absence of another durable boundary.</p> <p>While the larger strategic Green Belt Parcel GB11 made limited or no contribution to this purpose at the strategic level, the sub-area BK-A9 is deemed to meet this purpose moderately in the Dacorum context.</p>	3+
Purpose 1: Score			3+
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	<p>The wider strategic parcel GB11 was described as contributing significantly to the gap between Berkhamsted and Hemel Hempstead.</p> <p>The sub-area forms the majority of this wider gap. In particular, much of the eastern part of the sub-area is important to maintaining the scale of the gap and restricting the merging of these settlements, as well as preventing ribbon development along the A4251.</p>	3
Purpose 2: Score			3
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>The wider Strategic Parcel GB11 was judged to make only a limited contribution to Purpose 3.</p> <p>The sub-area BK-A9 is predominantly consistent with this assessment. Much of the sub-area contains dispersed development, including a sewage works and various smaller buildings along the canal, which reduce the openness of the sub-area. Between</p>	2

		<p>the A4251 and the River Bulbourne, there are narrow arable fields and rough paddocks, but these areas feel rather enclosed and links to the wider countryside are limited.</p> <p>6.5% of the sub-area is covered by development but the sub-area has an inherently semi-urban character.</p>	
Purpose 3: Score			2

Sub-Area ID	BK-A10
Area (ha)	107.2
Location Plan	
Stage 1 Strategic Parcel	GB11 – Green Belt Land Southeast of Berkhamsted
Purpose 1 Summary	Limited / No Contribution – the parcel is located away from the large built-up areas of London, Luton and Dunstable and Stevenage.
Purpose 2 Summary	Significant – together with GB11, the parcel contributes to the narrow, strategic gap between Berkhamsted and Hemel Hempstead. There is evidence of ribbon development between the railway line and the A41 and there are strong urban fringe characteristics close to settlement edges. Any scale reduction in the size of the gap would be unlikely to compromise the separation of the settlements in physical terms, but could reduce the level of visual openness at the edge of Berkhamsted.
Purpose 3 Summary	Partial – the parcel displays a mixture of urban fringe and countryside characteristics. On higher slopes, there are large arable fields bound by few hedges and narrow verges, interspersed with small blocks of ancient woodland. The valley floor is predominantly pasture with wet meadow bound by high hedges. Urban features are stronger close to the edge of Berkhamsted, including the Ashlyns School (MDS) and BFI National Archives, as well as an employment site. There is scattered ribbon development and encroachment along the canal and railway, including a sewerage treatment works. Visual openness and enclosure are varied throughout the parcel.

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Sub-area is at the edge of one or more distinct large built-up areas.	The sub-area is at the edge of the Berkhamsted large built-up area.	PASS
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	<p>The north-west corner of the sub-area is connected with the large built-up area of Berkhamsted, preventing its outward sprawl into open land.</p> <p>While there is no consistent boundary feature at the edge of the Berkhamsted built-up area, there is a regular and rectilinear built form, with the Green Belt boundary following the backs of detached homes with defined, strongly bounded gardens.</p> <p>While the larger strategic Green Belt Parcel GB11 made limited or no contribution to this purpose at the strategic level, the sub-area BK-A10 is deemed to meet this purpose moderately in the Dacorum context.</p>	3
Purpose 1: Score			3
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	<p>The wider strategic parcel GB11 was described as contributing significantly to the gap between Berkhamsted and Hemel Hempstead.</p> <p>The sub-area forms a significant part of this narrow gap. It is particularly important for restricting ribbon development along the A4251.</p> <p>Overall, it is likely that development would significantly visually or physically reduce the perceived and actual distance between these settlements.</p> <p>It should also be noted that, at the local level, that the gap between Berkhamsted and the Green Belt settlement of Bourne End is particularly narrow here. These settlements would be at risk of coalescence.</p>	5
Purpose 2: Score			5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>The wider Strategic Parcel GB11 was judged to make only a limited contribution to Purpose 3.</p> <p>The sub-area BK-A10 is, however, relatively unspoilt, consisting mainly of large, open arable fields, divided by low hedgerows.</p> <p>Aside from scattered farm buildings, built-form is limited, restricted to the far east of the parcel where a small</p>	3

		<p>number of dwellings at Sugar Lane encroach on the countryside. There is limited, small scale ribbon development on the A4251 and the Bourne End Mills industrial estate to the east and the A41 to the south are urbanising influences within the surrounding context.</p> <p>1% of the sub-area is covered by development, and while there is some encroachment in the east of the sub-area and an urbanising influence from the adjacent industrial estate, it maintains a largely rural character.</p>	
Purpose 3: Score			3

Sub-Area ID	BK-A11		
Area (ha)	25.4		
Location Plan			
Stage 1 Strategic Parcel	GB06 – Green Belt Land South West of Berkhamsted		
Purpose 1 Summary	Limited / No Contribution – the parcel is located away from the large built-up areas of London, Luton and Dunstable and Stevenage.		
Purpose 2 Summary	Partial - the parcel contributes to the wider, strategic gap between Tring and Berkhamsted. It is generally large and well maintained, though there is evidence of ribbon development along Darr’s Lane close to the A41. This is well concealed by planting and has little visual impact on openness. Any small scale reduction in the size of the gap would be unlikely to compromise the separation of the settlements in physical terms, but could reduce the visual openness of the parcel.		
Purpose 3 Summary	Partial – the parcel displays a mixture of urban and countryside characteristics. It contains arable farmland, punctuated by mixed woodland, some of which is ancient. Fields are bound by mature hedgerows and the A41, which is an urbanising influence, is generally well concealed. There is built development along Darr’s Lane and The Larches and levels of visual openness are varied throughout the parcel, though encroachment is limited.		
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted	(a) Sub-area is at the edge of one or more distinct large built-up areas.	The sub-area is at the edge of the Berkhamsted large built-up area.	PASS

sprawl of large built-up areas	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	<p>Much of the northern edge of the sub-area is connected with the large built-up area of Berkhamsted, preventing its outward sprawl into open land.</p> <p>The boundary between the sub-area and the Berkhamsted built-up area is largely durable and permanent, following Shootersway and, where there are no specific boundary features, there is a regular and rectilinear built form, with the Green Belt boundary following the backs of detached homes with regular, strongly bounded gardens.</p> <p>There are some minor boundary anomalies, particularly around Oakwood and The Spinney where the boundary cuts through gardens.</p> <p>While the larger strategic Green Belt Parcel GB06 made limited or no contribution to this purpose at the strategic level, the sub-area D-S2b is deemed to meet this purpose moderately in the Dacorum context.</p>	3
Purpose 1: Score			3
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	<p>The wider strategic parcel GB06 was described as contributing partially to the gap between Berkhamsted and Tring.</p> <p>The sub-area BK-A11 forms a small part of this wider gap and prevents ribbon development along Shootersway and the A41, though in respect of the general gap makes only a limited contribution. The overall gap is of sufficient scale and character that any development in this sub-area is unlikely to cause the merging of these settlements, physically or visually.</p>	1
Purpose 2: Score			1
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>The wider Strategic Parcel GB06 was judged to make only a limited contribution to Purpose 3.</p> <p>The sub-area BK-A11 is generally consistent with this assessment. The sub-area forms a narrow buffer between Shootersway and The A41, which reduces in size moving from west to east.</p> <p>Development is concentrated in the west of the parcel, around the junction where Shootersway turns south, consisting of dispersed dwellings with large gardens and</p>	3

		<p>paddocks. The east of the parcel consists of arable fields. Although the A41 is an urbanising influence and restricts links to the countryside to the south, there are vistas southwards as a result of local topography. In the far east, the built form of Berkhamsted is a significant urbanising influence.</p> <p>Within the sub-area, 0.5% is covered by development, though the sense of enclosure and proximity of the urban area diminishes the sense of openness to the wider countryside. Despite this, the sub area maintains a largely rural character.</p>	
Purpose 3: Score			3

Sub-Area ID	BK-A12		
Area (ha)	37.7		
Location Plan			
Stage 1 Strategic Parcel	GB06 – Green Belt Land South West of Berkhamsted		
Purpose 1 Summary	Limited / No Contribution – the parcel is located away from the large built-up areas of London, Luton and Dunstable and Stevenage.		
Purpose 2 Summary	Partial - the parcel contributes to the wider, strategic gap between Tring and Berkhamsted. It is generally large and well maintained, though there is evidence of ribbon development along Darr's Lane close to the A41. This is well concealed by planting and has little visual impact on openness. Any small scale reduction in the size of the gap would be unlikely to compromise the separation of the settlements in physical terms, but could reduce the visual openness of the parcel.		
Purpose 3 Summary	Partial – the parcel displays a mixture of urban and countryside characteristics. It contains arable farmland, punctuated by mixed woodland, some of which is ancient. Fields are bound by mature hedgerows and the A41, which is an urbanising influence, is generally well concealed. There is built development along Darr's Lane and The Larches and levels of visual openness are varied throughout the parcel, though encroachment is limited.		
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted	(a) Sub-area is at the edge of one or more distinct large built-up areas.	The sub-area is at the edge of the Berkhamsted large built-up area.	PASS

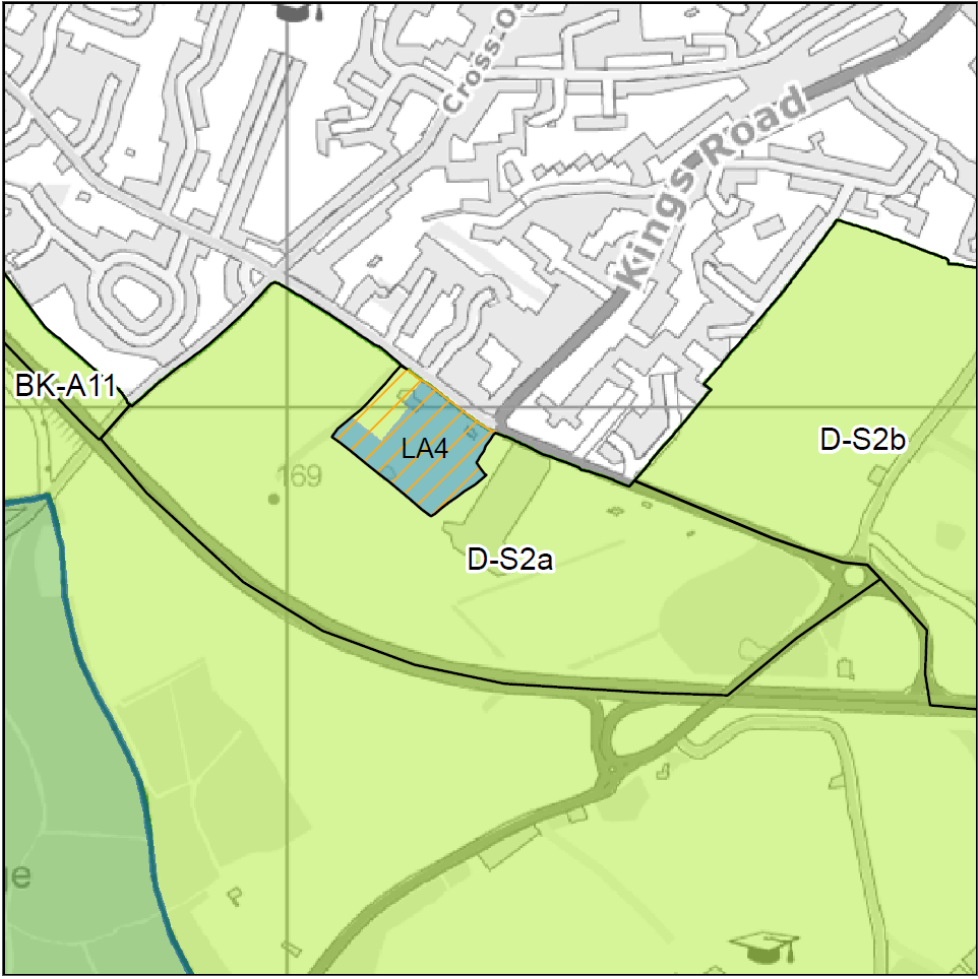
sprawl of large built-up areas	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	<p>The northern and eastern edges of the sub-area are connected with the large built-up area of Berkhamsted, preventing its outward sprawl into open land.</p> <p>The boundary between the sub-area and the Berkhamsted built-up area is largely durable and permanent, following Durrants Lane and, where there are no specific boundary features, there is a regular and rectilinear built form, with the Green Belt boundary following the backs of detached homes with regular, strongly bounded gardens.</p> <p>While the larger strategic Green Belt Parcel GB06 made limited or no contribution to this purpose at the strategic level, the sub-area BK-A12 is deemed to meet this purpose moderately in the Dacorum context.</p>	3
Purpose 1: Score			3
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	<p>The wider strategic parcel GB06 was described as contributing partially to the gap between Berkhamsted and Tring.</p> <p>The sub-area BK-A12 forms a small part of this wider gap and prevents ribbon development along Shootersway, though in respect of the general gap makes only a limited contribution. The overall gap is of sufficient scale and character that any development in this sub-area is unlikely to cause the merging of these settlements, physically or visually, particularly given its variable openness.</p>	1
Purpose 2: Score			1
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>The wider Strategic Parcel GB06 was judged to make only a limited contribution to Purpose 3.</p> <p>The sub-area BK-A12 is predominantly consistent with this assessment, largely consisting of large, open arable fields interspersed with patches of woodland.</p> <p>There are a number of built developments concentrated at the fringes of the parcel. Development is concentrated along the roads, reducing the sense of openness somewhat, with residential ribbon development along Darr's Lane (just to the west of the sub-area boundary),</p>	3

		<p>Durrant's Lane, Bell Lane and Shootersway.</p> <p>The edge of Berkhamsted is visible throughout the parcel as a result of its steep topography, though vistas across the sub-area and southwards towards the open countryside are limited, increasing the sense of enclosure.</p> <p>However, development amounts to just 1.5% of the sub-area, and while there is a strong sense of enclosure, the parcel still retains a largely rural character.</p>	
Purpose 3: Score			3

Sub-Area ID	BK-A13		
Area (ha)	95.5		
Location Plan			
Stage 1 Strategic Area	GB06 – Green Belt Land South West of Berkhamsted		
Purpose 1	Limited / No Contribution – the parcel is located away from the large built-up areas of London, Luton and Dunstable and Stevenage.		
Purpose 2	Partial - the parcel contributes to the wider, strategic gap between Tring and Berkhamsted. It is generally large and well maintained, though there is evidence of ribbon development along Darr's Lane close to the A41. This is well concealed by planting and has little visual impact on openness. Any small scale reduction in the size of the gap would be unlikely to compromise the separation of the settlements in physical terms, but could reduce the visual openness of the parcel.		
Purpose 3	Partial – the parcel displays a mixture of urban and countryside characteristics. It contains arable farmland, punctuated by mixed woodland, some of which is ancient. Fields are bound by mature hedgerows and the A41, which is an urbanising influence, is generally well concealed. There is built development along Darr's Lane and The Larches and levels of visual openness are varied throughout the parcel, though encroachment is limited.		
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted	(a) Sub-area is at the edge of one or more distinct large built-up areas.	The sub-area is at the edge of the Berkhamsted large built-up area.	PASS

sprawl of large built-up areas	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	<p>The northern edge of the sub-area is connected with the large built-up area of Berkhamsted, preventing its outward sprawl into open land.</p> <p>The boundary between the sub-area and the Berkhamsted built-up area is largely durable and permanent, following Pea Lane and, where there are no specific boundary features, there is a regular and rectilinear built form, with the Green Belt boundary following the backs of detached homes with regular, strongly bounded gardens.</p> <p>While the larger strategic Green Belt Parcel GB06 made limited or no contribution to this purpose at the strategic level, the sub-area BK-A12 is deemed to meet this purpose moderately in the Dacorum context.</p>	3
Purpose 1: Score			3
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	<p>The wider strategic parcel GB06 was described as contributing partially to the gap between Berkhamsted and Tring.</p> <p>Sub-area BK-A13 forms part of this wider, strategic gap. In particular, the north-west of the sub-area is particularly important in maintaining the scale of the gap and its overall openness, as well as restricting the merging of these settlements.</p>	3
Purpose 2: Score			3
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>The wider Strategic Parcel GB06 was judged to make only a partial contribution to Purpose 3.</p> <p>The sub-area BK-13 is broadly consistent with this assessment, consisting of a mixture of urban fringe developments and areas of more unspoilt countryside.</p> <p>Development is more concentrated in the south and east of the sub-area, and includes residential ribbon development along Darr's Lane and Shootersway, as well as a hospice, golf driving range and motocross track. These various built developments significantly reduce the openness of the countryside here.</p> <p>Moving further north and west, development becomes sparser and is limited to farm buildings and isolated dwellings. The countryside is more open here, predominantly consisting</p>	2

		<p>of arable and pasture fields, interspersed with small patches of woodland. There is strong connectivity with the wider countryside, with long view to the north.</p> <p>Development within the sub-area amounts to 2%, but the scattered nature of this reduces its openness. The character of the sub-area reflects a transition from the semi-urban areas around Berkhamsted to the more open, unspoilt countryside to the north.</p>	
Purpose 3: Score			2

Sub-Area ID	D-S2a
Area (ha)	26.3
Location Plan	
Stage 1 Strategic Parcel	GB11 – Green Belt Land Southeast of Berkhamsted
Purpose 1 Summary	Limited / No Contribution – the parcel is located away from the large built-up areas of London, Luton and Dunstable and Stevenage.
Purpose 2 Summary	Significant – together with GB10, the parcel contributes to the narrow, strategic gap between Berkhamsted and Hemel Hempstead. There is evidence of ribbon development between the railway line and the A41 and there are strong urban fringe characteristics close to settlement edges. Any scale reduction in the size of the gap would be unlikely to compromise the separation of the settlements in physical terms, but could reduce the level of visual openness at the edge of Berkhamsted.
Purpose 3 Summary	Partial – the parcel displays a mixture of urban fringe and countryside characteristics. On higher slopes, there are large arable fields bound by few hedges and narrow verges, interspersed with small blocks of ancient woodland. The valley floor is predominantly pasture with wet meadow bound by high hedges. Urban features are stronger close to the edge of Berkhamsted, including the Ashlyns School (MDS) and BFI National Archives, as well as an employment site. There is scattered ribbon development and encroachment along the canal and railway, including a sewerage treatment works. Visual openness and enclosure are varied throughout the parcel.
Sub-area Commentary	The strategic parcel contributes significantly towards 2 of the 5 Green Belt purposes whereby it prevents merging (of Berkhamsted and Hemel Hempstead) and preserves the setting of Winkwell and Berkhamsted. It also makes a partial contribution towards

	safeguarding the countryside. However, land enclosed by the A41 and southeast Berkhamsted is considered to contribute least towards the five Green Belt purposes. A reduction in the size of the strategic parcel would not significantly compromise the primary functions of the Green Belt or compromise the separation of existing settlements. The sub-area identified displays some strong urban influences as a result of being enclosed by the A41 and the edge of the residential area of Berkhamsted. It also contains a range of largescale built development including Ashlyns School and BFI National Archives, both of which are designated as Major Developed Sites in the Green Belt. Existing landscape planting and buffering is strong and this limits the visual appearance and views of physical features. It is noted that a small section of this strategic parcel is allocated for future removal from the Green Belt to accommodate new housing and associated development (Local Allocation LA4 within Dacorum's Core Strategy).		
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Sub-area is at the edge of one or more distinct large built-up areas.	The sub-area is at the edge of the Berkhamsted large built-up area.	PASS
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	<p>The sub-area is partially enclosed by the large built-up area of Berkhamsted along its northern and western edges, while further to the east the openness of the Green Belt is interrupted by various urban fringe developments. The release of Local Allocation LA4 will further increase this sense of enclosure. The A41 severs links with the wider countryside and results in weak linkage with other surrounding Green Belt.</p> <p>The boundary between the sub-area and the Berkhamsted built-up area is durable and permanent, consisting of Shooters Way and Denny's Lane.</p> <p>While the larger strategic Green Belt Parcel GB11 made limited or no contribution to this purpose at the strategic level, the sub-area D-S2a is deemed to meet this purpose in the Dacorum context, albeit to a limited extent.</p>	1
Purpose 1: Score			1
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	<p>The wider strategic parcel GB11 was described as contributing significantly to the gap between Berkhamsted and Hemel Hempstead.</p> <p>The sub-area D-S2a makes no discernible contribution to this gap, nor the gap between Berkhamsted and other non-Green Belt settlements.</p>	0
Purpose 2: Score			0
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>The wider Strategic Parcel GB11 was judged to make only a limited contribution to Purpose 3.</p> <p>The sub-area D-S2a is consistent with this assessment. Built development is</p>	2

		<p>dispersed throughout the sub-area, including the BFI Archives, offices and various dwellings along Shooterway and Kingshill Way, which reduces the openness of the sub-area. There is also an electricity sub-station in the north east of the parcel which further reduces the openness. The development of Local Allocation LA4 will further reduce the openness of the sub-area and increase the feeling of encroachment.</p> <p>While there are areas of open land, these tend to be relatively enclosed and are of an urban, managed character (for example, playing fields and the cemetery).</p> <p>There are a small number of arable fields in the south of the sub-area, but these are severed from the wider countryside by the A41 which bounds the sub-area to the south.</p> <p>While only 5% of the sub-area is covered by development, the configuration of buildings reduces the overall openness and the sub-area has a semi-urban character.</p>	
Purpose 3: Score			2

Sub-Area ID	D-S2b
Area (ha)	87.1
Location Plan	
Stage 1 Strategic Parcel	GB11 – Green Belt Land Southeast of Berkhamsted
Purpose 1 Summary	Limited / No Contribution – the parcel is located away from the large built-up areas of London, Luton and Dunstable and Stevenage.
Purpose 2 Summary	Significant – together with GB10, the parcel contributes to the narrow, strategic gap between Berkhamsted and Hemel Hempstead. There is evidence of ribbon development between the railway line and the A41 and there are strong urban fringe characteristics close to settlement edges. Any scale reduction in the size of the gap would be unlikely to compromise the separation of the settlements in physical terms, but could reduce the level of visual openness at the edge of Berkhamsted.
Purpose 3 Summary	Partial – the parcel displays a mixture of urban fringe and countryside characteristics. On higher slopes, there are large arable fields bound by few hedges and narrow verges, interspersed with small blocks of ancient woodland. The valley floor is predominantly pasture with wet meadow bound by high hedges. Urban features are stronger close to the edge of Berkhamsted, including the Ashlyns School (MDS) and BFI National Archives, as well as an employment site. There is scattered ribbon development and encroachment along the canal and railway, including a sewerage treatment works. Visual openness and enclosure are varied throughout the parcel.
Sub-area Commentary	The strategic parcel contributes significantly towards 2 of the 5 Green Belt purposes whereby it prevents merging (of Berkhamsted and Hemel Hempstead) and preserves the setting of Winkwell and Berkhamsted. It also makes a partial contribution towards

	safeguarding the countryside. However, land enclosed by the A41 and southeast Berkhamsted is considered to contribute least towards the five Green Belt purposes. A reduction in the size of the strategic parcel would not significantly compromise the primary functions of the Green Belt or compromise the separation of existing settlements. The sub-area identified displays some strong urban influences as a result of being enclosed by the A41 and the edge of the residential area of Berkhamsted. It also contains a range of largescale built development including Ashlyns School and BFI National Archives, both of which are designated as Major Developed Sites in the Green Belt. Existing landscape planting and buffering is strong and this limits the visual appearance and views of physical features. It is noted that a small section of this strategic parcel is allocated for future removal from the Green Belt to accommodate new housing and associated development (Local Allocation LA4 within Dacorum's Core Strategy).		
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Sub-area is at the edge of one or more distinct large built-up areas.	The sub-area is at the edge of the Berkhamsted large built-up area.	PASS
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	<p>The northern and part of the western edges of the sub-area are connected with the large built-up area of Berkhamsted, preventing its outward sprawl into open land, (though it is important to note that openness varies locally throughout the sub-area).</p> <p>There are a number of linear intermediate features within the sub-area, including Chesham Road and Swing Gate Lane, which would serve as permanent, durable Green Belt boundaries to restrict sprawl.</p> <p>The section of the boundary between the sub-area and the Berkhamsted built-up area is largely durable and permanent, following a series of minor roads and, where there are no specific boundary features, there is a regular and rectilinear built form, with the Green Belt boundary following the backs of semi-detached and detached homes with regular, strongly bounded gardens as well as established planting buffers around the various sports pitches.</p> <p>There are some minor boundary anomalies, particularly around Chestnut Drive where the boundary cuts through gardens.</p> <p>While the larger strategic Green Belt Parcel GB11 made limited or no contribution to this purpose at the strategic level, the sub-area D-S2b is deemed to meet this purpose moderately in the Dacorum context.</p>	3
Purpose 1: Score			3
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring	The wider strategic parcel GB11 was described as contributing significantly	1

	settlements, including ribbon development along transport corridors that link settlements.	to the gap between Berkhamsted and Hemel Hempstead. The sub-area D-S2b forms a part of this wider gap, but in respect of the general gap makes only a limited contribution. The overall gap is of sufficient scale and character that even significant development in this sub-area is unlikely to cause the merging of these settlements, physically and visually.	
Purpose 2: Score			1
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>The wider Strategic Parcel GB11 was judged to make only a limited contribution to Purpose 3.</p> <p>The sub-area D-S2b is predominantly consistent with this assessment. Much of the sub-area contains dispersed development of an urban fringe character, including two schools, Ashlyns Hall and Farm, and a small business park, which reduce the openness of the sub-area. This is likely to be impacted further by the planned expansion of Ashlyns School, which will require provision of an additional ancillary buildings (for example, sports facilities).</p> <p>While there are areas of open land, these tend to be relatively enclosed and are of an urban, managed character (for example, playing fields, sports grounds and recreation grounds).</p> <p>In the east of the parcel, particularly to the east of Swing Gate Lane, arable fields open out into the wider countryside, with longer views out across fields.</p> <p>The A41, although a significant physical barrier, does not adversely impact on longer views towards the south.</p> <p>While only 7% of the sub-area is covered by development, the position and scale of built form significantly reduces overall openness and the area has a semi-urban character.</p>	2
Purpose 3: Score			2

Sub-Area ID	BV-A1		
Area (ha)	178.7		
Location Plan			
Stage 1 Strategic Area	GB12 - Green Belt Land North of Bovingdon		
Purpose 1 Summary	Limited / No Contribution – the parcel is located away from the large built-up areas of London, Luton and Dunstable and Stevenage.		
Purpose 2 Summary	Partial – the parcel does not fully separate neighbouring 1 st tier settlements, but contributes to the strategic gap between Berkhamsted and Hemel Hempstead. The gap is relatively well maintained. Any reduction in the gap would be unlikely to compromise the settlement in physical terms, or reduce visual openness.		
Purpose 3 Summary	Significant – displays typical rural and countryside characteristics in arable fields, grazing land in valley bottoms and elongated woodland (some ancient) on slopes. Field boundaries have variable permanence, with some hedgerows and trees, as well as wire fences. Urban influences include the former Bovingdon Airfield, the Bovingdon Prison MDS and the A41, which is visually concealed but audibly intrusive. There is scattered ribbon development along the B4505 between Felden and Bovingdon. Levels of visual openness are generally high.		
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of	(a) Sub-area is at the edge of one or more distinct large built-up areas.	The sub-area is not at the edge of a large built-up area and is not deemed to meet this purpose.	FAIL
	(b) Prevents the outward sprawl of a large built-up area		0

large built-up areas	into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary		
Purpose 1: Score			0
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	<p>The wider strategic parcel GB12 was described as making a limited contribution to the strategic gap between Hemel Hempstead and Berkhamsted.</p> <p>Sub-area BV-A1 is not part of this gap, but does form a significant part of the wider gap between Bovingdon and Berkhamsted. The overall gap has a particularly high level of openness.</p> <p>The north of the sub-area is particularly important to maintaining the scale of the gap and restricting the merging of these settlements.</p> <p>It should also be noted that, at the local level, the gap between Bovingdon and the Green Belt settlement of Whelpley Hill is particularly narrow here. These settlements would be at risk of coalescence from ribbon development along the B4505.</p>	3
Purpose 2: Score			3
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>The wider Strategic Parcel GB12 was judged to make a significant contribution to Purpose 3.</p> <p>Sub-area BV-A1 has, however, been subject to some major urbanising influences. The sub-area encompasses the former RAF Bovingdon site. Although the site maintains a high degree of visual openness, the runway is a significant area of brownfield land and detracts from the unspoilt character of the countryside beyond. There are a number of other piecemeal developments within the site, including a former motor racing track and dispersed ancillary buildings. Bovingdon Prison is another significant development within the sub-area. Local Allocation 6, once developed, will be a further urbanising influence to the south-east of the sub-area.</p> <p>The north of the sub-area consists of arable fields and areas woodland. The airfield has limited screening and there are extensive views to the north towards open countryside.</p>	2

		15% of the sub-area is covered by development and the former RAF Bovingdon and Bovingdon Prison sites contribute to a semi-urban character.	
Purpose 3: Score			2

Sub-Area ID	BV-A2		
Area (ha)	47.0		
Location Plan			
Stage 1 Strategic Area	GB12 - Green Belt Land North of Bovingdon		
Purpose 1 Summary	Limited / No Contribution – the parcel is located away from the large built-up areas of London, Luton and Dunstable and Stevenage.		
Purpose 2 Summary	Partial – the parcel does not fully separate neighbouring 1 st tier settlements, but contributes to the strategic gap between Berkhamsted and Hemel Hempstead. The gap is relatively well maintained. Any reduction in the gap would be unlikely to compromise the settlement in physical terms, or reduce visual openness.		
Purpose 3 Summary	Significant – displays typical rural and countryside characteristics in arable fields, grazing land in valley bottoms and elongated woodland (some ancient) on slopes. Field boundaries have variable permanence, with some hedgerows and trees, as well as wire fences. Urban influences include the former Bovingdon Airfield, the Bovingdon Prison MDS and the A41, which is visually concealed but audibly intrusive. There is scattered ribbon development along the B4505 between Feldon and Bovingdon. Levels of visual openness are generally high.		
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted	(a) Sub-area is at the edge of one or more distinct large built-up areas.		FAIL

sprawl of large built-up areas	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The sub-area is not at the edge of a large built-up area and is not deemed to meet this purpose.	0
Purpose 1: Score			0
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	The wider strategic parcel GB12 was described as making a limited contribution to the strategic gap between Hemel Hempstead and Berkhamsted. Sub-area BV-A2 is not part of this gap, but does form a significant part of the narrow gap between Bovingdon and Hemel Hempstead and restricts further ribbon development along Hempstead Road. Overall, it is likely that development would significantly visually and physically reduce the perceived and actual distance between these settlements.	5
Purpose 2: Score			5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	The wider Strategic Parcel GB12 was judged to make a significant contribution to Purpose 3. Sub-area BV-A2 is broadly consistent with this assessment, consisting of pasture fields and paddocks enclosed by dense hedgerows and trees. Development is limited to residential ribbon development along Hempstead Road, as well as a small cluster of dwellings in the south-west adjacent to Bovingdon. Although this is an urbanising influence, its impact on overall visual openness is limited. 5.5% of the sub-area is covered by development but despite the presence of some built-development, the sub-area maintains a largely rural character.	3
Purpose 3: Score			3

Sub-Area ID	BV-A3		
Area (ha)	54.5		
Location Plan			
Stage 1 Strategic Area	GB14A - Green Belt Land South West of Hemel Hempstead		
Purpose 1 Summary	Limited / No Contribution – the parcel is located away from the large built-up areas of London, Luton and Dunstable and Stevenage.		
Purpose 2 Summary	Limited / No Contribution – the parcel does not fully separate neighbouring 1 st tier settlements.		
Purpose 3 Summary	Partial – displays typical rural and countryside characteristics in undulating arable and pasture fields, enclosed by dense hedgerows and trees, with pockets of deciduous woodland (including some ancient) at Scatterdells Wood and areas of rough grassland and woodland at Chipperfield and Sheethanger Commons. Scattered ribbon development extends along roads, particularly from the south of Felden and around Chipperfield. The A41, a major urbanising influence, is well screened but audibly intrusive. The edge of Hemel Hempstead is strongly defined and defined by Roughdown Common, providing a gap to the A41 as well as long distance views. Visible openness is variable.		
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of	(a) Sub-area is at the edge of one or more distinct large built-up areas.	The sub-area is not at edge of a large built-up area and is not deemed to meet this purpose.	FAIL
	(b) Prevents the outward sprawl of a large built-up area		0

large built-up areas	into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary		
Purpose 1: Score			0
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	<p>The wider strategic parcel GB14A was described as contributing making little or no contribution to gaps between 1st tier settlements.</p> <p>Sub-area BV-A3 forms a significant part of the narrow gap between Hemel Hempstead and Bovington and plays an important role in preventing further ribbon development along Box Lane/Hempstead Road. Overall, it is likely that any additional development here would significantly visually or physically reduce the perceived and actual distance between these settlements.</p>	5
Purpose 2: Score			5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>The wider Strategic Parcel GB14A was judged to make a significant contribution to Purpose 3.</p> <p>Sub-area BV-A3 has, on the other hand, been subject to urbanising influences. There is piecemeal development throughout the sub-area, primarily consisting of dwellings with extensive gardens which are concentrated along Hempstead Road, Box Lane, Bushfield Road, Bury Rise and Stoney Lane. Hempstead Road/Box Lane is subject to other ribbon, including a hotel and car showroom. These significantly reduce the overall openness of the parcel. Pony paddocks also contribute to the urban fringe character.</p> <p>There are some patches of woodland and larger arable fields, but these are set amongst piecemeal development, and there is limited connectivity to the wider countryside.</p> <p>While only 4.5% is covered by development, overall, the sub-area has a semi-urban character.</p>	2
Purpose 3: Score			2

Sub-Area ID	BV-A4		
Area (ha)	89.3		
Location Plan			
Stage 1 Strategic Area	GB14A - Green Belt Land South West of Hemel Hempstead		
Purpose 1 Summary	Limited / No Contribution – the parcel is located away from the large built-up areas of London, Luton and Dunstable and Stevenage.		
Purpose 2 Summary	Limited / No Contribution – the parcel does not fully separate neighbouring 1 st tier settlements.		
Purpose 3 Summary	Partial – displays typical rural and countryside characteristics in undulating arable and pasture fields, enclosed by dense hedgerows and trees, with pockets of deciduous woodland (including some ancient) at Scatterdells Wood and areas of rough grassland and woodland at Chipperfield and Sheethanger Commons. Scattered ribbon development extends along roads, particularly from the south of Felden and around Chipperfield. The A41, a major urbanising influence, is well screened but audibly intrusive. The edge of Hemel Hempstead is strongly defined and defined by Roughdown Common, providing a gap to the A41 as well as long distance views. Visible openness is variable.		
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of	(a) Sub-area is at the edge of one or more distinct large built-up areas.	The sub-area is not at edge of a large built-up area and is not deemed to meet this purpose.	FAIL
	(b) Prevents the outward sprawl of a large built-up area		0

large built-up areas	into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary		
Purpose 1: Score			0
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	<p>The wider strategic parcel GB14A was described as making little or no contribution to gaps between 1st tier settlements.</p> <p>Sub-area BV-A4 forms part of the wider gap between Hemel Hempstead and Bovingdon and plays an important role in preventing further ribbon development along Longcroft Lane and Stoney Lane.</p> <p>The north and east of the sub-area is particularly important to maintaining the scale of the gap and restricting the merging of these settlements.</p>	3
Purpose 2: Score			3
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>The wider Strategic Parcel GB14A was judged to make a significant contribution to Purpose 3.</p> <p>Sub-area BV-A4 is broadly consistent with this assessment, largely consisting of undulating arable fields with dispersed patches of woodland. The sub-area has a very open feel and there is strong connectivity with the wider countryside.</p> <p>There is limited ribbon development at the edges of the sub-area along Chipperfield Road, Stoney Lane and Longcroft Lane in the form of dwellings and farm buildings, but these do not significantly reduce its openness.</p> <p>1.5% of the sub-area is covered by development, generally located at the fringes. The overall openness is high and while there are some urbanising influences, the sub-area overall maintains a largely rural character.</p>	3
Purpose 3: Score			3

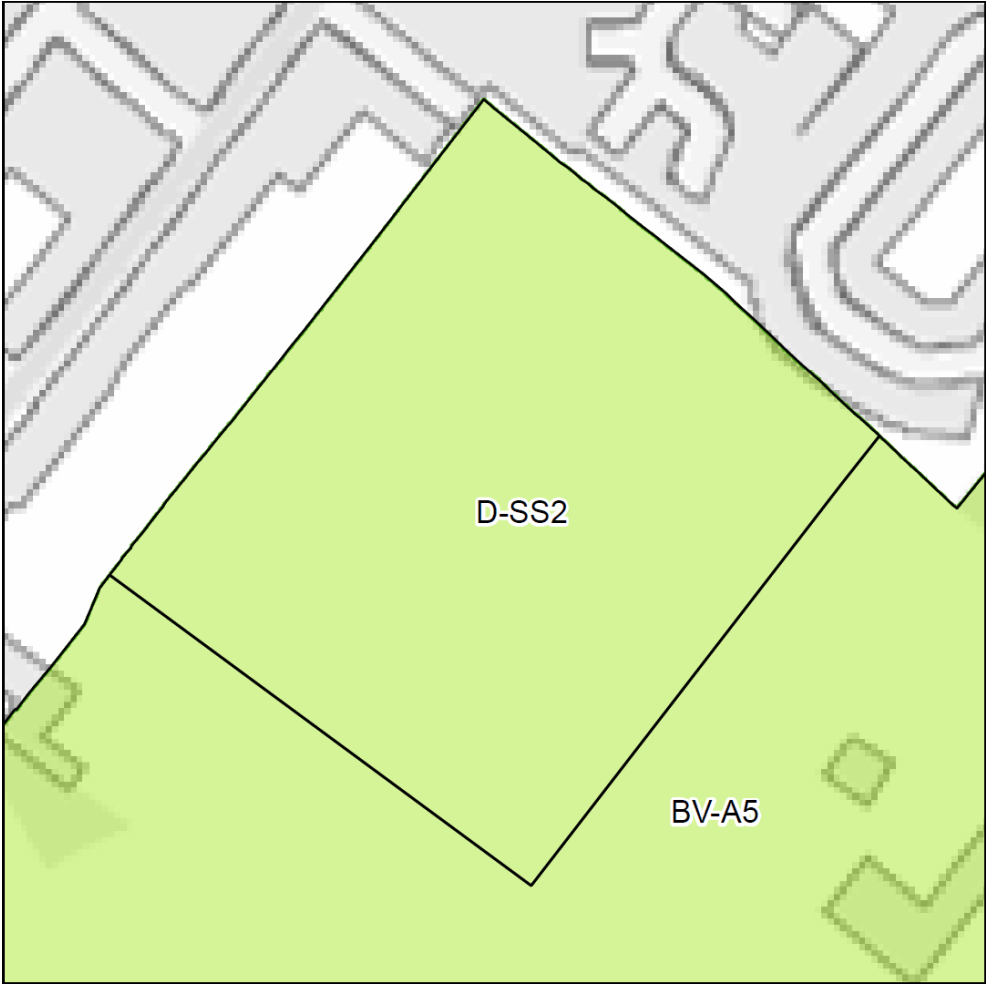
Sub-Area ID	BV-A5		
Area (ha)	104.3		
Location Plan			
Stage 1 Strategic Area	GB13 - Green Belt Land South of Bovingdon		
Purpose 1 Summary	Limited / No Contribution – the parcel is located away from the large built-up areas of London, Luton and Dunstable and Stevenage.		
Purpose 2 Summary	Limited / No Contribution – the parcel does not fully separate neighbouring 1 st tier settlements.		
Purpose 3 Summary	Significant – displays typical rural and countryside characteristics in undulating arable and pasture fields, enclosed by dense hedgerows and trees. There are fragmented pockets of deciduous woodland (including some ancient woodland at Baldin’s Wood in the south). Development includes a brickworks, unclassified settlements and other piecemeal development. Dispersed ribbon development extends along minor roads, particularly from Bovingdon Green to Flaunden and Chipperfield. As a result, there are mixed levels of visual openness. Land to the south-east of Bovingdon displays a high degree of enclosure due to landscape features and residential development.		
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of	(a) Sub-area is at the edge of one or more distinct large built-up areas.	The sub-area is not at the edge of a large built-up area and is not deemed to meet this purpose.	FAIL
	(b) Prevents the outward sprawl of a large built-up area		0

large built-up areas	into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary		
Purpose 1: Score			0
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	<p>The wider strategic parcel GB13 was described as contributing making little or no contribution to gaps between 1st tier settlements.</p> <p>Sub-area BV-A5 forms a small part of the non-essential gap between Bovingdon and Amersham.</p> <p>In respect of the general gap it makes only a limited contribution. The overall gap is of sufficient scale and character that any development in this sub-area is unlikely to cause the merging of these settlements, physically or visually.</p> <p>It should also be noted that, at the local level, the gaps between Bovingdon and the Green Belt settlements of Flaunden and Chipperfield are particularly narrow here. These settlements would be at risk of coalescence from ribbon development along Water Lane and Chipperfield Road.</p>	1
Purpose 2: Score			1
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>The wider Strategic Parcel GB13 was judged to make a significant contribution to Purpose 3.</p> <p>This assessment is broadly consistent with BV-A5. Although there are some urbanising influences immediately adjacent to Bovindon, the sense of rurality and remoteness increases moving east. Much of the sub-area consists of open arable fields and pasture.</p> <p>Development is largely concentrated in the north and west of the sub-area, with some residential ribbon development extending along Chipperfield Road and Water Lane. Adjacent to Bovingdon there are tennis courts and an extensive area of glasshouses. There are also dispersed farm buildings throughout the sub-area, though these do not have a significant impact of the sub-area's overall openness.</p> <p>6.2% of the sub-area is covered by development, but despite the existence of built development, the</p>	3

		sub-area retains a largely rural character.	
Purpose 3: Score			3

Sub-Area ID	BV-A6		
Area (ha)	12.3		
Location Plan			
Stage 1 Strategic Area	GB13 - Green Belt Land South of Bovington		
Purpose 1 Summary	Limited / No Contribution – the parcel is located away from the large built-up areas of London, Luton and Dunstable and Stevenage.		
Purpose 2 Summary	Limited / No Contribution – the parcel does not fully separate neighbouring 1 st tier settlements.		
Purpose 3 Summary	Significant – displays typical rural and countryside characteristics in undulating arable and pasture fields, enclosed by dense hedgerows and trees. There are fragmented pockets of deciduous woodland (including some ancient woodland at Baldin’s Wood in the south). Development includes a brickworks, unclassified settlements and other piecemeal development. Dispersed ribbon development extends along minor roads, particularly from Bovington Green to Flaunden and Chipperfield. As a result, there are mixed levels of visual openness. Land to the south-east of Bovington displays a high degree of enclosure due to landscape features and residential development.		
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of	(a) Sub-area is at the edge of one or more distinct large built-up areas.	The sub-area is not at the edge of a large built-up area and is not deemed to meet this purpose.	FAIL
	(b) Prevents the outward sprawl of a large built-up area		0

large built-up areas	into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary		
Purpose 1: Score			0
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	The wider strategic parcel GB13 was described as making little or no contribution to gaps between 1 st tier settlements. Sub-area BV-A6 forms a small part of the non-essential gap between Bovingdon and Amersham. The overall gap is of sufficient scale and character that any development in this sub-area is unlikely to cause the merging of these settlements, physically or visually.	1
Purpose 2: Score			1
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	The wider Strategic Parcel GB13 was judged to make a significant contribution to Purpose 3. Sub-area BV-A6 has, however, been subject to some urbanising influences. Development in the form of a cluster of dwellings is concentrated in the south of the sub-area. The remainder of the sub-area consists of a single, pasture field which has limited connectivity with the wider Green Belt as a result of road infrastructure surrounding the site. 5.2% of the sub-area is covered by development. Although the sub-area itself is relatively undeveloped, it has limited views to the countryside beyond and its proximity to Bovingdon gives it more of a semi-urban character.	2
Purpose 3: Score			2

Sub-Area ID	D-SS2		
Area (ha)	5.0		
Location Plan			
Stage 1 Strategic Area	GB13 - Green Belt Land South of Bovington		
Purpose 1 Summary	Limited / No Contribution – the parcel is located away from the large built-up areas of London, Luton and Dunstable and Stevenage.		
Purpose 2 Summary	Limited / No Contribution – the parcel does not fully separate neighbouring 1 st tier settlements.		
Purpose 3 Summary	Significant – displays typical rural and countryside characteristics in undulating arable and pasture fields, enclosed by dense hedgerows and trees. There are fragmented pockets of deciduous woodland (including some ancient woodland at Baldin’s Wood in the south). Development includes a brickworks, unclassified settlements and other piecemeal development. Dispersed ribbon development extends along minor roads, particularly from Bovington Green to Flaunden and Chipperfield. As a result, there are mixed levels of visual openness. Land to the south-east of Bovington displays a high degree of enclosure due to landscape features and residential development.		
Sub-area Commentary			
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted	(a) Sub-area is at the edge of one or more distinct large built-up areas.		FAIL

sprawl of large built-up areas	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The sub-area is not at the edge of a large built-up area and is not deemed to meet this purpose.	0
Purpose 1: Score			0
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	<p>The wider strategic parcel GB13 was described as contributing making little or no contribution to gaps between 1st tier settlements.</p> <p>Sub-area D-SS2 forms a small part of the non-essential gap between Bovingdon and Amersham.</p> <p>In respect of the general gap it makes only a limited contribution. The overall gap is of sufficient scale and character that any development in this sub-area is unlikely to cause the merging of these settlements, physically or visually.</p>	1
Purpose 2: Score			1
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>The wider Strategic Parcel GB13 was judged to make a significant contribution to Purpose 3.</p> <p>D-SS2, in contrast, is subject to urbanising influences. While there is little in the way of encroachment within the sub-area itself, it has a stronger connection with the built-development of Bovingdon than the wider countryside. It consists of a single, paddock field, with a high degree of enclosure from built development. Planting screens any views to the countryside beyond, though the durability and permanence of this field boundary is questionable as a potential Green Belt boundary.</p> <p>None of the sub-area is covered by development, but as a result of the characteristics described above, the sub-area has a semi-urban character.</p>	2
Purpose 3: Score			2

Sub-Area ID	HH-A1		
Area (ha)	490.2		
Location Plan			
Stage 1 Strategic Parcel	GB16B – Green Belt Land North of Hemel Hempstead		
Purpose 1 Summary	Limited / No Contribution – the parcel is located away from the large built-up areas of London, Luton and Dunstable and Stevenage.		
Purpose 2 Summary	Partial – the parcel does not fully separate 1 st tier settlements but forms part of the much wider gap between Hemel Hempstead and Luton/Dunstable. Any scale reduction in the size of the gap would be likely to compromise the separation between these settlements in physical terms, or reduce overall openness.		
Purpose 3 Summary	Significant – the parcel displays typical rural and countryside characteristics in arable farmland with large fields, scattered farmsteads and intermittent woodland blocks and copses. The course of the River Gade is bordered by water meadows and pasture. There are some semi-urban land uses along the edge of Hemel Hempstead, including horse paddocks and recreational facilities. Visual openness is very high.		
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Sub-area is at the edge of one or more distinct large built-up areas.	The sub-area is at the edge of the Hemel Hempstead large built-up area.	PASS
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a	The southern edge of the sub-area is connected with the large built-up area	3

	<p>barrier at the edge of a large built-up area in the absence of another durable boundary</p>	<p>of Hemel Hempstead, preventing its outward sprawl into open land.</p> <p>The boundary between the sub-area and the Hemel Hempstead built-up area is largely durable and permanent. Although in most cases there are no specific boundary features, there is a regular and rectilinear built form, with the Green Belt boundary following the backs of semi-detached and detached homes with regular, strongly bounded gardens as well as established planting buffers, particularly to the east.</p> <p>There are some minor boundary anomalies around the Grovehill Playing Fields at Ninian Road and Argyll Road where the Green Belt boundary cuts across open land.</p> <p>While the larger strategic Green Belt Parcel GB16B made limited or no contribution to this purpose at the strategic level, the sub-area HH-A1 is deemed to meet this purpose moderately in the Dacorum context.</p>	
Purpose 1: Score			3
(2) To prevent neighbouring towns from merging	<p>Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.</p>	<p>The wider strategic parcel GB16B was described as contributing partially to the gap between Hemel Hempstead and Luton and Dunstable.</p> <p>Sub-area HH-A1 forms a small part of this wider, strategic gap, but also part of the gap between Hemel Hempstead and Redbourn.</p> <p>As a result of the particularly flat and open nature of the sub-area, much of the sub-area (in particular, the north and east) is important to maintaining the scale of the gap and restricting the merging of the settlements.</p>	3
Purpose 2: Score			3
(3) Assist in safeguarding the countryside from encroachment	<p>Protects the openness of the countryside and is least covered by development.</p>	<p>The wider Strategic Parcel GB16B was judged to make a significant contribution to Purpose 3.</p> <p>The sub-area HH-A1 is broadly consistent with this assessment, consisting mainly of large, open arable and pasture fields punctuated by occasional farmsteads.</p> <p>Towards Hemel Hempstead, some of the land feels more managed, in particular the Grovehill Playing Fields which are largely enclosed from the countryside beyond by dense tree buffers. There are a significant number of dwellings concentrated in the south-west of the sub-area at</p>	5

		<p>Piccotts End, though these have little impact on the overall openness.</p> <p>The area is particularly open and there are long, uninterrupted views from Hemel Hempstead northwards across open countryside.</p> <p>1% of the sub-area is covered by development and, as a whole, the sub-area has a strong, unspoilt rural character despite some urbanising influences around its fringes.</p>	
Purpose 3: Score			5

Sub-Area ID	HH-A2		
Area (ha)	10.3		
Location Plan			
Stage 1 Strategic Parcel	GB16A – Green Belt Land North of Hemel Hempstead (Piccotts End)		
Purpose 1 Summary	Limited / No Contribution – the parcel is located away from the large built-up areas of London, Luton and Dunstable and Stevenage.		
Purpose 2 Summary	Parial – the parcel acts as a green wedge into Hemel Hempstead and prevents neighbourhoods on adjacent valley sides from merging. There is limited ribbon development around Piccotts End and a strong perception of the gap from the A4146. Any scale reduction in the size of the gap would be likely to compromise the separation between these neighbourhoods in physical terms, and reduce overall openness.		
Purpose 3 Summary	Significant – in spite of its urban fringe location the parcel displays typical rural and countryside characteristics in arable farmland at Piccotts End and a Green Belt wedge containing Gadebridge Park, a former estate parkland. The course of the River Gade is bordered by water meadows and pasture. While there is some urban influence, strong planting conceals residential development and enables the park to integrate with the wider countryside. Aside from the A4146 which dissects the parcel, there is little encroachment. Visual openness is high.		
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted	(a) Sub-area is at the edge of one or more distinct large built-up areas.	The sub-area is at the edge of the Hemel Hempstead large built-up area.	PASS

sprawl of large built-up areas	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	<p>Following the release of Local Allocation 1 from the Green Belt, the sub-area will be connected to the large built-up area of Hemel Hempstead, preventing its outward sprawl into open countryside.</p> <p>The boundary between the sub-area and the Hemel Hempstead built-up area is currently weak, following a hedgerow that is neither defensible nor durable. The Green Belt serves as a barrier to sprawl in the absence of another durable boundary.</p> <p>While the larger strategic Green Belt Parcel GB16A was judged to make limited or no contribution to this purpose at the strategic level, sub-area HH-A2 is deemed to meet this purpose moderately in the Dacorum context.</p>	3+
Purpose 1: Score			3+
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	<p>The wider strategic parcel GB16A was described as contributing partially to the gap between different neighbourhoods in Hemel Hempstead. However, Purpose 2 is concerned with preventing neighbouring towns from merging, not from protecting green wedges within single settlements. It should also be noted that, at the local level, the gap between Hemel Hempstead and the Green Belt hamlet of Piccotts End is particularly narrow here. These settlements would be at risk of coalescence from ribbon development along Piccotts End Lane and Link Road.</p> <p>However, HH-A2 makes no discernible contribution to the gap between Hemel Hempstead and another non-Green Belt settlement, thus (in accordance with Table 2.3 of the methodology) it is deemed that it does not meet this purpose.</p>	0
Purpose 2: Score			0
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>The wider Strategic Parcel GB16A was judged to make a significant contribution to Purpose 3.</p> <p>The sub-area HH-A2 is predominantly consistent with this assessment, with large, open paddock fields. Development is restricted to farm buildings, which are concentrated in the west of the sub-area.</p> <p>There are views across the sub-area towards open countryside and rolling</p>	3

		<p>hills, but the sense of rurality is diminished somewhat by the edge of Hemel Hempstead to the north-east. The release of Local Allocation 1 from the Green Belt is likely to have a dramatic effect on the character of the sub-area, with Hemel Hempstead extending outwards to the eastern edge. However, despite the proximity of urbanising influences, the sub-area maintains a surprisingly remote and unspoilt character.</p> <p>7% of the sub-area is covered by development, but overall the sub-area retains a largely rural character.</p>	
Purpose 3: Score			3

Sub-Area ID	HH-A3		
Area (ha)	61.8		
Location Plan			
Stage 1 Strategic Parcel	GB16A – Green Belt Land North of Hemel Hempstead (Piccotts End)		
Purpose 1 Summary	Limited / No Contribution – the parcel is located away from the large built-up areas of London, Luton and Dunstable and Stevenage.		
Purpose 2 Summary	Parial – the parcel acts as a green wedge into Hemel Hempstead and prevents neighbourhoods on adjacent valley sides from merging. There is limited ribbon development around Piccotts End and a strong perception of the gap from the A4146. Any scale reduction in the size of the gap would be likely to compromise the separation between these neighbourhoods in physical terms, and reduce overall openness.		
Purpose 3 Summary	Significant – in spite of its urban fringe location the parcel displays typical rural and countryside characteristics in arable farmland at Piccotts End and a Green Belt wedge containing Gadebridge Park, a former estate parkland. The course of the River Gade is bordered by water meadows and pasture. While there is some urban influence, strong planting conceals residential development and enables the park to integrate with the wider countryside. Aside from the A4146 which dissects the parcel, there is little encroachment. Visual openness is high.		
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted	(a) Sub-area is at the edge of one or more distinct large built-up areas.	The sub-area is at the edge of the Hemel Hempstead large built-up area.	PASS

sprawl of large built-up areas	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	<p>The sub-area is enclosed along its southern, eastern and western edges by the large built-up area of Hemel Hempstead. While there is a degree of connectivity to the wider Green Belt, with a continuous landscape through Gadebridge Park and further to the north across Home Wood, Link Road creates a sense of severance from countryside to the north, which will be impacted upon further by the release of Local Allocation 1.</p> <p>The boundary between the sub-area and the Hemel Hempstead built-up area is frequently weak and irregular. There are no specific boundary features for much of its length, and while there are some places where the Green Belt boundary follows the backs of detached and semi-detached properties with strongly bounded, regular gardens, there are also a number of places where the boundary cuts across open land, where there are voids in the built form and where the boundary follows weak, indefensible tree lines.</p> <p>The larger strategic Green Belt Parcel GB16A was judged to make limited or no contribution to this purpose at the strategic level – the sub-area is similarly deemed to make only a weak contribution in the Dacorum context.</p>	1+
Purpose 1: Score			1+
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	<p>The wider strategic parcel GB16A was described as contributing partially to the gap between different neighbourhoods in Hemel Hempstead. However, Purpose 2 is concerned with preventing neighbouring towns from merging, not from protecting green wedges within single settlements. HH-A3 makes no discernible contribution to a gap between Hemel Hempstead and another non-Green Belt settlement, thus it is deemed that it does not meet this purpose.</p>	0
Purpose 2: Score			0
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>The wider Strategic Parcel GB16A was judged to make a significant contribution to Purpose 3. However, the sub-area HH-A3 does not feel entirely consistent with this assessment. While the parcel remains largely open, with some examples of rural land uses in the north such as</p>	2

		<p>arable fields and woodland, built developments in the south such as the skate park and artificial pitches, and the urban, managed nature of the land in Gadebridge Park, mean that the sub-area functions more as an urban-rural transition area than an area of unspoilt countryside.</p> <p>There are some long vistas outwards from Hemel Hempstead towards open countryside to the north, but the sense of rurality is lessened by the presence of built development immediately to the east and west of the sub-area.</p> <p>Only 3.5% of the parcel is covered by development, but the parcel takes on more of a semi-urban character as a result of context and the management of the land.</p>	
Purpose 3: Score			2

Sub-Area ID	HH-A4		
Area (ha)	15.6		
Location Plan			
Stage 1 Strategic Parcel	GB16A – Green Belt Land North of Hemel Hempstead (Piccotts End)		
Purpose 1 Summary	Limited / No Contribution – the parcel is located away from the large built-up areas of London, Luton and Dunstable and Stevenage.		
Purpose 2 Summary	Partial – the parcel acts as a green wedge into Hemel Hempstead and prevents neighbourhoods on adjacent valley sides from merging. There is limited ribbon development around Piccotts End and a strong perception of the gap from the A4146. Any scale reduction in the size of the gap would be likely to compromise the separation between these neighbourhoods in physical terms, and reduce overall openness.		
Purpose 3 Summary	Significant – in spite of its urban fringe location the parcel displays typical rural and countryside characteristics in arable farmland at Piccotts End and a Green Belt wedge containing Gadebridge Park, a former estate parkland. The course of the River Gade is bordered by water meadows and pasture. While there is some urban influence, strong planting conceals residential development and enables the park to integrate with the wider countryside. Aside from the A4146 which dissects the parcel, there is little encroachment. Visual openness is high.		
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted	(a) Sub-area is at the edge of one or more distinct large built-up areas.		FAIL

sprawl of large built-up areas	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The sub-area is not at the edge of any large built-up area, and thus does not directly contribute to this Purpose. However, it is notable that the sub-area is within a particularly close proximity to the large built-up area of Hemel Hempstead and any development could lead to a perception of the settlement's outward sprawl northwards.	0
Purpose 1: Score			0
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	The wider strategic parcel GB16A was described as contributing partially to the gap between different neighbourhoods in Hemel Hempstead. However, Purpose 2 is concerned with preventing neighbouring towns from merging, not from protecting green wedges within single settlements. It should also be noted that, at the local level, the gap between Hemel Hempstead and the Green Belt hamlet of Piccotts End is particularly narrow here. These settlements would be at risk of coalescence from ribbon development along Piccotts End Road and the A4146. However, HH-A4 makes no discernible contribution to the gap between Hemel Hempstead and another non-Green Belt settlement, thus it is deemed that it does not meet this purpose.	0
Purpose 2: Score			0
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	The wider Strategic Parcel GB16A was judged to make a significant contribution to Purpose 3. While the sub-area HH-A4 is undoubtedly in a countryside setting and thus partially consistent with this assessment, the area itself has been subject to development which adversely affects its visual openness. Much of the sub-area consists of meadows and open grazing land along the River Gade, but there are a significant number of dwellings concentrated along Piccotts End Road in the east, and in the north where any sense of openness is completely diminished, as well as a pub in the south-east corner. The A4146 is another urbanising influence to the west. Although it is heavily screened by planting, this in fact increases the sense of enclosure within the sub-area.	2

		<p>There are occasional views across the sub-area towards open countryside and rolling hills, but the sense of rurality as well as the openness is diminished by the built development present.</p> <p>6.5% of the sub-area is covered by development, though openness is particularly diminished here.</p> <p>Additionally, the area has a semi-urban character.</p>	
Purpose 3: Score			2

sprawl of large built-up areas	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	<p>The southern edge of the sub-area is connected with the large built-up area of Hemel Hempstead, preventing its outward sprawl into open land.</p> <p>The boundary between the sub-area and the Hemel Hempstead built-up area is predominantly durable and permanent, in part following Polehanger Lane. Where there are no specific boundary features, the Green Belt boundary largely follows the backs of detached and semi-detached properties with strongly bounded, regular gardens, which are also heavily buffered with established planting.</p> <p>While the larger strategic Green Belt Parcel GB09 made limited or no contribution to this purpose at the strategic level, the sub-area HH-A5 is deemed to meet this purpose moderately in the Dacorum context.</p>	3
Purpose 1: Score			3
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	<p>The wider strategic parcel GB09 was described as contributing partially to the gap between Hemel Hempstead and Berkhamsted.</p> <p>In particular, the west of the sub-area is important to maintaining the scale of the gap and restricting the merging of these settlements, as well as preventing ribbon development along Berkhamsted Road. The south-east corner and far east also prevents ribbon development along the A4146.</p> <p>It should also be noted that, at the local level, the gap between Hemel Hempstead and the Green Belt settlement of Potten End is particularly narrow here. These settlements would be at risk of coalescence from ribbon development along Berkhamsted Road.</p>	3
Purpose 2: Score			3
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>The wider Strategic Parcel GB09 was judged to make a significant contribution to Purpose 3.</p> <p>The sub-area HH-A5 is consistent with this assessment, consisting of open arable and pasture fields, interspersed with patches of woodlands. There are long vistas outwards from Hemel Hempstead and northwards from Berkhamsted Road across flat, open countryside.</p>	5

		<p>Built development is restricted to small number of isolated farm buildings and dwellings in the north-east and north-west of the sub-area, but the openness is not overly affected by these. Only 2% of the sub-area is covered by development and it maintains an unspoilt rural character.</p>	
Purpose 3: Score			5

Sub-Area ID	HH-A6
Area (ha)	14.2
Location Plan	
Stage 1 Strategic Parcel	GB10 – Green Belt Land Between Berkhamsted and Hemel Hempstead
Purpose 1 Summary	Limited / No Contribution – the parcel is located away from the large built-up areas of London, Luton and Dunstable and Stevenage.
Purpose 2 Summary	Significant – the parcel provides the narrow, strategic gap between Berkhamsted and Hemel Hempstead, which is generally free from development (aside from small-scale ribbon development between Little Heath and Potten End). Any scale reduction in the size of the gap would be unlikely to compromise the separation of the settlements in physical terms, but would reduce local levels of openness at settlement edges.
Purpose 3 Summary	Significant – the parcel displays typical rural and countryside characteristics in arable farmland on undulating and steeper slopes, bound by few hedges and narrow verges, interspersed with small blocks of ancient woodland. The valley floor is predominantly pasture with wet meadow bound by high hedges. There is limited built development at Little Heath and other unclassified scattered settlements, including at Pouchen End Lane. That being said, settlement boundaries are generally strong and there is little encroachment. The railway line is an urbanising influence, and some settlement boundaries display a more urban character as a result of landform and planting. Levels of visual openness are generally high.

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Sub-area is at the edge of one or more distinct large built-up areas.	The sub-area is at the edge of the Hemel Hempstead large built-up area.	PASS
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	<p>The sub-area is connected to the large built-up area of Hemel Hempstead along its southern and eastern edges</p> <p>The particularly small scale of the sub-area and presence of durable, permanent boundary features to restrict outward growth do limit the extent to which this parcel protects the Green Belt from sprawl, particularly given the designation of land to the south for residential development (Local Allocation 3). However, it is notable that it retains particularly strong links to the wider countryside beyond.</p> <p>Although there is no specific boundary feature at the edge of Hemel Hempstead, the Green Belt boundary closely follows the backs of dwellings with regular, strongly bounded gardens, further strengthened by a mature tree buffer.</p> <p>While the larger strategic Green Belt Parcel GB10 made limited or no contribution to this purpose at the strategic level, the sub-area HH-A6 is deemed to meet this purpose moderately in the Dacorum context.</p>	3
Purpose 1: Score			3
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	<p>The wider strategic parcel GB10 was described as contributing significantly to the gap between Hemel Hempstead and Berkhamsted.</p> <p>The sub-area HH-A6 forms a small part of this wider gap, and in respect of the general gap it makes only a limited contribution. The overall gap is of sufficient scale and character that any development in this sub-area is unlikely to cause the merging of these settlements, physically or visually.</p>	1
Purpose 2: Score			1
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>The wider Strategic Parcel GB10 was judged to make significant contribution to Purpose 3.</p> <p>The sub-area HH-A6 is consistent with this assessment, consisting of large, arable fields separated by large, mature hedgerows and interspersed with small areas of woodland. A densely planted buffer separates the</p>	4

		<p>sub-area from Hemel Hempstead and there are few urbanising influences. Development is restricted to the north-west corner of the sub-area, consisting of farm buildings and residential dwellings, but these have little impact on the sub-area's overall openness, with long vistas north and west to open countryside.</p> <p>5% of the sub-area is covered by development. The sense of remoteness, lack of built development and linkage to the wider countryside make the sub-area a particularly unspoilt area of countryside.</p>	
Purpose 3: Score			4

Sub-Area ID	HH-A7
Area (ha)	25.9
Location Plan	
Stage 1 Strategic Parcel	GB10 – Green Belt Land Between Berkhamsted and Hemel Hempstead
Purpose 1 Summary	Limited / No Contribution – the parcel is located away from the large built-up areas of London, Luton and Dunstable and Stevenage.
Purpose 2 Summary	Significant – the parcel provides the narrow, strategic gap between Berkhamsted and Hemel Hempstead, which is generally free from development (aside from small-scale ribbon development between Little Heath and Potten End). Any scale reduction in the size of the gap would be unlikely to compromise the separation of the settlements in physical terms, but would reduce local levels of openness at settlement edges.
Purpose 3 Summary	Significant – the parcel displays typical rural and countryside characteristics in arable farmland on undulating and steeper slopes, bound by few hedges and narrow verges, interspersed with small blocks of ancient woodland. The valley floor is predominantly pasture with wet meadow bound by high hedges. There is limited built development at Little Heath and other unclassified scattered settlements, including at Pouchen End Lane. That being said, settlement boundaries are generally strong and there is little encroachment. The railway line is an urbanising influence, and some settlement boundaries display a more urban character as a result of landform and planting. Levels of visual openness are generally high.

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Sub-area is at the edge of one or more distinct large built-up areas.	The sub-area is at the edge of the Hemel Hempstead large built-up area.	PASS
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	<p>The parcel is enclosed by the large built-up area of Hemel Hempstead along its northern and eastern edges and has very limited linkage to the wider Green Belt as a result of the railway line and A41 to the south. This enclosure will increase further as a result of the designation of Local Allocation 3 to the north.</p> <p>The boundary between the sub-area and the Hemel Hempstead built-up area is durable and permanent, in part following Old Fishery Lane and Chaulden Lane.</p> <p>While the larger strategic Green Belt Parcel GB10 made limited or no contribution to this purpose at the strategic level, the sub-area HH-A7 is deemed to meet this purpose in the Dacorum context, albeit weakly.</p>	1
Purpose 1: Score			1
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	<p>The wider strategic parcel GB10 was described as contributing significantly to the gap between Hemel Hempstead and Berkhamsted.</p> <p>The sub-area HH-A7 forms a small part of this wider gap, and in respect of the general gap it makes only a limited contribution. The overall gap is of sufficient scale and character that any development in this sub-area is unlikely to cause the merging of these settlements, physically or visually.</p>	1
Purpose 2: Score			1
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>The wider Strategic Parcel GB10 was judged to make a significant contribution to Purpose 3.</p> <p>The sub-area HH-A7 has, on the other hand, been subject to some urbanising influences and has weak linkage with the wider countryside. Development is concentrated in the centre of the parcel, consisting of several detached dwellings with large gardens, which extend over the sub-area and reduce its openness.</p> <p>To the east, while land is more open, it has an urban, managed character, consisting of playing fields and rugby pitches.</p>	2

		<p>There is a lone arable field in the west of the parcel, but links to the wider countryside are severed by the railway line and the anticipated development of the Local Allocation LA3 site to the north is likely to impact further on the character of this land.</p> <p>4% of the sub-area is covered by development. However, despite the overall openness of the parcel, the urban managed land uses, urban context and poor links to the wider countryside contribute to a semi urban character.</p>	
Purpose 3: Score			2

Sub-Area ID	HH-A8		
Area (ha)	185.4		
Location Plan			
Stage 1 Strategic Area	GB12 - Green Belt Land North of Bovingdon		
Purpose 1 Summary	Limited / No Contribution – the parcel is located away from the large built-up areas of London, Luton and Dunstable and Stevenage.		
Purpose 2 Summary	Partial – the parcel does not fully separate neighbouring 1 st tier settlements, but contributes to the strategic gap between Berkhamsted and Hemel Hempstead. The gap is relatively well maintained. Any reduction in the gap would be unlikely to compromise the settlement in physical terms, or reduce visual openness.		
Purpose 3 Summary	Significant – displays typical rural and countryside characteristics in arable fields, grazing land in valley bottoms and elongated woodland (some ancient) on slopes. Field boundaries have variable permanence, with some hedgerows and trees, as well as wire fences. Urban influences include the former Bovingdon Airfield, the Bovingdon Prison MDS and the A41, which is visually concealed but audibly intrusive. There is scattered ribbon development along the B4505 between Feldon and Bovingdon. Levels of visual openness are generally high.		
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted	(a) Sub-area is at the edge of one or more distinct large built-up areas.	The sub-area is at the edge of the Hemel Hempstead large built-up area.	PASS

sprawl of large built-up areas	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	<p>The eastern edge of the sub-area is connected with the large built-up area of Hemel Hempstead, preventing its outward sprawl into open land.</p> <p>The boundary between the sub-area and the Hemel Hempstead built-up area is largely durable and consistent. Although there is no specific boundary feature for its whole length, the Green Belt boundary largely follows the backs of detached properties with strongly bounded, regular gardens.</p> <p>While the larger strategic Green Belt Parcel GB12 made limited or no contribution to this purpose at the strategic level, the sub-area HH-A8 is deemed to meet this purpose moderately in the Dacorum context.</p>	3
Purpose 1: Score			3
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	<p>The wider strategic parcel GB12 was described as making a limited contribution to the strategic gap between Hemel Hempstead and Berkhamsted.</p> <p>Sub-area HH-A8 forms part of this gap and also forms a significant part of the narrow gap between Bovingdon and Hemel Hempstead. It is particularly important for restricting further ribbon development along Hempstead Road.</p> <p>It is likely that development would significantly visually or physically reduce the perceived or actual distance between these settlements.</p> <p>It should also be noted that, at the local level, the gap between Hemel Hempstead and the Green Belt settlements of Felden and Bourne End are particularly narrow here. These settlements would be at risk of coalescence.</p>	5
Purpose 2: Score			5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>The wider Strategic Parcel GB12 was judged to make a significant contribution to Purpose 3.</p> <p>Sub-area HH-A8 is broadly consistent with this assessment, consisting of large pasture fields in the north. Much of the south of the sub-area is part of a golf course, though this area maintains strong visual openness.</p> <p>Residential ribbon development along Hempstead Road has encroached on the countryside, while there are a</p>	3

		<p>series of physical developments associated with the golf course, though these do not have a detrimental effect on the overall openness of the sub-area which maintains strong links to the countryside to the east.</p> <p>Only 2.5% of the sub-area is covered by development, and though there is some built-development as well as more managed areas of open land (such as the golf course), the sub-area overall maintains a largely rural character.</p>	
Purpose 3: Score			3

Sub-Area ID	HH-A9		
Area (ha)	56.5		
Location Plan			
Stage 1 Strategic Area	GB14A - Green Belt Land South West of Hemel Hempstead		
Purpose 1 Summary	Limited / No Contribution – the parcel is located away from the large built-up areas of London, Luton and Dunstable and Stevenage.		
Purpose 2 Summary	Limited / No Contribution – the parcel does not fully separate neighbouring 1 st tier settlements.		
Purpose 3 Summary	Partial – displays typical rural and countryside characteristics in undulating arable and pasture fields, enclosed by dense hedgerows and trees, with pockets of deciduous woodland (including some ancient) at Scatterdells Wood and areas of rough grassland and woodland at Chipperfield and Sheethanger Commons. Scattered ribbon development extends along roads, particularly from the south of Felton and around Chipperfield. The A41, a major urbanising influence, is well screened but audibly intrusive. The edge of Hemel Hempstead is strongly defined and defined by Roughdown Common, providing a gap to the A41 as well as long distance views. Visible openness is variable.		
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of	(a) Sub-area is at the edge of one or more distinct large built-up areas.	The sub-area is at the edge of the Hemel Hempstead large built-up area.	PASS
	(b) Prevents the outward sprawl of a large built-up area	The northern and eastern edge of the sub-area is connected with the large	3

large built-up areas	into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	<p>built-up area of Hemel Hempstead, preventing its outward sprawl into open land.</p> <p>The boundary between the sub-area and the Hemel Hempstead built-up area is largely durable and consistent. Although there is no specific boundary feature for its whole length, the Green Belt boundary largely follows the backs of detached properties with strongly bounded, regular gardens.</p> <p>While the larger strategic Green Belt Parcel GB14A made limited or no contribution to this purpose at the strategic level, the sub-area HH-A9 is deemed to meet this purpose moderately in the Dacorum context.</p>	
Purpose 1: Score			3
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	<p>The wider strategic parcel GB14A was described as contributing making little or no contribution to gaps between 1st tier settlements.</p> <p>Sub-area HH-A9 forms a significant part of the narrow gap between Hemel Hempstead and Bovington and plays an important role in preventing further ribbon development along Box Lane.</p> <p>Overall, it is likely that any additional development here would significantly visually or physically reduce the perceived and actual distance between these settlements.</p> <p>It should also be noted that, at the local level, the gap between Hemel Hempstead and the Green Belt settlement of Felden is particularly narrow here. These settlements would be at risk of coalescence.</p>	5
Purpose 2: Score			5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>The wider Strategic Parcel GB14A was judged to make a significant contribution to Purpose 3.</p> <p>Much of sub-area HH-A9 has, on the other hand, been subject to urbanising influences. There is piecemeal development throughout the south-eastern part of the sub-area, including dispersed dwellings with large gardens and, in some cases, artificial tennis courts and swimming pools. This reduces the openness of the area.</p> <p>Streethanger Common, in the west of the sub-area, does maintain a degree of openness and provides excellent views to the countryside beyond,</p>	2

		<p>though this was previously used as a golf course until 2011 and constitutes a more managed space.</p> <p>Although only 3 of the overall sub-area is covered by development, the particular configuration of development and the different land uses contribute to a semi-urban character.</p>	
Purpose 3: Score			2

Sub-Area ID	HH-A10		
Area (ha)	58.1		
Location Plan			
Stage 1 Strategic Area	GB14A - Green Belt Land South West of Hemel Hempstead		
Purpose 1 Summary	Limited / No Contribution – the parcel is located away from the large built-up areas of London, Luton and Dunstable and Stevenage.		
Purpose 2 Summary	Limited / No Contribution – the parcel does not fully separate neighbouring 1 st tier settlements.		
Purpose 3 Summary	Partial – displays typical rural and countryside characteristics in undulating arable and pasture fields, enclosed by dense hedgerows and trees, with pockets of deciduous woodland (including some ancient) at Scatterdells Wood and areas of rough grassland and woodland at Chipperfield and Sheethanger Commons. Scattered ribbon development extends along roads, particularly from the south of Felden and around Chipperfield. The A41, a major urbanising influence, is well screened but audibly intrusive. The edge of Hemel Hempstead is strongly defined and defined by Roughdown Common, providing a gap to the A41 as well as long distance views. Visible openness is variable.		
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of	(a) Sub-area is at the edge of one or more distinct large built-up areas.	The sub-area is at the edge of the Hemel Hempstead large built-up area.	PASS
	(b) Prevents the outward sprawl of a large built-up area	The western edge of the sub-area is connected with the large built-up area	3

large built-up areas	into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	<p>of Hemel Hempstead, preventing its outward sprawl into open land.</p> <p>The boundary between the sub-area and the Hemel Hempstead built-up area is largely durable and consistent. Although there is no specific boundary feature for its whole length, the Green Belt boundary largely follows the backs of detached properties with strongly bounded, regular gardens.</p> <p>However, it is worth noting that there are some anomalies in the boundary in the far west of the sub-area, east of Felden Lane, where it cuts through gardens.</p> <p>While the larger strategic Green Belt Parcel GB14A made limited or no contribution to this purpose at the strategic level, the sub-area HH-A10 is deemed to meet this purpose moderately in the Dacorum context.</p>	
Purpose 1: Score			3
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	<p>The wider strategic parcel GB14A was described as contributing making little or no contribution to gaps between 1st tier settlements.</p> <p>Sub-area HH-A10 forms a small part of the wider gap between Hemel Hempstead and Bovington, and in respect of the general gap it makes only a limited contribution. The overall gap is of sufficient scale and character that any development in this sub-area is unlikely to cause the merging of these settlements, physically or visually.</p> <p>It should also be noted that, at the local level, the gap between Hemel Hempstead and the Green Belt settlement of Felden is particularly narrow here. These settlements would be at risk of coalescence.</p>	1
Purpose 2: Score			1
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>The wider Strategic Parcel GB14A was judged to make a significant contribution to Purpose 3.</p> <p>The sub-area HH-A10 is broadly consistent with this assessment, consisting of undulating, arable and pasture fields and a wooded part of Roughdown Common in the north.</p> <p>Development is dispersed throughout the sub-area. Much of this constitutes farm buildings, but there are is a sizeable area of piecemeal residential</p>	3

		<p>development concentrated around Featherbed Lane and along Highcroft Road. This significantly reduces the visual openness of the sub-area here.</p> <p>The A41 to the north is a major urbanising influence.</p> <p>While only 2.5% of the sub-area is covered by development, the development that is present diminishes its openness, though overall the sub-area still maintains a largely rural character.</p>	
Purpose 3: Score			3

Sub-Area ID	HH-A11		
Area (ha)	28.7		
Location Plan			
Stage 1 Strategic Area	GB14A - Green Belt Land South West of Hemel Hempstead		
Purpose 1 Summary	Limited / No Contribution – the parcel is located away from the large built-up areas of London, Luton and Dunstable and Stevenage.		
Purpose 2 Summary	Limited / No Contribution – the parcel does not fully separate neighbouring 1 st tier settlements.		
Purpose 3 Summary	Partial – displays typical rural and countryside characteristics in undulating arable and pasture fields, enclosed by dense hedgerows and trees, with pockets of deciduous woodland (including some ancient) at Scatterdells Wood and areas of rough grassland and woodland at Chipperfield and Sheethanger Commons. Scattered ribbon development extends along roads, particularly from the south of Feldon and around Chipperfield. The A41, a major urbanising influence, is well screened but audibly intrusive. The edge of Hemel Hempstead is strongly defined and defined by Roughdown Common, providing a gap to the A41 as well as long distance views. Visible openness is variable.		
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted	(a) Sub-area is at the edge of one or more distinct large built-up areas.	The sub-area is at the edge of the Hemel Hempstead large built-up area.	PASS

sprawl of large built-up areas	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	<p>The parcel is enclosed by the large built-up area of Hemel Hempstead along its northern, eastern and western edges and has very limited linkage to the wider Green Belt as a result of the A41 to the south.</p> <p>Most of the boundary between the sub-area and the Hemel Hempstead built-up area is durable and permanent. It follows the railway line for much of its length, as all well as the backs of semi-detached properties with regular, strongly bounded gardens. There are some minor anomalies around Roughdown Avenue where the boundary occasionally cuts across fields or gardens.</p> <p>While the larger strategic Green Belt Parcel GB14A made limited or no contribution to this purpose at the strategic level, the sub-area HH-A11 is deemed to meet this purpose in the Dacorum context, albeit weakly.</p>	1
Purpose 1: Score			1
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	<p>The wider strategic parcel GB14A was described as making little or no contribution to gaps between 1st tier settlements.</p> <p>Sub-area HH-A11 forms a small part of the wider gap between Hemel Hempstead and Bovingdon, and in respect of the general gap it makes only a limited contribution. The overall gap is of sufficient scale and character that any development in this sub-area is unlikely to cause the merging of these settlements, physically or visually.</p>	1
Purpose 2: Score			1
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>The wider Strategic Parcel GB14A was judged to make a significant contribution to Purpose 3.</p> <p>The sub-area HH-A11 is broadly consistent with this assessment, consisting of rough grassland and woodland at Roughdown Common in the west, and open, pasture fields in the east. To the east of Two Waters Road, there are examples of poorly maintained, shrubland fields. Local topography restricts views to the countryside beyond but increases the visual influence of Hemel Hempstead to the north.</p>	3

		<p>Development is limited to farm buildings and a small number of piecemeal dwelling houses in the north-west of the sub-area, which has a slight impact on visual openness here.</p> <p>The A414, which cuts through the east of the sub-area, and the A41 to the south, are major urbanising influences.</p> <p>While just 1.1% of the sub-area is covered by development, though there are some urbanising influences present which diminish the countryside character in places. Despite this, the sub-area still retains a largely rural character.</p>	
Purpose 3: Score			3

Sub-Area ID	HH-A12		
Area (ha)	77.9		
Location Plan			
Stage 1 Strategic Parcel	GB15 – Green Belt Land South East of Hemel Hempstead		
Purpose 1 Summary	Limited / No Contribution – the parcel is located away from the large built-up areas of London, Luton and Dunstable and Stevenage.		
Purpose 2 Summary	Significant – the parcel helps provide the strategic gap between Hemel Hempstead and Abbots Langley. There is some evidence of ribbon development along minor routes and strong views of the parcel from the M1. Any small scale reduction in the gap would be unlikely to compromise the separation of settlements in physical terms, or reduce visual openness.		
Purpose 3 Summary	Significant – the parcel displays typical rural and countryside characteristics in arable and paddock land. Fields are bounded by hedgerows, interspersed with mature trees, and there are also several mixed woodland blocks to the east. To the west, there is ribbon development, mainly along Bedmond Road. The M1 and M25 are the main urban influences and are audibly intrusive. The southwest boundary of Hemel Hempstead acts as a strong barrier to encroachment. Levels of visual openness are generally high.		
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted	(a) Sub-area is at the edge of one or more distinct large built-up areas.	The sub-area is at the edge of the Hemel Hempstead large built-up area.	PASS

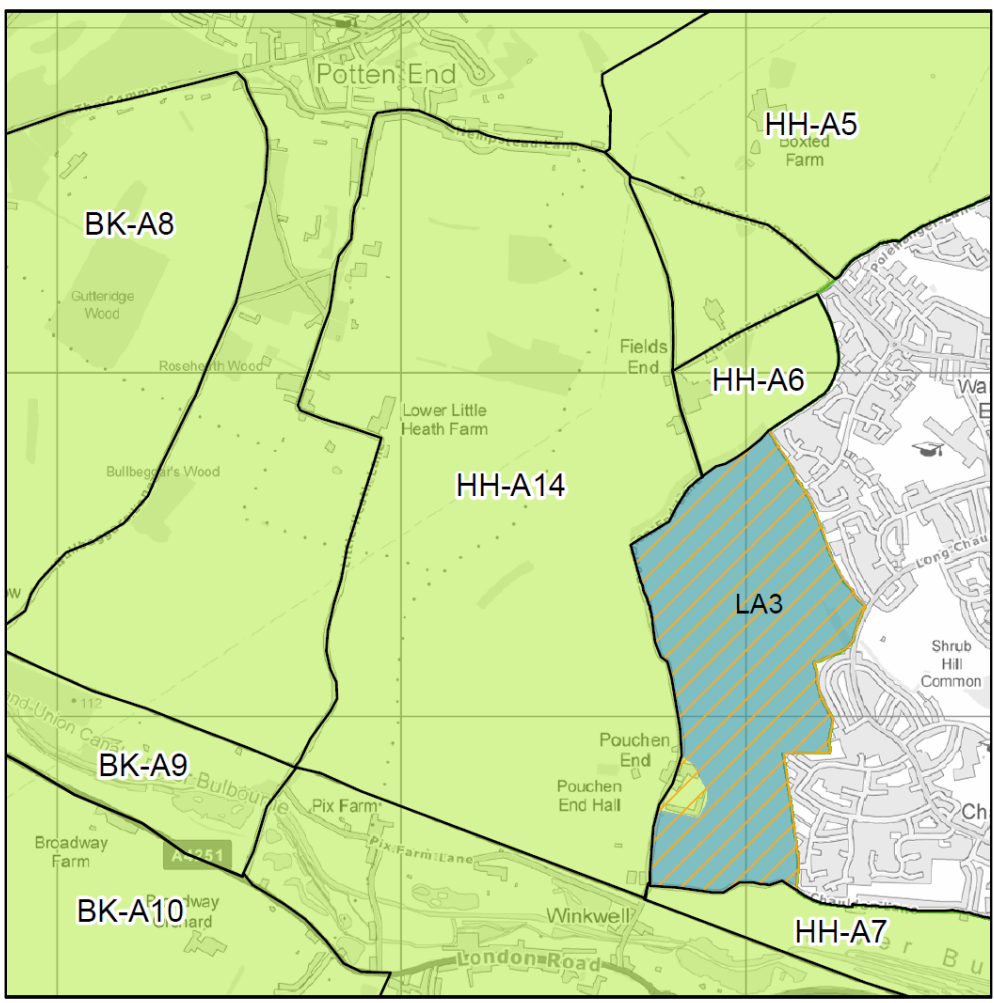
sprawl of large built-up areas	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	<p>The northern edge of the sub-area is connected with the large built-up area of Hemel Hempstead, preventing its outward sprawl into open land.</p> <p>The boundary between the sub-area and the Hemel Hempstead built-up area is largely durable and permanent, following Bunkers Lane, New Lane, Red Lion Lane and a canal for part of its length. Where there are no specific boundary features, there is a regular and rectilinear built form, with the Green Belt boundary following the backs of semi-detached dwellings with regular, strongly bounded gardens and industrial premises off Lower Road with dense planting buffers.</p> <p>While the larger strategic Green Belt Parcel GB15 made limited or no contribution to this purpose at the strategic level, the sub-area HH-A12 is deemed to meet this purpose moderately in the Dacorum context.</p>	3
Purpose 1: Score			3
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	<p>The wider strategic parcel GB15 was described as contributing significantly to the gap between Hemel Hempstead and Abbots Langley.</p> <p>Sub-area HH-A12 forms a small part of this wider gap, and also forms a significant part of the gap between Hemel Hempstead and Kings Langley. In particular, the western part of the sub-area around Nash Mills is important in maintaining the scale of the gap and restricting the merging of these settlements.</p> <p>It should also be noted that in addition, at the local level, the gap between Hemel Hempstead and the Green Belt settlement of Nash Mills is particularly narrow here. These settlements would be at risk of coalescence from ribbon development along Lower Road.</p>	3
Purpose 2: Score			3
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>The wider Strategic Parcel GB15 was judged to make a significant contribution to Purpose 3.</p> <p>The sub-area HH-A12 is broadly consistent with this assessment, particularly its eastern half, which consists mainly of large, open arable and rough pasture fields, meadows</p>	3

		<p>and blocks of woodland. This part of the sub-area has a particularly rural feel.</p> <p>Built development is concentrated in the west of the parcel and reduces openness significantly. This includes a school, tennis club, canoe club, pub and village hall with car parking.</p> <p>This part of the sub-area has a distinctly semi-urban feel.</p> <p>5.5% of the sub-area is covered by development, but although the western half of the sub-area is affected by urban fringe development, it still retains a largely rural character overall.</p>	
Purpose 3: Score			3

Sub-Area ID	HH-A13		
Area (ha)	49.4		
Location Plan			
Stage 1 Strategic Parcel	GB15 – Green Belt Land South East of Hemel Hempstead		
Purpose 1 Summary	Limited / No Contribution – the parcel is located away from the large built-up areas of London, Luton and Dunstable and Stevenage.		
Purpose 2 Summary	Significant – the parcel helps provide the strategic gap between Hemel Hempstead and Abbots Langley. There is some evidence of ribbon development along minor routes and strong views of the parcel from the M1. Any small scale reduction in the gap would be unlikely to compromise the separation of settlements in physical terms, or reduce visual openness.		
Purpose 3 Summary	Significant – the parcel displays typical rural and countryside characteristics in arable and paddock land. Fields are bounded by hedgerows, interspersed with mature trees, and there are also several mixed woodland blocks to the east. To the west, there is ribbon development, mainly along Bedmond Road. The M1 and M25 are the main urban influences and are audibly intrusive. The southwest boundary of Hemel Hempstead acts as a strong barrier to encroachment. Levels of visual openness are generally high.		
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted	(a) Sub-area is at the edge of one or more distinct large built-up areas.	The sub-area is at the edge of the Hemel Hempstead large built-up area.	PASS

sprawl of large built-up areas	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	<p>The northern edge of the sub-area is connected with the large built-up area of Hemel Hempstead, preventing its outward sprawl into open land.</p> <p>The boundary between the sub-area and the Hemel Hempstead built-up area is largely durable and permanent, following Chambersbury Lane for part of its length. Where there are no specific boundary features, there is a regular and rectilinear built form, with the Green Belt boundary following the backs of semi-detached and detached dwellings with regular, strongly bounded gardens.</p> <p>While the larger strategic Green Belt Parcel GB15 made limited or no contribution to this purpose at the strategic level, the sub-area HH-A13 is deemed to meet this purpose moderately in the Dacorum context.</p>	3
Purpose 1: Score			3
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	<p>The wider strategic parcel GB15 was described as contributing significantly to the gap between Hemel Hempstead and Abbots Langley.</p> <p>Sub-area HH-A13 forms a small part of this wider gap, and in respect of the general gap, makes only a limited contribution. The overall gap is of sufficient scale and character that any development in this sub-area is unlikely to cause the merging of these settlements and/or the merging of Kings Langley and Hemel Hempstead, both physically or visually.</p>	1
Purpose 2: Score			1
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>The wider Strategic Parcel GB15 was judged to make a significant contribution to Purpose 3.</p> <p>The sub-area HH-A13 is broadly consistent with this assessment, consisting mainly of large, open arable and pasture fields, shrubland and woods. It has a particularly open character. Bunker's Park has more of an urban managed character but does not impact upon overall openness. To the north, surrounding houses in Hemel Hempstead are generally heavily buffered by vegetation, reduce the urbanising influence.</p> <p>Only 0.5% of the sub-area is covered by development, though despite the high level of openness, much of the</p>	3

		sub-area has a more 'managed' feeling. Despite this, the sub-area still retains a largely rural character.	
Purpose 3: Score			3

Sub-Area ID	HH-A14
Area (ha)	194.6
Location Plan	
Stage 1 Strategic Area	GB10 – Green Belt Land Between Berkhamsted and Hemel Hempstead
Purpose 1 Summary	Limited / No Contribution – the parcel is located away from the large built-up areas of London, Luton and Dunstable and Stevenage.
Purpose 2 Summary	Significant – the parcel provides the narrow, strategic gap between Berkhamsted and Hemel Hempstead, which is generally free from development (aside from small-scale ribbon development between Little Heath and Potten End). Any scale reduction in the size of the gap would be unlikely to compromise the separation of the settlements in physical terms, but would reduce local levels of openness at settlement edges.
Purpose 3 Summary	Significant – the parcel displays typical rural and countryside characteristics in arable farmland on undulating and steeper slopes, bound by few hedges and narrow verges, interspersed with small blocks of ancient woodland. The valley floor is predominantly pasture with wet meadow bound by high hedges. There is limited built development at Little Heath and other unclassified scattered settlements, including at Pouchen End Lane. That being said, settlement boundaries are generally strong and there is little encroachment. The railway line is an urbanising influence, and some settlement boundaries display a more urban character as a result of landform and planting. Levels of visual openness are generally high.

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Sub-area is at the edge of one or more distinct large built-up areas.	The sub-area is at the edge of the Hemel Hempstead large built-up area.	PASS
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	<p>Following the release of Local Allocation LA3 from the Green Belt, the sub-area will be connected to the large built-up area of Hemel Hempstead along its eastern edge.</p> <p>The boundary between the sub-area and the Hemel Hempstead built-up area will be moderately strong and defensible, following Pouchen End Lane, though there may be further strengthening following the development of the site.</p> <p>While the larger strategic Green Belt Parcel GB10 made limited or no contribution to this purpose at the strategic level, the sub-area HH-A14 is deemed to meet this purpose moderately in the Dacorum context.</p>	3
Purpose 1: Score			3
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	<p>The wider strategic parcel GB10 was described as making a significant contribution to the gap between Hemel Hempstead and Berkhamsted. Sub-area HH-A14 forms a significant part of this wider gap. Much of the central and western part of the sub-area is particularly important to maintaining the openness of the gap (which is particularly high here) and restricting the merging of settlements.</p> <p>Additionally, it should also be noted that the gaps between Hemel Hempstead and the Green Belt settlements of Potten End and Little Heath are particularly narrow here. These settlements would be at risk of coalescence from the outward growth of Hemel Hempstead and ribbon development along Berkhamsted Road/Hempstead Lane.</p>	3
Purpose 2: Score			3

<p>(3) Assist in safeguarding the countryside from encroachment</p>	<p>Protects the openness of the countryside and is least covered by development.</p>	<p>The wider Strategic Parcel GB10 was judged to make a significant contribution to Purpose 3.</p> <p>The sub-area HH-A14 is broadly consistent with this assessment. The southern and eastern parts of the sub-area are particularly open and unspoilt, consisting of large arable fields and dispersed patches of woodland spread out over rolling hills. There is a sense of genuine remoteness in some areas, despite the close proximity to urban areas.</p> <p>The north of the sub-area has a distinctly more semi-urban feel, with residential development along Little Heath Lane and Hempstead Lane. While some of this falls within the general extent of Potten End, there is evidence of ribbon development. There is evidence of other farm buildings dispersed across other areas, but these are very spread out.</p> <p>Only 2% of the overall sub-area is covered by development, but in the areas where this is concentrated openness is diminished. Despite the development in the north and west of the sub-area though, a largely rural character is maintained.</p>	<p>3</p>
<p>Purpose 3: Score</p>			<p>3</p>

Sub-Area ID	D-S3
Area (ha)	117.6
Location Plan	
Stage 1 Strategic Parcel	GB14B – Green Belt Land between Kings Langley and Hemel Hempstead
Purpose 1 Summary	Limited / No Contribution – the parcel is located away from the large built-up areas of London, Luton and Dunstable and Stevenage.
Purpose 2 Summary	Partial – the parcel helps provide the strategic gap between Hemel Hempstead and Abbots Langley. Any small scale reduction in the gap would be unlikely to compromise the separation of settlements in physical terms, but would reduce its visual openness. A reduction in the north could compromise the separation of Hemel Hempstead and Kings Langley.
Purpose 3 Summary	Partial – the parcel displays a mixture of urban fringe and rural and countryside characteristics. Pasture fields are interspersed with housing, whilst to the south there is a proliferation of arable farmland. There are also pockets of deciduous woodland around Rucklers Lane. The valley floor sees a mosaic of pasture with recreational activities, including the canal, allotments and a football club. There is significant ribbon development, as well as urban influence from industrial sites to the north and east of the parcel. Urban characteristics are strongest to the south-west of Hemel Hempstead where the parcel is concealed by the railway line and A41. Levels of visual openness are highly variable as a result of built development.
Sub-area Commentary	

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Sub-area is at the edge of one or more distinct large built-up areas.	The sub-area is at the edge of the Hemel Hempstead large built-up area.	PASS
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	<p>The northern and eastern edges of the sub-area are connected with the large built-up area of Hemel Hempstead, preventing its outward sprawl into open land.</p> <p>The boundary between the sub-area and the Hemel Hempstead built-up area is largely durable and consistent, following the railway line for much of its length.</p> <p>However, it is worth noting that parts of the northern edge of are less consistent, following a fairly weak tree line for part of its length.</p> <p>While the larger strategic Green Belt Parcel GB14B made limited or no contribution to this purpose at the strategic level, the sub-area D-S3 is deemed to meet this purpose moderately in the Dacorum context.</p>	3
Purpose 1: Score			3
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	<p>The wider strategic parcel GB14B was described as contributing partially to the gap between Hemel Hempstead and Abbots Langley.</p> <p>Sub-area D-S3 forms part of this wider gap, but also forms part of the wider gap between Hemel Hempstead and Kings Langley.</p> <p>However, in respect of the general gap it makes only a limited contribution. The proliferation of existing development along Rucklers Lane to the south would minimise the visual impact of development in the sub-area on the gap and on general openness.</p>	1
Purpose 2: Score			1
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>The wider Strategic Parcel GB14B was judged to make a partial contribution to Purpose 3.</p> <p>The sub-area D-S3 is consistent with this assessment, with some urban and urban fringe land uses interspersed with arable fields.</p> <p>There is built development dispersed throughout the sub-area, including significant residential development along Rucklers Lane, a hotel</p>	2

		<p>complex and ancillary buildings in the centre and other isolated dwellings in the north. These developments diminish the sense of rurality in places, while the A41 severs connectivity to the wider countryside to the west.</p> <p>Much of the land that is open is part of a golf course, while to the south-west there is an expansive area of shrubland.</p> <p>Only 3.5% of the sub-area is covered by development, though the piecemeal and isolated nature of the sub-area contributes a semi-urban character.</p>	
Purpose 3: Score			2

Sub-Area ID	KL-A1
Area (ha)	18.1
Location Plan	
Stage 1 Strategic Parcel	GB14B – Green Belt Land between Kings Langley and Hemel Hempstead
Purpose 1 Summary	Limited / No Contribution – the parcel is located away from the large built-up areas of London, Luton and Dunstable and Stevenage.
Purpose 2 Summary	Partial – the parcel helps provide the strategic gap between Hemel Hempstead and Abbots Langley. Any small scale reduction in the gap would be unlikely to compromise the separation of settlements in physical terms, but would reduce its visual openness. A reduction in the north could compromise the separation of Hemel Hempstead and Kings Langley.
Purpose 3 Summary	Partial – the parcel displays a mixture of urban fringe and rural and countryside characteristics. Pasture fields are interspersed with housing, whilst to the south there is a proliferation of arable farmland. There are also pockets of deciduous woodland around Rucklers Lane. The valley floor sees a mosaic of pasture with recreational activities, including the canal, allotments and a football club. There is significant ribbon development, as well as urban influence from industrial sites to the north and east of the parcel. Urban characteristics are strongest to the south-west of Hemel Hempstead where the parcel is concealed by the railway line and A41. Levels of visual openness are highly variable as a result of built development.

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Sub-area is at the edge of one or more distinct large built-up areas.	The sub-area is not at the edge of any large built-up area, and thus does not directly contribute to this Purpose.	FAIL
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	However, it is notable that the sub-area is within a particularly close proximity to the large built-up area of Hemel Hempstead to the north and any development could lead to a perception of the settlement's outward sprawl southwards.	0
Purpose 1: Score			0
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	The wider strategic parcel GB14B was described as contributing partially to the gap between Hemel Hempstead and Abbots Langley. Sub-area KL-A1 forms part of this wider gap, but also forms the majority of the essential gap between Hemel Hempstead and Kings Langley, preventing development that may significantly reduce the actual and perceived distance between the settlements. In particular, the sub-area prevents further ribbon development along the A4251.	5
Purpose 2: Score			5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	The wider Strategic Parcel GB14B was judged to make a partial contribution to Purpose 3. The sub-area KL-A1 is consistent with this assessment, consisting of a mixture of rural and urban land uses. The parcel provides a pocket of relatively open land in a highly urban context, with evidence of paddocks and arable fields (albeit poorly maintained), though this is broken up by sports pitches and patches of poor quality scrubland. Although it doesn't directly impact upon openness within the parcel, ribbon development along the A451, which includes dwellings, light industry, retail and clubhouse for the football club, gives the area an urban fringe character. 6.2% of the sub-area is covered by development, but overall it has a semi-urban character.	2
Purpose 3: Score			2

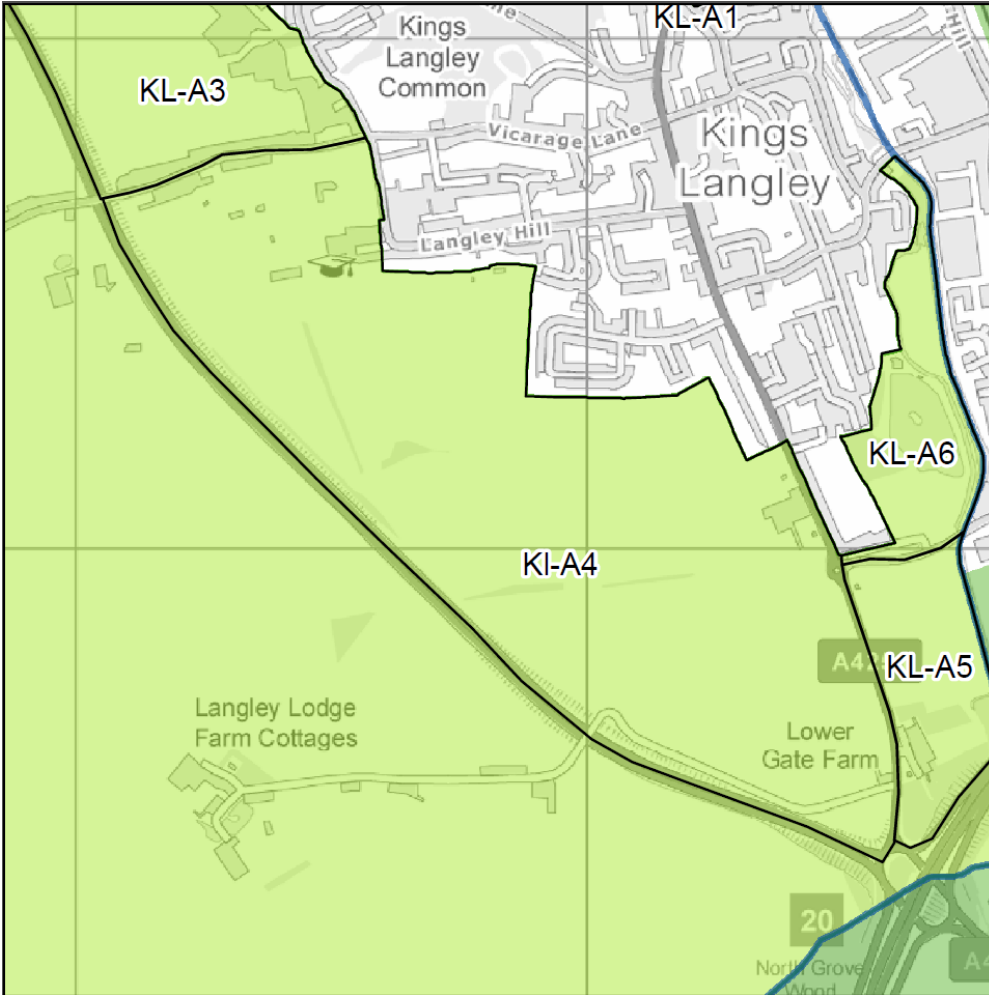
Sub-Area ID	KL-A2
Area (ha)	86.0
Location Plan	
Stage 1 Strategic Parcel	GB14B – Green Belt Land between Kings Langley and Hemel Hempstead
Purpose 1 Summary	Limited / No Contribution – the parcel is located away from the large built-up areas of London, Luton and Dunstable and Stevenage.
Purpose 2 Summary	Partial – the parcel helps provide the strategic gap between Hemel Hempstead and Abbots Langley. Any small scale reduction in the gap would be unlikely to compromise the separation of settlements in physical terms, but would reduce its visual openness. A reduction in the north could compromise the separation of Hemel Hempstead and Kings Langley.
Purpose 3 Summary	Partial – the parcel displays a mixture of urban fringe and rural and countryside characteristics. Pasture fields are interspersed with housing, whilst to the south there is a proliferation of arable farmland. There are also pockets of deciduous woodland around Rucklers Lane. The valley floor sees a mosaic of pasture with recreational activities, including the canal, allotments and a football club. There is significant ribbon development, as well as urban influence from industrial sites to the north and east of the parcel. Urban characteristics are strongest to the south-west of Hemel Hempstead where the parcel is concealed by the railway line and A41. Levels of visual openness are highly variable as a result of built development.

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Sub-area is at the edge of one or more distinct large built-up areas.	The sub-area is not at the edge of any large built-up area, and thus does not directly contribute to this Purpose.	FAIL
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	However, it is notable that the sub-area is within a particularly close proximity to the large built-up area of Hemel Hempstead to the north and any development could lead to a perception of the settlement's outward sprawl southwards.	0
Purpose 1: Score			0
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	<p>The wider strategic parcel GB14B was described as contributing partially to the gap between Hemel Hempstead and Abbots Langley.</p> <p>Sub-area KL-A2 forms part of this wider gap, but also forms part of the wider gap between Hemel Hempstead and Kings Langley.</p> <p>The scale of the gap is important to restricting the merging of these settlements, particularly to prevent further ribbon development along the A4251 and as such, the east of the sub-area plays a particularly important role, while the south and west of the parcel are less important for preventing coalescence.</p>	3
Purpose 2: Score			3
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>The wider Strategic Parcel GB14B was judged to make a partial contribution to Purpose 3.</p> <p>The sub-area KL-A2 is consistent with this assessment, consisting of a mixture of rural and urban land uses. There is a sharp contrast between the more unspoilt, open areas, which contain large, open pastures and blocks of dense woodland, and the areas that have been subject to development.</p> <p>In particular, built development is concentrated in the north-east of the parcel, with significant residential development along Rucklers Lane and Abbots Rise. However, while this diminishes openness to an extent, much of this development is concentrated at the fringe of the sub-area and a great deal of the overall area remains free of built form. There</p>	3

		<p>is also a sense of some connectivity to the wider countryside, but also of the significant urbanising influences around.</p> <p>4% of the sub-area is covered by development, though much of this is concentrated at the edges and much of the area retains a largely rural character.</p>	
Purpose 3: Score			3

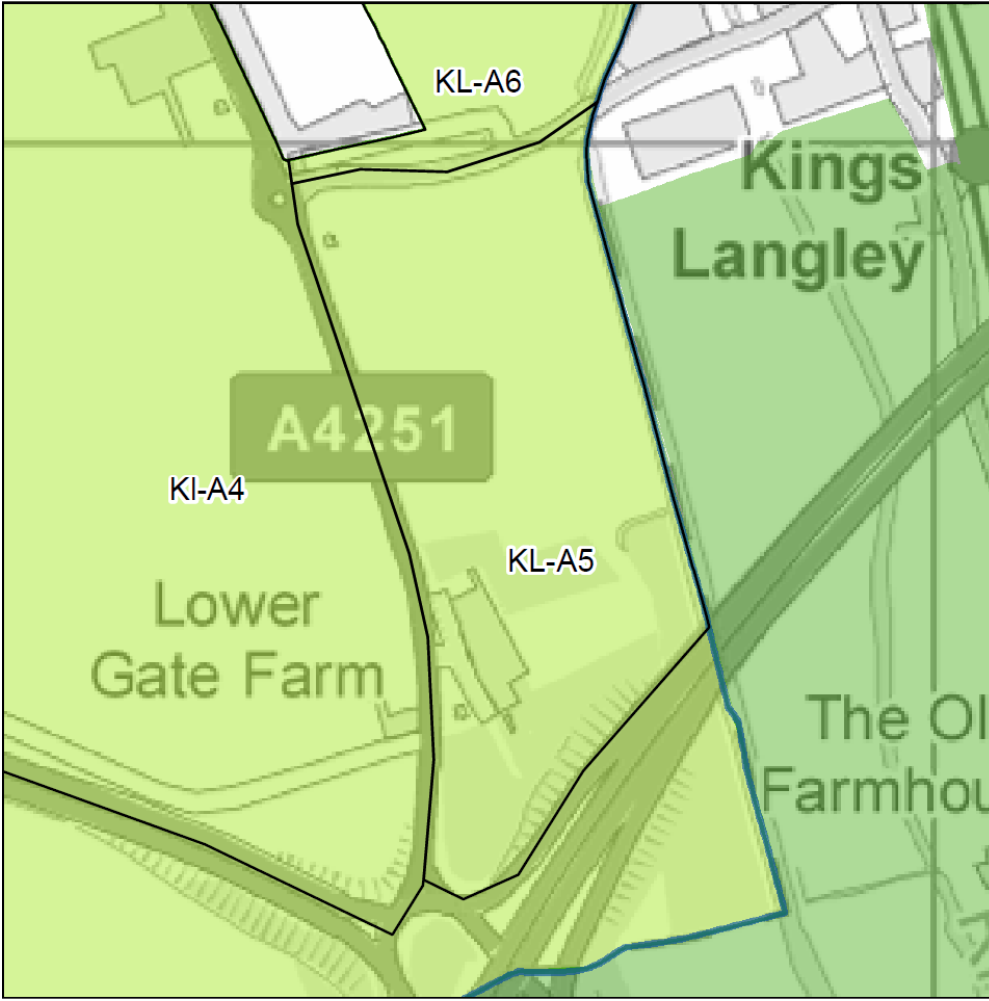
Sub-Area ID	KL-A3
Area (ha)	34.8
Location Plan	
Stage 1 Strategic Parcel	GB14B – Green Belt Land between Kings Langley and Hemel Hempstead
Purpose 1 Summary	Limited / No Contribution – the parcel is located away from the large built-up areas of London, Luton and Dunstable and Stevenage.
Purpose 2 Summary	Partial – the parcel helps provide the strategic gap between Hemel Hempstead and Abbots Langley. Any small scale reduction in the gap would be unlikely to compromise the separation of settlements in physical terms, but would reduce its visual openness. A reduction in the north could compromise the separation of Hemel Hempstead and Kings Langley.
Purpose 3 Summary	Partial – the parcel displays a mixture of urban fringe and rural and countryside characteristics. Pasture fields are interspersed with housing, whilst to the south there is a proliferation of arable farmland. There are also pockets of deciduous woodland around Rucklers Lane. The valley floor sees a mosaic of pasture with recreational activities, including the canal, allotments and a football club. There is significant ribbon development, as well as urban influence from industrial sites to the north and east of the parcel. Urban characteristics are strongest to the south-west of Hemel Hempstead where the parcel is concealed by the railway line and A41. Levels of visual openness are highly variable as a result of built development.

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Sub-area is at the edge of one or more distinct large built-up areas.	The sub-area is not at the edge of any large built-up area, and thus does not directly contribute to this Purpose.	FAIL
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary		0
Purpose 1: Score			0
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	<p>The wider strategic parcel GB14B was described as contributing partially to the gap between Hemel Hempstead and Abbots Langley.</p> <p>Sub-area KL-A3 forms part of this wider gap, but also forms a small part the wider gap between Hemel Hempstead and Kings Langley. However, in respect of the general gap it makes only a limited contribution. The overall gap is of sufficient scale and character that any development in this sub-area is unlikely to cause the merging of these settlements, neither physically nor visually.</p>	1
Purpose 2: Score			1
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>The wider Strategic Parcel GB14B was judged to make a partial contribution to Purpose 3.</p> <p>The sub-area KL-A3 is consistent with this assessment, consisting of a mixture of rural and urban land uses.</p> <p>Part of the sub-area consists of large pasture and arable fields, separated by low hedgerows. However, built development concentrated at the fringes of Kings Langley limits the overall openness of the sub-area; this is limited further by the A41, which reduces the sense of connectivity to the wider countryside. Built-development consists of a school, farm buildings and a series of dwellings along Chipperfield Road at the south of the sub-area, which encroach on the rurality of the sub-area.</p> <p>6.5% of the sub-area is covered by development, but given the gradual transition it provides from urban to rural and the enclosure provided by infrastructure, it would most appropriately described as semi-urban.</p>	2
Purpose 3: Score			2

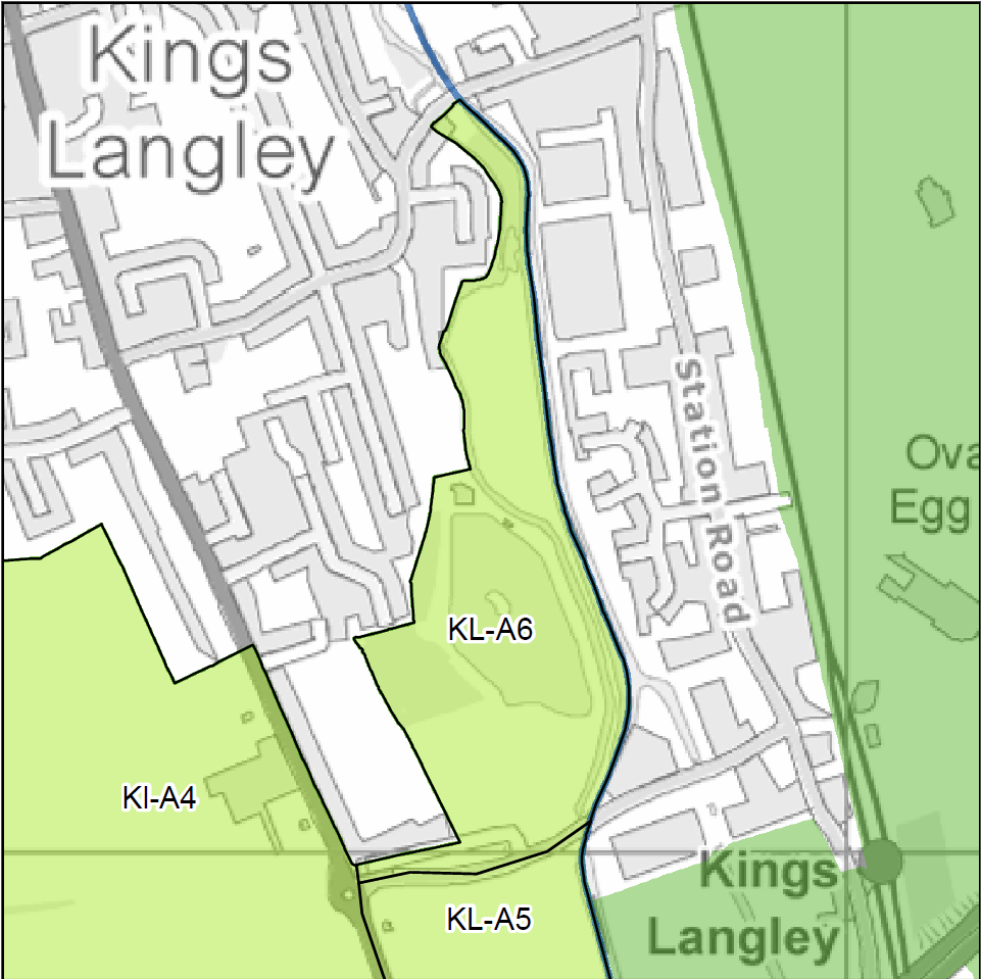
Sub-Area ID	KL-A4
Area (ha)	91.1
Location Plan	
Stage 1 Strategic Parcel	GB14B – Green Belt Land between Kings Langley and Hemel Hempstead
Purpose 1 Summary	Limited / No Contribution – the parcel is located away from the large built-up areas of London, Luton and Dunstable and Stevenage.
Purpose 2 Summary	Partial – the parcel helps provide the strategic gap between Hemel Hempstead and Abbots Langley. Any small scale reduction in the gap would be unlikely to compromise the separation of settlements in physical terms, but would reduce its visual openness. A reduction in the north could compromise the separation of Hemel Hempstead and Kings Langley.
Purpose 3 Summary	Partial – the parcel displays a mixture of urban fringe and rural and countryside characteristics. Pasture fields are interspersed with housing, whilst to the south there is a proliferation of arable farmland. There are also pockets of deciduous woodland around Rucklers Lane. The valley floor sees a mosaic of pasture with recreational activities, including the canal, allotments and a football club. There is significant ribbon development, as well as urban influence from industrial sites to the north and east of the parcel. Urban characteristics are strongest to the south-west of Hemel Hempstead where the parcel is concealed by the railway line and A41. Levels of visual openness are highly variable as a result of built development.

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Sub-area is at the edge of one or more distinct large built-up areas.	The sub-area is not at the edge of any large built-up area, and thus does not directly contribute to this Purpose.	FAIL
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary		0
Purpose 1: Score			0
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	<p>The wider strategic parcel GB14B was described as contributing partially to the gap between Hemel Hempstead and Abbots Langley.</p> <p>Sub-area KL-A4 forms part of this wider gap, but also forms part of the essential gap between Kings Langley and Abbots Langley. Although the M25 physically separates the two settlements, the southern part of the sub-area remains particularly important to maintaining the scale of this gap and for restricting the merging of these settlements, particularly in perceptual terms. KL-A4 plays an important role in preventing ribbon development along the A4251.</p> <p>It should also be noted that, at the local level, the gap between Kings Langley and the Green Belt settlement of Chipperfield is particularly narrow here. These settlements would be at risk of coalescence from ribbon development along Chipperfield Road.</p>	3
Purpose 2: Score			3
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>The wider Strategic Parcel GB14B was judged to make a partial contribution to Purpose 3.</p> <p>The sub-area KL-A4 is broadly consistent with this assessment.</p> <p>Built development is concentrated in the north of the sub-area. There is significant ribbon development along Chipperfield Road, consisting of detached dwellings with large gardens, as well as a school and ancillary buildings for sports grounds. This reduces the openness here.</p> <p>However, the south is predominantly open and consists of typical rural land uses, including large pasture and arable fields, separated by low hedgerows. Built development here is limited to dispersed farm buildings, which do not impact upon the overall</p>	3

		<p>openness. The A41 is an urbanising influence, but is largely screened from Kings Langley by planting and local topography.</p> <p>3% of the sub-area is covered by development. This development is concentrated in the north of the sub-area and diminishes its openness here. However, overall, the sub-area retains a largely rural character.</p>	
Purpose 3: Score			3

Sub-Area ID	KL-A5
Area (ha)	10.9
Location Plan	
Stage 1 Strategic Parcel	GB14B – Green Belt Land between Kings Langley and Hemel Hempstead
Purpose 1 Summary	Limited / No Contribution – the parcel is located away from the large built-up areas of London, Luton and Dunstable and Stevenage.
Purpose 2 Summary	Partial – the parcel helps provide the strategic gap between Hemel Hempstead and Abbots Langley. Any small scale reduction in the gap would be unlikely to compromise the separation of settlements in physical terms, but would reduce its visual openness. A reduction in the north could compromise the separation of Hemel Hempstead and Kings Langley.
Purpose 3 Summary	Partial – the parcel displays a mixture of urban fringe and rural and countryside characteristics. Pasture fields are interspersed with housing, whilst to the south there is a proliferation of arable farmland. There are also pockets of deciduous woodland around Rucklers Lane. The valley floor sees a mosaic of pasture with recreational activities, including the canal, allotments and a football club. There is significant ribbon development, as well as urban influence from industrial sites to the north and east of the parcel. Urban characteristics are strongest to the south-west of Hemel Hempstead where the parcel is concealed by the railway line and A41. Levels of visual openness are highly variable as a result of built development.

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Sub-area is at the edge of one or more distinct large built-up areas.	The sub-area is not at the edge of any large built-up area, and thus does not directly contribute to this Purpose.	FAIL
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary		0
Purpose 1: Score			0
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	The wider strategic parcel GB14B was described as contributing partially to the gap between Hemel Hempstead and Abbots Langley. Sub-area KL-A5 forms part of this wider gap, but also forms the essential gap between Kings Langley and Abbots Langley, preventing development that may significantly reduce the actual and perceived distance between the settlements. In particular, the sub-area prevents further ribbon development along the A4251.	5
Purpose 2: Score			5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	The wider Strategic Parcel GB14B was judged to make a partial contribution to Purpose 3. The sub-area KL-A5 is broadly consistent with this assessment. Although the sub-area is largely open, it is subject to a number of urbanising influences. The north consists of rough grazing land, while there are visual links eastwards towards open countryside. Physical linkage is severed by the A4251. The M25, as well as the fringes of Kings Langley to the north and east, reduce the sense of rurality. Built development within the sub-area is limited to a cluster of detached dwellings in the south, which reduces the openness here. Despite the urbanising influences, only 4.5% of the sub-area is covered by development and overall it retains a largely rural character.	2
Purpose 3: Score			2

Sub-Area ID	KL-A6
Area (ha)	10.0
Location Plan	 <p>The map shows a section of Kings Langley. A large area is shaded in light green and labeled 'KL-A6'. To its west is a smaller green area labeled 'KI-A4', and to its south is another green area labeled 'KL-A5'. A road labeled 'Station Road' runs vertically through the center-right. The text 'Kings Langley' is written in large letters at the top left and bottom right. A canal or water feature is visible on the left side of the map.</p>
Stage 1 Strategic Parcel	GB14B – Green Belt Land between Kings Langley and Hemel Hempstead
Purpose 1 Summary	Limited / No Contribution – the parcel is located away from the large built-up areas of London, Luton and Dunstable and Stevenage.
Purpose 2 Summary	Partial – the parcel helps provide the strategic gap between Hemel Hempstead and Abbots Langley. Any small scale reduction in the gap would be unlikely to compromise the separation of settlements in physical terms, but would reduce its visual openness. A reduction in the north could compromise the separation of Hemel Hempstead and Kings Langley.
Purpose 3 Summary	Partial – the parcel displays a mixture of urban fringe and rural and countryside characteristics. Pasture fields are interspersed with housing, whilst to the south there is a proliferation of arable farmland. There are also pockets of deciduous woodland around Rucklers Lane. The valley floor sees a mosaic of pasture with recreational activities, including the canal, allotments and a football club. There is significant ribbon development, as well as urban influence from industrial sites to the north and east of the parcel. Urban characteristics are strongest to the south-west of Hemel Hempstead where the parcel is concealed by the railway line and A41. Levels of visual openness are highly variable as a result of built development.

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Sub-area is at the edge of one or more distinct large built-up areas.	The sub-area is not at the edge of any large built-up area, and thus does not directly contribute to this Purpose.	FAIL
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary		0
Purpose 1: Score			0
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	The wider strategic parcel GB14B was described as contributing partially to the gap between Hemel Hempstead and Abbots Langley. Sub-area KL-A4 forms part of this wider gap, and also the essential gap between Kings Langley and Abbots Langley. However, with regard to both of these general gaps, the sub-area makes only a limited contribution. The overall gap is of sufficient scale and character that any development in this sub-area is unlikely to cause the merging of these settlements, neither physically or visually.	1
Purpose 2: Score			1
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	The wider Strategic Parcel GB14B was judged to make a partial contribution to Purpose 3. The sub-area KL-A6 has a particularly urban character. Although the sub-area contains areas of open land, it is piecemeal and subject to a number of urbanising influences. It contains a fishery lake and ancillary buildings and allotments to the north, and is surrounded to the north, east and west by the built-development of Kings Langley. Open space has an urban managed character and linkage to the wider Green Belt to the south is particularly weak as a result of the Home Park Mill Link Road. 10.5% of the sub-area is covered by development but it has an inherently urban character.	1
Purpose 3: Score			1

Sub-Area ID	MY-A1		
Area (ha)	66.3		
Location Plan			
Stage 1 Strategic Area	GB19 – Partial Green Belt Land North of Markyate		
Purpose 1	Significant – the parcel is located south of Luton and Dunstable and forms a strong connection with a wider network of parcels to the north to restrict sprawl.		
Purpose 2	Partial – the parcel does not fully separate neighbouring 1 st tier settlements, though contributes to the much wider gap between Luton and Dunstable, and Hemel Hempstead. Much of the area contains limited built development. Any reduction in the gap would not compromise the separation between these settlements but would reduce the overall visual openness of the area.		
Purpose 3	Significant – parcel displays typical rural and countryside characteristics in open arable fields bounded by hedgerows, as well as the estate parkland of Markyate Park and pasture and horticultural uses close to settlements. There are limited built features and there is limited encroachment with intermittent ribbon development along minor routes from Markyate. The major urban influence is the M1, which is well concealed by planting but audibly intrusive. Levels of visual openness are generally high.		
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted	(a) Sub-area is at the edge of one or more distinct large built-up areas.		FAIL

sprawl of large built-up areas	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The sub-area is not at the edge of a large built-up area and is not deemed to meet this purpose.	0
Purpose 1: Score			0
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	<p>The wider strategic parcel GB19 was described as contributing partially to the gap between Hemel Hempstead and Luton and Dunstable.</p> <p>Sub-area MY-A1 forms a very small part of this much wider, strategic gap, but also forms part of the narrow gap between Markyate and the settlements of Slip End and Caddington, preventing ribbon development along Luton Road.</p> <p>The sub-area prevents development that may significantly reduce the actual and perceived distance between the settlements. In particular, the sub-area prevents further ribbon development along the A5 and/or B4540.</p>	5
Purpose 2: Score			5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>The wider Strategic Parcel GB19 was judged to make a significant contribution to Purpose 3.</p> <p>The sub-area MY-A1 is largely consistent with this assessment, consisting predominantly of large arable and pasture fields. The countryside is particularly open here, with few significant field boundaries.</p> <p>At the northern fringe of the sub-area, there is residential ribbon development stretched along the B4540 Luton Road, as well as a large residential care home in the north-east corner of the sub-area. However, this does not have a discernible impact on the area's overall openness.</p> <p>While only 2.5% of the parcel is covered by development, the concentration of ribbon development along Luton Road detracts from the sense of rurality here. Overall though, the sub-area still maintains a largely rural character.</p>	3
Purpose 3: Score			3

Sub-Area ID	MY-A2		
Area (ha)	34.3		
Location Plan			
Stage 1 Strategic Area	GB19 – Partial Green Belt Land North of Markyate		
Purpose 1	Significant – the parcel is located south of Luton and Dunstable and forms a strong connection with a wider network of parcels to the north to restrict sprawl.		
Purpose 2	Partial – the parcel does not fully separate neighbouring 1 st tier settlements, though contributes to the much wider gap between Luton and Dunstable, and Hemel Hempstead. Much of the area contains limited built development. Any reduction in the gap would not compromise the separation between these settlements but would reduce the overall visual openness of the area.		
Purpose 3	Significant – parcel displays typical rural and countryside characteristics in open arable fields bounded by hedgerows, as well as the estate parkland of Markyate Park and pasture and horticultural uses close to settlements. There are limited built features and there is limited encroachment with intermittent ribbon development along minor routes from Markyate. The major urban influence is the M1, which is well concealed by planting but audibly intrusive. Levels of visual openness are generally high.		
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted	(a) Sub-area is at the edge of one or more distinct large built-up areas.		FAIL

sprawl of large built-up areas	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The sub-area is not at the edge of a large built-up area and is not deemed to meet this purpose.	0
Purpose 1: Score			0
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	The wider strategic parcel GB19 was described as contributing partially to the gap between Hemel Hempstead and Luton and Dunstable. Sub-area MY-A2 forms a very small part of this much wider, strategic gap, and also a small part of the narrow gap between Markyate and Slip End. The northern part of the sub-area is particularly important to maintaining the scale of this gap and preventing ribbon development along Hicks Road, thus preventing the coalescence of these settlements.	3
Purpose 2: Score			3
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	The wider Strategic Parcel GB19 was judged to make a significant contribution to Purpose 3. The sub-area MY-A2 is largely consistent with this assessment, consisting predominantly of large arable and pasture fields. Despite a sense of continuity with the wider Green Belt, these connections are diminished somewhat by dense planting around the sub-area's fringes. There is ribbon development along Hicks Road, Windmill Road and Green Lane, including dispersed dwellings, farm buildings and commercial premises. This adds to the sense of enclosure. 6% of the parcel is covered by development. Despite the presence of ribbon development, the sub-area does, overall, maintain a largely rural character.	3
Purpose 3: Score			3

Sub-Area ID	MY-A3
Area (ha)	123.3
Location Plan	
Stage 1 Strategic Area	GB18A – Partial Green Belt Land West of Markyate
Purpose 1	Significant – the parcel is located south of Luton and Dunstable and forms a strong connection with a wider network of parcels to the north to restrict sprawl.
Purpose 2	Partial – the parcel does not fully separate neighbouring 1 st tier settlements, though contributes to the much wider gap between Luton and Dunstable, and Hemel Hempstead. Much of the area contains limited built development. Any reduction in the gap would not compromise the separation between these settlements but would reduce the overall visual openness of the area.
Purpose 3	Significant – parcel displays typical rural and countryside characteristics in open arable fields bounded by hedgerows, with isolated pockets of woodland pasture, estate parkland and pasture and horticulture, particularly close to settlements, predominantly on ridges. The parcel is more wooded to the north-west, with sizeable areas of ancient woodland at Great Branwin’s Wood, Gravelpit Road and Dedmansey Wood. There is very limited built development, apart from the village of Flamstead and patches of light industrial development along the A5. The major urban influence is the M1, which is well concealed by planting but audibly intrusive. Levels of visual openness are generally high.

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Sub-area is at the edge of one or more distinct large built-up areas.	The sub-area is not at the edge of a large built-up area and is not deemed to meet this purpose.	FAIL
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary		0
Purpose 1: Score			0
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	<p>The wider strategic parcel GB18A was described as contributing partially to the gap between Hemel Hempstead and Luton and Dunstable. Sub-area MY-A3 forms a very small part of this much wider, strategic gap, but alone makes no discernable contribution, or to a gap between any other non-Green Belt settlements.</p> <p>It should also be noted that, at the local level, the gap between Markyate and the Green Belt settlement of Flamstead is narrow here. These settlements would be at risk of coalescence from ribbon development along the A5.</p>	0
Purpose 2: Score			0
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>The wider Strategic Parcel GB18A was judged to make a significant contribution to Purpose 3.</p> <p>The sub-area MY-A3 is largely consistent with this assessment, consisting predominantly of large arable and pasture fields. The countryside is particularly open here and devoid of development. Aside from a small garage and sewage works in the extreme north-east of the sub-area adjacent to the A5, and a handful of dispersed farm buildings, there is no development across a wide area. The undulating topography facilitates some long views across open countryside.</p> <p>1% of the parcel is covered by development. The limited development along the A5 does not detract from the particularly unspoilt, rural character of this sub-area.</p>	5
Purpose 3: Score			5

Sub-Area ID	TR-A1		
Area (ha)	65.2		
Location Plan			
Stage 1 Strategic Parcel	GB02 – Green Belt Land Northwest of Tring		
Purpose 1 Summary	Limited / No Contribution – the parcel is located away from the large built-up areas of London, Luton and Dunstable and Stevenage.		
Purpose 2 Summary	Limited / No Contribution – the parcel does not fully separate neighbouring 1 st tier settlements.		
Purpose 3 Summary	Significant – the parcel displays typical rural and countryside characteristics in arable fields with some pasture and a small block of woodland. There is very limited development apart from scattered farm buildings and large scattered single dwellings, and there is no significant encroachment. The north edge of Tring is the main urbanising influence, with a strong and linear settlement boundary defined by the B488. Beyond the edge of the settlement is a sewage works at Tringford Road.		
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Sub-area is at the edge of one or more distinct large built-up areas.	The sub-area is at the edge of the Tring large built-up area.	PASS
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large	The south-west corner of the sub-area is connected with the large built-up area of Tring, preventing its outward sprawl into open land.	3

	built-up area in the absence of another durable boundary	<p>While there is no boundary feature at the edge of the Tring built-up area, there is a regular and rectilinear built form, with the Green Belt boundary following the backs of detached homes with clearly defined, regular gardens.</p> <p>While the larger strategic Green Belt Parcel GB02 made limited or no contribution to this purpose at the strategic level, the sub-area TR-A1 meets this purpose moderately in the Dacorum context.</p>	
Purpose 1: Score			3
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	In line with the assessment for GB02, the sub-area makes no discernible contribution to the gap between Tring and other non-Green Belt settlements.	0
Purpose 2: Score			0
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>The wider Strategic Parcel GB02 was judged to make a significant contribution to Purpose 3.</p> <p>While the sub-area TR-A1 is predominantly consistent with this assessment, largely consisting of open arable and pasture fields, there is limited built development concentrated at its fringes. This includes a sewage works to the east of Tringford Road and a number of dwelling houses and a public house along Bulbourne Road in the east of the parcel.</p> <p>However, the overall openness of the parcel is not affected by these developments and there is a sharp transition from the settlement of Tring to the countryside beyond. Just 4% of the parcel is covered by development and, overall, the sub-area retains an unspoilt rural character.</p>	5
Purpose 3: Score			5

Sub-Area ID	TR-A2		
Area (ha)	88.4		
Location Plan			
Stage 1 Strategic Area	GB04 – Green Belt Land North of Tring		
Purpose 1	Limited / No Contribution – the parcel is located away from the large built-up areas of London, Luton and Dunstable and Stevenage.		
Purpose 2	Significant – the parcel contributes to the strategic gap between Tring and Berkhamsted. The A41 and Tring are generally visually concealed by mature planting. The parcel is highly visible from the A41, though settlements are well concealed by landscape buffering. Any small scale reduction in the size of the gap west of Tring would be unlikely to compromise the separation of the settlements in physical terms or significantly affect its visual openness.		
Purpose 3	Significant – the parcel displays typical rural and countryside characteristics in arable fields bound by mature hedgerows, as well as limited areas of deciduous woodland surrounding Pendley Manor. The main urbanising influences are the major roads and railway line, which are audibly but not, in general, visually intrusive. There is a general absence of built development aside from scattered farm buildings and there is no significant encroachment, which high levels of visual openness.		
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted	(a) Sub-area is at the edge of one or more distinct large built-up areas.	The sub-area is at the edge of the Tring large built-up area.	PASS

sprawl of large built-up areas	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	<p>The western edge of the sub-area is connected with the large built-up area of Tring, preventing its outward sprawl into open land.</p> <p>The boundary between the sub-area and the Tring built-up area is largely durable and permanent, following Grove Road for part of its length. Where there is no specific boundary feature, the Green Belt boundary follows the backs of rectilinear properties with regular, strongly bounded gardens.</p> <p>However, there are some notable anomalies around Netherby Close and Hollyfield Close where the Green Belt boundary cuts through the middle of gardens.</p> <p>While the larger strategic Green Belt Parcel GB04 made limited or no contribution to this purpose at the strategic level, the sub-area TR-A2 is deemed to meet this purpose moderately in the Dacorum context.</p>	3
Purpose 1: Score			3
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	<p>The wider strategic parcel GB04 was described as making a significant contribution to the gap between Tring and Berkhamsted.</p> <p>However, sub-area TR-A2 does not form part of this strategic gap and appears to make no discernible contribution to the gaps between any non-Green Belt settlements.</p>	0
Purpose 2: Score			0
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>The wider Strategic Parcel GB04 was judged to make a significant contribution to Purpose 3.</p> <p>The sub-area TR-A2 is largely consistent with this assessment, mostly consisting of open arable and pasture fields separated by some dense hedgerows and trees.</p> <p>Development is sparse, restricted to a garden centre and clustered farm buildings in the north of the sub-area, which have almost no impact on the openness of the parcel.</p>	5

		Just 2% of the parcel is covered by development and, overall, the sub-area retains an unspoilt rural character.	
Purpose 3: Score			5

Sub-Area ID	TR-A3		
Area (ha)	60.1		
Location Plan			
Stage 1 Strategic Area	GB04 – Green Belt Land North of Tring		
Purpose 1	Limited / No Contribution – the parcel is located away from the large built-up areas of London, Luton and Dunstable and Stevenage.		
Purpose 2	Significant – the parcel contributes to the strategic gap between Tring and Berkhamsted. The A41 and Tring are generally visually concealed by mature planting. The parcel is highly visible from the A41, though settlements are well concealed by landscape buffering. Any small scale reduction in the size of the gap west of Tring would be unlikely to compromise the separation of the settlements in physical terms or significantly affect its visual openness.		
Purpose 3	Significant – the parcel displays typical rural and countryside characteristics in arable fields bound by mature hedgerows, as well as limited areas of deciduous woodland surrounding Pendley Manor. The main urbanising influences are the major roads and railway line, which are audibly but not, in general, visually intrusive. There is a general absence of built development aside from scattered farm buildings and there is no significant encroachment, which high levels of visual openness.		
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted	(a) Sub-area is at the edge of one or more distinct large built-up areas.	The sub-area is at the edge of the Tring large built-up area.	PASS

sprawl of large built-up areas	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	<p>The western edge of the sub-area is connected with the large built-up area of Tring, preventing its outward sprawl into open land.</p> <p>The boundary between the sub-area and the Tring built-up area is, in several places, weakly defined, cutting through the backs of large gardens around Grove Road and not following permanent and durable features.</p> <p>While the larger strategic Green Belt Parcel GB04 made limited or no contribution to this purpose at the strategic level, the sub-area TR-A3 is deemed to meet this purpose moderately in the Dacorum context.</p>	3+
Purpose 1: Score			3+
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	<p>The wider strategic parcel GB04 was described as making a significant contribution to the gap between Tring and Berkhamsted.</p> <p>Sub-area TR-A3 forms a small part of this wider, strategic gap, though in respect of the general gap makes only a limited contribution. The overall gap is of sufficient scale and character that any development in this sub-area is unlikely to cause the merging of these settlements, physically or visually.</p>	1
Purpose 2: Score			1
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>The wider Strategic Parcel GB04 was judged to make a significant contribution to Purpose 3.</p> <p>The sub-area TR-A3 is consistent with this assessment, consisting of large, arable fields. The countryside here is particularly open here and not subject to significant urbanising influences.</p> <p>Development is sparse, limited to two isolated dwellings, one on Marshcroft Lane in the north and one on Station Road in the south.</p> <p>Less than 0.5% of the parcel is covered by development and the sub-area retains a particularly unspoilt rural character.</p>	5
Purpose 3: Score			5

Sub-Area ID	TR-A4		
Area (ha)	59.8		
Location Plan			
Stage 1 Strategic Parcel	GB04 – Green Belt Land North of Tring		
Purpose 1 Summary	Limited / No Contribution – the parcel is located away from the large built-up areas of London, Luton and Dunstable and Stevenage.		
Purpose 2 Summary	Significant – the parcel contributes to the strategic gap between Tring and Berkhamsted. The A41 and Tring are generally visually concealed by mature planting. The parcel is highly visible from the A41, though settlements are well concealed by landscape buffering. Any small scale reduction in the size of the gap west of Tring would be unlikely to compromise the separation of the settlements in physical terms or significantly affect its visual openness.		
Purpose 3 Summary	Significant – the parcel displays typical rural and countryside characteristics in arable fields bound by mature hedgerows, as well as limited areas of deciduous woodland surrounding Pendley Manor. The main urbanising influences are the major roads and railway line, which are audibly but not, in general, visually intrusive. There is a general absence of built development aside from scattered farm buildings and there is no significant encroachment, which high levels of visual openness.		
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted	(a) Sub-area is at the edge of one or more distinct large built-up areas.	The sub-area is at the edge of the Tring large built-up area.	PASS

sprawl of large built-up areas	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The sub-area is connected with the large built-up area of Tring in its north-western corner, preventing its outward sprawl into open land. The boundary between the sub-area and the Tring built-up area is durable and permanent, following Station Road and Cow Lane.	3
Purpose 1: Score			3
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	The wider strategic parcel GB04 was described as contributing significantly to the gap between Tring and Berkhamsted. Sub-area TR-A4 forms a small part of this wider, strategic gap. In particular, the southern half of the sub-area is important to maintaining the scale and openness of the gap and restricting the merging of these settlements.	3
Purpose 2: Score			3
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	The wider Strategic Parcel GB04 was judged to make significant contribution to Purpose 3. In contrast to the wider parcel as a whole, TR-A4 is subject to several urbanising influences. Much of the sub-area encompasses the grounds of Pendley Manor, which although relatively open is semi-managed and consists of several different landscape types. Woodland envelops much of the parcel, restricting connections to the wider countryside to both the north and south, though there are distant views southwards to the Chilterns beyond. Development is concentrated in the north of the parcel along Station Road, consisting of Pendley Manor and a series of ancillary outbuildings as well as other farm buildings. There are also a number of sports facilities on Cow Lane in the east of the parcel, comprising 4 buildings, car parking a bowls green and a number of football/rugby pitches. 6% of the parcel is covered by development overall, but this is concentrated in the north and reduces the sense of rurality here. However, the overall sub-area retains a largely rural character.	3

Purpose 3: Score

3

Sub-Area ID	TR-A5		
Area (ha)	47.0		
Location Plan			
Stage 1 Strategic Parcel	GB03 – Green Belt Land South West of Tring		
Purpose 1 Summary	Limited / No Contribution – the parcel is located away from the large built-up areas of London, Luton and Dunstable and Stevenage.		
Purpose 2 Summary	Partial – the parcel contributes to the strategic gap between Tring and Berkhamsted. The A41 and Tring are generally visually concealed by mature planting. There is some visibility of the gap from the A41, and though any reduction in the size of the gap west of Tring would be unlikely to compromise the separation of the settlements in physical terms, the visual openness and character of the parcel would be heavily impacted.		
Purpose 3 Summary	Partial – the parcel displays typical rural and countryside characteristics in a mixture of arable and pasture fields, and estate parkland. Tring Park provides a distinctive landscape and includes a number of fine mature trees. The main urbanising influence is the surrounding roads, including the audibly intrusive A41, B488 and Aylesbury Road which enclose the parcel and disconnect it from the surrounding countryside. The south has been subject to encroachment by large single dwellings and the parcel as a whole displays some urban fringe characteristics.		
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted	(a) Sub-area is at the edge of one or more distinct large built-up areas.	The sub-area is at the edge of the Tring large built-up area.	PASS

sprawl of large built-up areas	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	<p>The sub-area is connected, along its northern, and part of its western boundaries, with the large built-up area of Tring, preventing its outward sprawl into open land.</p> <p>The boundary between the sub-area and the Tring built-up area is predominantly durable and permanent, in part following Station Road. Where there is no specific boundary feature around Damask Close and Dorian Close, the Green Belt boundary follows the backs of detached properties with strongly bounded, regular gardens.</p>	3
Purpose 1: Score			3
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	<p>The strategic parcel GB03 focused on the contribution of the wider parcel to the gap between Tring and Berkhamsted.</p> <p>Sub-area TR-A5 forms part of this wider, strategic gap. In particular, the southern part of the sub-area is important to maintaining the scale and openness of the gap and restricting the merging of these settlements.</p>	3
Purpose 2: Score			3
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>The wider Strategic Parcel GB03 was judged to make only a partial contribution to Purpose 3.</p> <p>TR-A5 is consistent with this assessment. While much of the sub-area consists of pasture fields, its openness is impacted somewhat by built development in the north-west, adjacent to Tring. A sports club and brewery provide a gradual transition in character from semi-urban to rural. Beyond this to the south, the land parcel opens out with long views to open countryside and the Chilterns beyond, though the A41 and the village of Wiggington diminish the unspoilt nature of this.</p> <p>While 4.5% of the parcel is covered by development, the mixture of land uses in the north-west of the sub area and the concentration of development reduces the sense of rurality here. However, as a whole, the sub-area retains largely rural character.</p>	3
Purpose 3: Score			3

Sub-Area ID	TR-A6		
Area (ha)	32.8		
Location Plan			
Stage 1 Strategic Parcel	GB03 – Green Belt Land South West of Tring		
Purpose 1 Summary	Limited / No Contribution – the parcel is located away from the large built-up areas of London, Luton and Dunstable and Stevenage.		
Purpose 2 Summary	Partial – the parcel contributes to the strategic gap between Tring and Berkhamsted. The A41 and Tring are generally visually concealed by mature planting. There is some visibility of the gap from the A41, and though any reduction in the size of the gap west of Tring would be unlikely to compromise the separation of the settlements in physical terms, the visual openness and character of the parcel would be heavily impacted.		
Purpose 3 Summary	Partial – the parcel displays typical rural and countryside characteristics in a mixture of arable and pasture fields, and estate parkland. Tring Park provides a distinctive landscape and includes a number of fine mature trees. The main urbanising influence is the surrounding roads, including the audibly intrusive A41, B488 and Aylesbury Road which enclose the parcel and disconnect it from the surrounding countryside. The south has been subject to encroachment by large single dwellings and the parcel as a whole displays some urban fringe characteristics.		
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted	(a) Sub-area is at the edge of one or more distinct large built-up areas.	The sub-area is at the edge of the Tring large built-up area.	PASS

sprawl of large built-up areas	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	<p>The sub-area is connected, along parts of its northern boundary, with the large built-up area of Tring, preventing its outward sprawl into open land.</p> <p>For the most part, there is no specific boundary feature at the edge of the Tring built-up area and the sub-area. Even so, much of the edge is durable and defensible, following densely planted backs of properties, though the boundary definition appears weaker around Tring Memorial Gardens.</p>	3
Purpose 1: Score			3
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	The strategic parcel GB03 focused on the contribution of the wider parcel to the gap between Tring and Berkhamsted. Sub-area TR-A6 does not form part of this gap and does not provide a discernible gap between Tring and any other settlement.	0
Purpose 2: Score			0
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>The wider Strategic Parcel GB03 was judged to make only a partial contribution to Purpose 3.</p> <p>TR-A6 maintains a particularly unspoilt and open character, encompassing the wider area of Tring Park which stretches across the A41 to the south. While the road creates a degree of severance visually, there is a sense that this is a strong relationship between these countryside areas.</p> <p>The parkland consists of small areas of woodland and meadows. Development is restricted to a small handful of dwellings which have no impact on the openness of the sub-area.</p> <p>1% of the parcel is covered by development and the sub-area maintains an unspoilt rural character, despite its close proximity to Tring and the influence of the A41.</p>	5
Purpose 3: Score			5

Sub-Area ID	TR-A7		
Area (ha)	24.5		
Location Plan			
Stage 1 Strategic Parcel	GB03 – Green Belt Land South West of Tring		
Purpose 1 Summary	Limited / No Contribution – the parcel is located away from the large built-up areas of London, Luton and Dunstable and Stevenage.		
Purpose 2 Summary	Partial – the parcel contributes to the strategic gap between Tring and Berkhamsted. The A41 and Tring are generally visually concealed by mature planting. There is some visibility of the gap from the A41, and though any reduction in the size of the gap west of Tring would be unlikely to compromise the separation of the settlements in physical terms, the visual openness and character of the parcel would be heavily impacted.		
Purpose 3 Summary	Partial – the parcel displays typical rural and countryside characteristics in a mixture of arable and pasture fields, and estate parkland. Tring Park provides a distinctive landscape and includes a number of fine mature trees. The main urbanising influence is the surrounding roads, including the audibly intrusive A41, B488 and Aylesbury Road which enclose the parcel and disconnect it from the surrounding countryside. The south has been subject to encroachment by large single dwellings and the parcel as a whole displays some urban fringe characteristics.		
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted	(a) Sub-area is at the edge of one or more distinct large built-up areas.	The sub-area is at the edge of the Tring large built-up area.	PASS

sprawl of large built-up areas	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	<p>The sub-area is connected along its northern boundary with the large built-up area of Tring, preventing its outward sprawl into open land (though there is a considerably greater level of openness in the east of the sub-area than the west).</p> <p>The boundary between the sub-area and the Tring built-up area is predominantly durable and permanent, consisting, for the most part, of Park Road. Where there is no specific boundary feature around Woodland Close, the Green Belt boundary follows the backs of semi-detached properties with strongly bounded, regular gardens.</p>	3
Purpose 1: Score			3
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	The strategic parcel GB03 focused on the contribution of the wider parcel to the gap between Tring and Berkhamsted. Sub-area TR-A7 does not form part of this gap and does not provide a discernible gap between Tring and any other settlement.	0
Purpose 2: Score			0
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>The wider Strategic Parcel GB03 was judged to make only a partial contribution to Purpose 3.</p> <p>Sub-area TR-A7 has been subject to several urbanising influences. The sub-area has suffered encroachment, with dwellings clustered in the north-west, centre and south-west. There are a significant number of dwellings at Woodland Farm, with sprawling gardens and man-made features such as swimming pools.</p> <p>However, the east of the sub-area has a very different character, consisting of large pasture fields and paddocks, with vistas outwards across open fields to the south and towards distant hills. There is a sense of being on the edge of the countryside here, and the A41 is out of view.</p> <p>Although only 4.5% of the parcel is covered by development, the concentration of built form in the west of the sub-area reduces the sense of rurality here. The east of the sub-area remains relatively unspoilt and, overall, the sub-area retains a largely rural character.</p>	3

Purpose 3: Score

3

Sub-Area ID	TR-A8		
Area (ha)	110.4		
Location Plan			
Stage 1 Strategic Parcel	GB02 – Green Belt Land Northwest of Tring		
Purpose 1 Summary	Limited / No Contribution – the parcel is located away from the large built-up areas of London, Luton and Dunstable and Stevenage.		
Purpose 2 Summary	Limited / No Contribution – the parcel does not fully separate neighbouring 1 st tier settlements.		
Purpose 3 Summary	Significant – the parcel displays typical rural and countryside characteristics in arable fields with some pasture and a small block of woodland. There is very limited development apart from scattered farm buildings and large scattered single dwellings, and there is no significant encroachment. The north edge of Tring is the main urbanising influence, with a strong and linear settlement boundary defined by the B488. Beyond the edge of the settlement is a sewage works at Tringford Road.		
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Sub-area is at the edge of one or more distinct large built-up areas.	The sub-area is at the edge of the Tring large built-up area.	PASS
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large	The south-eastern edge of the sub-area is connected with the large built-up area of Tring, preventing its outward sprawl into open land.	3

	built-up area in the absence of another durable boundary	<p>The boundary between the sub-area and the Tring built-up area is durable and permanent, consisting of the B488.</p> <p>While the larger strategic Green Belt Parcel GB02 made limited or no contribution to this purpose at the strategic level, the sub-area TR-A8 is deemed to meet this purpose moderately in the Dacorum context.</p>	
Purpose 1: Score			3
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	The sub-area TR-A8 forms part of the narrow gap between Tring and Aston Clinton, though in respect of the general gap it makes only a limited contribution, specifically in relation to ribbon development along the B488. The gap is of sufficient scale and character that any development is unlikely to cause the merging of these settlements.	1
Purpose 2: Score			1
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>The wider Strategic Parcel GB02 was judged to make a significant contribution to Purpose 3.</p> <p>The sub-area TR-A8 is consistent with this assessment, consisting of open arable and pasture fields. There are long vistas outwards from Tring across open fields and towards distant countryside.</p> <p>Only 2% of the parcel is covered by development.</p> <p>Built development is restricted to small number of isolated farm buildings in the south and north-east of the sub-area, a small car garage and light industrial units, but the openness of the parcel is not overly affected by these and the sub-area maintains an unspoilt rural character.</p>	5
Purpose 3: Score			5

Sub-Area ID	TR-A9		
Area (ha)	48.2		
Location Plan			
Stage 1 Strategic Area	GB02 – Green Belt Land Northwest of Tring		
Purpose 1	Limited / No Contribution – the parcel is located away from the large built-up areas of London, Luton and Dunstable and Stevenage.		
Purpose 2	Limited / No Contribution – the parcel does not fully separate neighbouring 1 st tier settlements.		
Purpose 3	Significant – the parcel displays typical rural and countryside characteristics in arable fields with some pasture and a small block of woodland. There is very limited development apart from scattered farm buildings and large scattered single dwellings, and there is no significant encroachment. The north edge of Tring is the main urbanising influence, with a strong and linear settlement boundary defined by the B488. Beyond the edge of the settlement is a sewage works at Tringford Road.		
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Sub-area is at the edge of one or more distinct large built-up areas.	The sub-area is at the edge of the Tring large built-up area.	PASS
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large	The south-eastern edge of the sub-area is connected with the large built-up area of Tring, preventing its outward sprawl into open land.	3

	built-up area in the absence of another durable boundary	<p>The boundary between the sub-area and the Tring built-up area is durable and permanent, consisting of the B488 and the Wendover Arm of the Grand Union Canal.</p> <p>While the larger strategic Green Belt Parcel GB02 made limited or no contribution to this purpose at the strategic level, the sub-area TR-A9 is deemed to meet this purpose moderately in the Dacorum context.</p>	
Purpose 1: Score			3
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	In line with the assessment for GB02, the sub-area makes no discernible contribution to the gap between Tring and other non-Green Belt settlements.	0
Purpose 2: Score			0
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>The wider Strategic Parcel GB02 was judged to make a significant contribution to Purpose 3.</p> <p>The sub-area TR-A9 is predominantly consistent with this assessment, largely consisting of open arable and pasture fields and woodland. There are limited examples of dispersed developments at its fringes, including a small cluster of dwellings along Little Tring Road and a number of farm buildings in the far north-west. There is also a football pitch in the south-east of the sub-area.</p> <p>However, just 1.5% of the parcel is covered by development and neither the openness of the parcel nor the character is overly affected by developments; the release of this sub-area would represent a significant encroachment beyond the solid settlement edge provided by the B488 and the sub-area maintains an unspoilt rural character.</p>	5
Purpose 3: Score			5

Sub-Area ID	D-S1a
Area (ha)	19.3
Location Plan	
Stage 1 Strategic Parcel	GB03 – Green Belt Land South West of Tring
Purpose 1 Summary	Limited / No Contribution – the parcel is located away from the large built-up areas of London, Luton and Dunstable and Stevenage.
Purpose 2 Summary	Partial – the parcel contributes to the strategic gap between Tring and Berkhamsted. The A41 and Tring are generally visually concealed by mature planting. There is some visibility of the gap from the A41, and though any reduction in the size of the gap west of Tring would be unlikely to compromise the separation of the settlements in physical terms, the visual openness and character of the parcel would be heavily impacted.
Purpose 3 Summary	Partial – the parcel displays typical rural and countryside characteristics in a mixture of arable and pasture fields, and estate parkland. Tring Park provides a distinctive landscape and includes a number of fine mature trees. The main urbanising influence is the surrounding roads, including the audibly intrusive A41, B488 and Aylesbury Road which enclose the parcel and disconnect it from the surrounding countryside. The south has been subject to encroachment by large single dwellings and the parcel as a whole displays some urban fringe characteristics.
Sub-area Commentary	Land to the west and southwest of Tring is considered to contribute least towards the Green Belt purposes. This sub-area is enclosed by the B488, A41 and west edge of Tring, and contains the Aylesbury Road. It is therefore subject to urban influence and localised levels of landscape enclosure as it is bound by physical features which interrupt the landscape and act as barriers to the wider countryside. In relation to the overall parcel assessment this sub-

	area does not make a significant contribution towards preserving setting. Furthermore, a reduction in the size of the parcel would not significantly compromise the primary functions of the Green Belt or the separation of existing settlements. Assessed in isolation the strategic sub-area makes a limited or no contribution towards all of the five Green Belt purposes assessed.		
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Sub-area is at the edge of one or more distinct large built-up areas.	The sub-area is at the edge of the Tring large built-up area.	PASS
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	<p>The sub-area is partially enclosed by the large built-up area of Tring to the north. The release of Local Allocation LA5 from the Green Belt will further increase this sense of enclosure within Tring. Furthermore, built form extends into the Green Belt to the east of the parcel and major roads restricting connectivity to surrounding Green Belt to both the south and west.</p> <p>The A41 is a major physical barrier to sprawl along the south of the sub-area, while there are two dense, long established tree buffers and a footpath which physically separate the eastern and western parts of the sub-area.</p> <p>The boundary between the sub-area and the Tring built-up area is durable and permanent, consisting of the B4635.</p>	1
Purpose 1: Score			1
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	<p>The strategic parcel GB03 focused on the contribution of the wider parcel to the gap between Tring and Berkhamsted. Sub-area D-S1a does not form part of this gap but does form part of the much narrower gap between Tring and Aston Clinton.</p> <p>The western part of the sub-area in particular would be important to maintaining the physical and perceptual scale of the gap and preventing the coalescence of these settlements.</p>	3
Purpose 2: Score			3
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>The wider Strategic Parcel GB03 was judged to make only a partial contribution to Purpose 3.</p> <p>Despite its proximity to urbanising influences, sub-area D-S1a is retains some countryside characteristics, consisting largely of open arable fields. This is diminished somewhat in the east by allotment gardens, though built development is restricted</p>	3

		<p>to a small number of dwellings along the B4635. The B4635 and A41 do restrict the openness of the parcel somewhat.</p> <p>There are vistas outwards across open fields to the south and towards distant hills.</p> <p>Less than 0.5% of the parcel is covered by development, but the urbanising influence in the east of the sub-area have an impact on its character at the local level. Despite this, the parcel retains a largely rural character.</p>	
Purpose 3: Score			3

Sub-Area ID	D-S1b
Area (ha)	9.6
Location Plan	
Stage 1 Strategic Parcel	GB03 – Green Belt Land South West of Tring
Purpose 1 Summary	Limited / No Contribution – the parcel is located away from the large built-up areas of London, Luton and Dunstable and Stevenage.
Purpose 2 Summary	Partial – the parcel contributes to the strategic gap between Tring and Berkhamsted. The A41 and Tring are generally visually concealed by mature planting. There is some visibility of the gap from the A41, and though any reduction in the size of the gap west of Tring would be unlikely to compromise the separation of the settlements in physical terms, the visual openness and character of the parcel would be heavily impacted.
Purpose 3 Summary	Partial – the parcel displays typical rural and countryside characteristics in a mixture of arable and pasture fields, and estate parkland. Tring Park provides a distinctive landscape and includes a number of fine mature trees. The main urbanising influence is the surrounding roads, including the audibly intrusive A41, B488 and Aylesbury Road which enclose the parcel and disconnect it from the surrounding countryside. The south has been subject to encroachment by large single dwellings and the parcel as a whole displays some urban fringe characteristics.
Sub-area Commentary	Land to the west and southwest of Tring is considered to contribute least towards the Green Belt purposes. This sub-area is enclosed by the B488, A41 and west edge of Tring, and contains the Aylesbury Road. It is therefore subject to urban influence and localised levels of landscape enclosure as it is bound by physical features which interrupt the landscape and act as barriers to the wider countryside. In relation to the overall parcel assessment this sub-

	area does not make a significant contribution towards preserving setting. Furthermore, a reduction in the size of the parcel would not significantly compromise the primary functions of the Green Belt or the separation of existing settlements. Assessed in isolation the strategic sub-area makes a limited or no contribution towards all of the five Green Belt purposes assessed.		
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Sub-area is at the edge of one or more distinct large built-up areas.	The sub-area is at the edge of the Tring large built-up area.	PASS
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	Subject to the removal of Local Allocation 5 from the Green Belt, the eastern edge of the sub-area would be connected with the large built-up area of Tring, preventing its outward sprawl into open land. Presently, this boundary is relatively weak, consisting of hedgerows which define the existing settlement pattern. While the larger strategic Green Belt Parcel GB03 made limited or no contribution to this purpose at the strategic level, the sub-area D-S1b is deemed to meet this purpose moderately in the Dacorum context.	3+
Purpose 1: Score			3+
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	The strategic parcel GB03 focused on the contribution of the wider parcel to the gap between Tring and Berkhamsted. Sub-area D-S1b does not form part of this gap but does form part of the much narrower gap between Tring and Aston Clinton. Although the A41 separates the two settlements physically, the gap is small and feels smaller as a result of ribbon development along the B4009; this sub-area provides the final area of open land preventing the coalescence of the two settlements. The sub-area prevents development that would reduce the perceived distance between the settlements.	5
Purpose 2: Score			5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	The wider Strategic Parcel GB03 was judged to make only a partial contribution to Purpose 3. Sub-area D-S1b is the most unspoilt part of this wider area, consisting of open arable fields. Despite being bounded by roads to both the north and south, there is a sense that the parcel forms part of a wider swathe	5

		<p>of countryside stretching westwards towards the Chilterns. There are long vistas outwards from Tring across open fields and towards distant hills.</p> <p>The sub-area is completely undeveloped and feels very open.</p> <p>While the sub-area is of a particularly small scale (and thus encroachment would be limited to only a small area), it is deemed that the particularly unspoilt character of the parcel and its strong openness (only 1.5% of the parcel is covered by development) make it particularly important for preventing the encroachment of Tring into the countryside.</p>	
Purpose 3: Score			5