






## Site 18



Key:

	Site boundary
00	Site number
	Dacorum boundary
	Dacorum Green Belt
	Green Belt in neighbouring authority
	Boundary assessed as weak

## Green Belt Boundary Assessment

Site	18 - Land east of Darrs Lane	Arup GB Stage 2 Site	BK-A12
Settlement	Berkhamsted		
Analysis if retained as Green Belt	<p>The site is split into two distinct areas, separated by Bell Lane. In this assessment the two areas will be considered separately as they are not physically joined.</p> <p><b>Eastern area of the site</b>                      The northern boundary is demarcated by curtilage fencing of residential gardens and the backs of brick garages along Westfield Road, Chaucer Close and Durrants Lane. The gardens are regular, forming a strong boundary line that is readily recognisable and likely to be permanent.</p> <p>To the east, the site is bounded by Durrants Lane, which is readily recognisable and likely to be permanent.</p> <p><b>Western area of the site</b>                      The northern boundary is formed of curtilage fencing of residential gardens to the west along Granville Road and a spur of Bell Lane leading to residential properties to the east. These features are readily recognisable, forming a boundary that is likely to be permanent.</p>		
Recommendation	If this site is retained as Green Belt, no boundary strengthening is required.		
Analysis if released for development	<p><b>Eastern area of the site</b>                      The southern boundary of the site is formed by a dense block of woodland. Due to the strong and mature nature of this feature, the boundary is considered to be well defined such that it is readily recognisable and likely to be permanent.</p> <p>The western boundary is formed of Bell Lane, which is a readily recognisable feature that is likely to be permanent.</p> <p><b>Western area of the site</b>                      The southern boundary is demarcated by Shootersway, which is a readily recognisable feature that is likely to be permanent.</p> <p>The eastern boundary is formed of Bell Lane, which is a readily recognisable feature that is likely to be permanent</p> <p>The western boundary is formed by Darr's Lane, a feature that is likely to be permanent and is readily recognisable.</p>		
Recommendation	If this site is released for development, no boundary strengthening is required.		
Anomalies	<p>The site is split into two entirely separate areas that are not joined. If released for development this would result in a small slither of Green Belt along Bell Lane, almost completely surrounded by built form. Additionally, to the south-east of the site, there is another slither of Green Belt that follows part of Durrants Lane, which would be almost completely surrounded by built form. If this site is released for development, these two slithers should also be released.</p>		



View along Bell Lane facing north



View along Bell Lane facing south



View of north boundary of western area of the site, formed of backs of gardens and garages








Panoramic view from the south-western corner of the western area of the site



## Site 20



Key:

	Site boundary
00	Site number
	Dacorum boundary
	Dacorum Green Belt
	Green Belt in neighbouring authority
	Boundary assessed as weak

Green Belt Boundary Assessment			
Site	20 - Lockfield	Arup GB Stage 2 Site	BK-A1 (eastern section)
Settlement	Berkhamsted		
Analysis if retained as Green Belt	To the south-east the site is bounded by the B4506 New Road, which is a readily recognisable feature and likely to be permanent. The road is lined by dense vegetation, which acts as a visual barrier.		
Recommendation	If this site is retained as Green Belt, no boundary strengthening is required.		
Analysis if released for development	The north-east boundary is formed by railway lines, which are a readily recognisable feature that is likely to be permanent.		
	The north-western boundary is not formed of any physical features and, as such, is a very weak edge which is not recognisable.  The south-western boundary is demarcated by the Grand Union Canal. This boundary is considered to be readily recognisable and likely to be permanent.		
Recommendation	If this site is released for development, it boundary strengthening is recommended along the north-western boundary.		
Anomalies	If this site is released for development, one Green belt anomaly would be created as a section of the canal would remain in the Green Belt but would be surrounded by built development. If this site is released for development it is recommended that this area is also removed from the Green Belt.		



View of south-eastern boundary facing north east along B4506



View of south-western boundary facing north-west along Grand Union Canal towpath



View across Grand Union Canal facing north across the site








Panoramic view from south-western boundary facing north-east across the site



## Site 33



Key:

	Site boundary
00	Site number
	Dacorum boundary
	Dacorum Green Belt
	Green Belt in neighbouring authority
	Boundary assessed as weak

Green Belt Boundary Assessment			
Site	33- Duckhall Farm	Arup GB Stage 2 Site	BV-A2
Settlement	Bovingdon		
Analysis if retained as Green Belt	<p>The south-eastern boundary is formed of curtilage fencing of residential gardens on B4505 Hempstead Road. The gardens are regular and hence are considered to be a readily recognisable feature that is likely to be permanent.</p> <p>The south-western boundary comprises curtilage fencing at Honours Farm and dense tree planting along Newhouse Road. As the tree planting is considered to be significantly dense, both boundary features are assessed to be readily recognisable and likely to be permanent.</p>		
Recommendation	If this site is retained as Green Belt, no boundary strengthening is required.		
Analysis if released for development	<p>The north-eastern boundary is formed of semi-mature lines of trees. This is not considered to be a recognisable feature and hence this is a weak boundary.</p> <p>The north-western boundary comprises semi-mature lines of trees which is not considered to be recognisable. This boundary is adjacent to HMP The Mount Prison, which is bounded by security fencing, off-set a few metres from the site boundary; this influence strengthens the boundary.</p>		
Recommendation	If this site is released for development, boundary strengthening is recommended along the north-eastern and north-western boundaries.		
Anomalies	None identified.		



View of north-west boundary towards HMP The Mount Prison



View of south-western boundary along Newhouse Road



View of south-western boundary








View from north-western boundary facing east



## Site 35



Key:

	Site boundary
00	Site number
	Dacorum boundary
	Dacorum Green Belt
	Green Belt in neighbouring authority
	Boundary assessed as weak

Green Belt Boundary Assessment			
Site	35 - Grange Farm	Arup GB Stage 2 Site	BV-A6
Settlement	Bovingdon		
Analysis if retained as Green Belt	The north-eastern boundary is partially formed of curtilage fencing of residential properties. The fencing is regular and is considered to be a recognisable feature that is likely to be permanent. The remainder of this boundary is weakly demarcated by trees and an area of car parking.		
Recommendation	If this site is retained as Green Belt, boundary strengthening could be considered along the weaker section of the north-eastern boundary.		
Analysis if released for development	The south-eastern boundary is irregularly bounded by building edges and dispersed trees. This is assessed to be a weak boundary that is not durable.		
	The south-western boundary is formed by Green Lane, which is considered to be readily recognisable and likely to be permanent.  The north-western boundary is formed by Chesham Road, which is considered to be readily recognisable and likely to be permanent.		
Recommendation	If this site is released for development, boundary strengthening is recommended along the south-eastern boundary.		
Anomalies	If this site is released for development, one Green belt anomaly would be created as there would be a thin slither of Green Belt to the north-east of the parcel. If this site is released for development it is recommended that this area is also removed from the Green Belt.		



View from south-western boundary facing north



View from south-western boundary facing north



View along Meadow Drive from Green Lane, facing north



View from centre of the site facing towards the north-east boundary



## Site 39



Key:

	Site boundary
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	Dacorum boundary
	Dacorum Green Belt
	Green Belt in neighbouring authority
	Boundary assessed as weak

Green Belt Boundary Assessment			
Site	39 - Homefield	Arup GB Stage 2 Site	D-SS2
Settlement	Bovingdon		
Analysis if retained as Green Belt	<p>It is highlighted that it was not possible to access much of the site and so this assessment has largely been undertaken using aerial imagery.</p> <p>The north-east and north-west boundaries are marked by the rear curtilage boundaries of the surrounding dwellings on Green Lane, Homefield, Yew Tree Drive and Austins Mead. Given that these curtilage boundaries are well-defined and relatively straight edged, they are considered readily recognisable and also likely to be permanent.</p>		
Recommendation	If the site is retained as Green Belt, no boundary strengthening required.		
Analysis if released for development	<p>It is highlighted that it was not possible to access much of the site and so this assessment has largely been undertaken using aerial imagery.</p> <p>The south-east and southern part of the south-west boundaries are clearly marked by mature trees planted at relatively regular intervals and dense hedgerow; this represents an established planting buffer. The north part of the south-west boundary appears to have less densely planted boundary treatment. Although the boundaries are large considered recognisable, they are not considered durable.</p>		
Recommendation	If the site is released for development, boundary strengthening to the south-east and south-west boundary is recommended.		
Anomalies	None identified.		








View taken from north facing towards trees and hedgerow on south-east boundary.



## Site 41/ 42



Key:

	Site boundary
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	Dacorum boundary
	Dacorum Green Belt
	Green Belt in neighbouring authority
	Boundary assessed as weak

Green Belt Boundary Assessment			
Site	41/ 42 - Land north of Vicarage Lane/ Land south of Hempstead Road	Arup GB Stage 2 Site	BV-A3 (south-west section)
Settlement	Bovingdon		
Analysis if retained as Green Belt	The site is bounded by Green Belt land on all sides, as such there is no Green Belt boundary with a built-up area. Therefore, it is not necessary to review the existing boundaries.		
Recommendation	If the site is retained as Green Belt, no boundary strengthening is required.		
Analysis if released for development	The north-west boundary is demarcated by a highway (Hempstead Road/ B4505), which is considered readily recognisable and likely to be permanent.		
	The north-east and south-east boundaries are marked by mature trees which are sufficiently established as readily recognisable features and are also likely to be permanent.  However, the south-west boundary is inconsistently planted and so does not follow an obvious path. This boundary would therefore not be considered readily recognisable or likely to be permanent.		
Recommendation	If the site is released for development, boundary strengthening to the south-west is recommended.		
Anomalies	None identified.		



View taken from north looking along north site boundary.









View taken from north looking towards the north-west boundary.



## Site 62



Key:

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	Dacorum boundary
	Dacorum Green Belt
	Green Belt in neighbouring authority
	Boundary assessed as weak

Green Belt Boundary Assessment			
Site	62 - Fields End Farm	Arup GB Stage 2 Site	HH-A6 (West section)
Settlement	Hemel Hempstead		
Analysis if retained as Green Belt	The southern boundary is marked by a very dense and wide buffer of mature trees and vegetation. It is considered a readily recognisable and likely to be permanent boundary.		
Recommendation	If the site is retained as Green Belt, no boundary strengthening is required.		
Analysis if released for development	<p>The north-west boundary is clearly demarcated by a minor highway, Fields End Lane and so is readily recognisable and likely to be permanent.</p> <p>The north-eastern boundary is marked by dense, tall hedgerow, which separates the site from a Public Right of Way. There is also a triangle of young woodland behind the hedgerow adjacent to Fields End Lane which strengthens the boundary. The block of woodland is significantly dense to be considered as a readily recognisable feature that is likely to be permanent; however the hedgerow and Public Right of Way are not considered to be durable or recognisable features.</p> <p>The western boundary partly runs along Pouchen End Lane, and inconsistently follows the curtilages of buildings along this highway. This means that the boundary is unclear and less readily recognisable.</p>		
Recommendation	If the site is released in isolation for development, boundary strengthening to the west boundary is recommended. If this site is released in combination with the neighbouring site, the recommendations that relate to the outer edges of the land released will apply.		
Anomalies	None identified.		



View taken on Right of Way to eastern site boundary








View taken from west side of site looking towards dense vegetation buffer on south boundary  
(Source: Google Maps, August 2016)



## Site 63



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	Dacorum boundary
	Dacorum Green Belt
	Green Belt in neighbouring authority
	Boundary assessed as weak

Green Belt Boundary Assessment			
Site	63 - Fields End Lane	Arup GB Stage 2 Site	HH-A6 (west side)
Settlement	Hemel Hempstead		
Analysis if retained as Green Belt	The curved eastern and south-east boundary is demarcated by a dense belt of woodland planting. Due to the strong and mature nature of this feature, the boundary is considered to be well defined such that it is readily recognisable and likely to be permanent.		
Recommendation	If this site is retained as Green Belt, no boundary strengthening is required.		
Analysis if released for development	<p>The northern-western boundary lies along Fields End Lane, which is bordered by mature hedgerow and scrub. Field End Lane is a readily recognisable feature, which is likely to be permanent.</p> <p>The western boundary is formed of a line of dense, tall hedgerow, which separates the site from a Public Right of Way running along this edge in between the site and Field Ends Farm. In the western-most corner of the site there is a triangle of young woodland behind the hedgerow, which further encloses the site. The block of woodland is significantly dense to be considered as a readily recognisable feature that is likely to be permanent; however the hedgerow and Public Right of Way are not considered to be durable or recognisable features.</p>		
Recommendation	If this site is released in isolation for development, boundary strengthening is recommended along the weaker section of the western boundary. If this site is released in combination with the neighbouring site, the recommendations that relate to the outer edges of the land released will apply.		
Anomalies	None identified		



View facing south-east to the development beyond the southern boundary



View from western boundary facing south along a dense hedgerow adjacent to a Public Right of Way



View from north-western corner facing south-eastwards through young woodland feature








Panoramic view from western boundary facing south towards the settlement



## Site 66



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	Dacorum Green Belt
	Green Belt in neighbouring authority
	Boundary assessed as weak

Green Belt Boundary Assessment			
Site	66 - Lane adjacent to The Red Lion	Arup GB Stage 2 Site	HH-A12
Settlement	Hemel Hempstead		
Analysis if retained as Green Belt	<p>It is highlighted that it was not possible to undertake a site visit for this site and so the assessment is based on aerial and Street View imagery.</p> <p>The north-west boundary is defined by a buffer of vegetation. Although it is dense, the trees and shrubs are of varying heights and different species. They therefore have a scrub like appearance that does not form a straight edge and so the boundary treatment is considered weak.</p> <p>The north-east boundary is clearly marked by the canal which is considered readily recognisable and likely to be permanent.</p>		
Recommendation	If the site is retained as Green Belt, boundary strengthening to the north-west boundary could be considered.		
Analysis if released for development	<p>The south-west boundary is formed by a trunk highway, London Road/ A4251, and so is readily recognisable and likely to be permanent.</p> <p>The south-east boundary is demarcated by an area of car parking and weakly dispersed trees. This boundary is not considered readily recognisable or durable.</p>		
Recommendation	If the site is released for development, boundary strengthening is recommended along the weaker section of the south-east boundary.		
Anomalies	If this site is released for development, one Green belt anomaly would be created as there would be a thin slither of Green Belt to the north-east of the parcel. If this site is released for development it is recommended that this area is also removed from the Green Belt.		





View taken from east of site facing canal bank on north-eastern boundary (Source: Google Maps, May 2019)



View taken from south of site facing canal and towpath (Source: Google Maps, April 2019)



View taken from west of site facing north-eastwards (Source: Google Maps, April 2019)



View taken from west of site looking towards north-west and north-east boundaries (Source: Google Maps, April 2019)

## Site 72



Green Belt Boundary Assessment			
Site	72 - Land south of Link Road/ west of Fletcher Way	Arup GB Stage 2 Site	HH-A3 (small section to west)
Settlement	Hemel Hempstead		
Analysis if retained as Green Belt	The curving south-eastern boundary is defined by a highway, Fletcher Way. As such, the boundary is considered readily recognisable and likely to be permanent.		
Recommendation	If the site is retained as Green Belt, no boundary strengthening is required.		
Analysis if released for development	The north and west boundaries are well demarcated by made roads, namely Link Road and Piccotts End Road, and so are readily recognisable and likely to be permanent. However, the east boundary appears to cross through an established woodland and so is not marked by any marked clear boundary features.		
Recommendation	If the site is released for development, boundary strengthening to the east is recommended.		
Anomalies	None identified.		

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View taken from north-east section of site facing towards 'scrubby woodland'.



View taken from east side of site facing towards south-west boundary.



View taken from west side of site showing west boundary on right.



View taken from east side of site showing north boundary on left.