
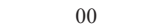






Site 114



Key:

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

Green Belt Boundary Assessment			
Site	114 - Land south of London Road	Arup GB Stage 2 Site	MY-A3 (south-eastern section)
Settlement	Markyate		
Analysis if retained as Green Belt	<p>The relevant short section to the north-east boundary is bordered by a highway, London Road, which would be considered a readily recognisable and likely to be a permanent feature.</p> <p>The north-west boundary follows residential curtilages pertaining to dwellings on Dammersey Close and so is considered readily recognisable and likely to be permanent.</p>		
Recommendation	If the site is retained as Green Belt, no boundary strengthening is required.		
Analysis if released for development	<p>The north east boundary is bordered by an unnamed minor road, making it readily recognisable and likely to be a permanent feature.</p> <p>The south-east boundary partly follows the same minor road, but is mainly bordered by field boundary vegetation. While the vegetation comprises some mature trees and shrubs, there are some clear gaps giving rise to a weak boundary.</p> <p>The south-west boundary comprises a mix of mature deciduous and coniferous trees, as well as hedgerow. It is noted that there is a short gap to the north-west side, adjacent to some outbuildings. As such, this boundary is also not entirely defensible.</p>		
Recommendation	If the site is released for development, boundary strengthening to the south-east and south-west boundaries could be considered. 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	If this site is released for development, one Green belt anomaly would be created as there would be a thin strip of Green Belt to the north-west and 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 north facing looking towards south-west boundary



View taken from west facing north-east boundary









View taken from north showing highway on left and field boundaries on right

Site 122



Key:

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

Green Belt Boundary Assessment			
Site	122 - Dunsley Farm	Arup GB Stage 2 Site	TR-A5
Settlement	Tring		
Analysis if retained as Green Belt	The eastern section of the northern boundary is demarcated by curtilage fencing of residential gardens along Cow Lane, Dorian Close and Damask Close. The curtilage fencing is regular and considered to be a recognisable feature that is 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 western section of the northern boundary is formed of hedgerow and dispersed tree planting, which is assessed to be weak does not constitute a recognisable boundary feature.</p> <p>The eastern boundary is formed by Cow Lane, which is readily recognisable and likely to be permanent.</p> <p>To the south and west, the site is bounded by the A4251 London Road, which is a readily recognisable feature and likely to be permanent.</p>		
Recommendation	If this site is released for development, no boundary strengthening is required.		
Anomalies	If this site is released for development, one Green belt anomaly would be created as there would be a small island of Green Belt to the north-west 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 the south-west corner facing north-east



View from southern boundary facing north



View from the southern boundary facing north along internal field boundary

Site 124



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	124 - East of Tring	Arup GB Stage 2 Site	TR-A2, TR-A3
Settlement	Tring		
Analysis if retained as Green Belt	<p>The site is split into two distinct areas, separated by Marshcroft Lane. In this assessment the two areas will be considered separately as they are not physically joined.</p> <p>Northern area of the site The south-west boundary is formed of curtilage fencing of residential gardens along Ridge View, Hollyfield Close and Netherby Close; the gardens are regular and readily recognisable, forming a boundary that is likely to be permanent.</p> <p>Southern area of the site The north-west boundary comprises curtilage fencing of residential gardens, which are regular and 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>Northern area of the site To the north the boundary comprises Bulbourne Road, which is a readily recognisable boundary that is likely to be permanent. To the east of the site is bounded by the Grand Union Canal, which is a readily recognisable feature that is likely to be permanent.</p> <p>The southern boundary is formed by Marshcroft Lane, a readily recognisable feature that is likely to be permanent. The western boundary is formed by a dense line of hedgerow with interspersed trees. This is considered to be a weak feature, that is not durable.</p> <p>Southern area of the site The northern boundary is formed by Marshcroft Lane, a readily recognisable feature that is likely to be permanent. To the east of the site is bounded by the Grand Union Canal, which is a readily recognisable feature that is likely to be permanent.</p> <p>The southern boundary of the southern area of the site is demarcated by Station Road, which is a readily recognisable feature that is likely to be permanent. To the west, the southern area of the site is partially bounded by curtilages of residential properties on Grove Road and Orchard Gardens, which are readily recognisable and likely to be permanent. The remainder is weakly bounded by a line of mature trees.</p>		
Recommendation	If this site is released in isolation for development, boundary strengthening is recommended along the weaker boundaries identified. 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	<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 Marshcroft Lane, almost completely surrounded by built form. If this site is released for development it is recommended that this area is also released.</p> <p>If this site is released for development, a further Green belt anomaly would be created as there would be a small island of Green Belt, surrounded by built development on three sides, to the south-west of the parcel. If this site is released for development it is recommended that this area is also removed from the Green Belt.</p>		



View of the western boundary of the northern area of the site



View along Marshcroft Lane facing west



View of south-western boundary of the northern area of the site, facing adjacent properties on Hollyfield Close








Panoramic view from south-east of the northern area of the site

Site 128



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	128 - Land south of Gannel Farm Bulbourne Road	Arup GB Stage 2 Site	TR-A1 (southern section)
Settlement	Tring		
Analysis if retained as Green Belt	<p>To the south-east the site is bounded by the B488 Bulbourne Road, which is a readily recognisable feature that is likely to be permanent.</p> <p>The boundary to the south-west is partially demarcated by curtilage fencing of residential gardens on Tringford Road, which are regular and readily recognisable; this feature is considered likely to be permanent. However, towards Bulbourne Road, this boundary is not delineated by strong, physical features and rather is formed of vegetation planting adjacent to allotments. Hence, this section of the south-west boundary is not durable or easily recognisable.</p>		
Recommendation	If this site is to be retained as Green Belt, boundary strengthening could be considered along the weaker section of the south-west boundary.		
Analysis if released for development	<p>To the north-east, the boundary is formed of low and dispersed vegetation planting; this is a weak site boundary feature that is not considered to be durable or likely to be permanent.</p> <p>The main section of the north-west boundary is not bounded by any physical features; therefore this is a very weak boundary, which is not assessed to be durable in any way. The remaining section of this boundary comprises the edges of buildings along a lane leading from Tringford Road to the backs of houses; this is a recognisable boundary that is likely to be permanent.</p>		
Recommendation	If this site is to be released for development, boundary strengthening is recommended along the north-east and north-west boundaries.		
Anomalies	None identified.		



View along lane leading to the backs of residential properties from Tringford Road




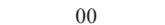




View of the backs of residential gardens to the south-west of the site



Panoramic view from the south-east boundary

Site 132



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

Green Belt Boundary Assessment			
Site	132 - New Mill	Arup GB Stage 2 Site	TR-A2 (western section)
Settlement	Tring		
Analysis if retained as Green Belt	The south-eastern boundary is formed of curtilage fencing of residential properties and gardens on Netherby Close and Grove Road. The fences are regular and readily recognisable and the boundary is considered likely to be permanent.		
	The south-western boundary comprises Grove Road, which is a readily recognisable and likely to be permanent.		
Analysis if released for development	To the north-west, the boundary is formed by curtilage fencing of residential gardens on Grove Road and Bulbourne Road, which are regular and rectilinear, forming a strong boundary that is readily recognisable and likely to be permanent.		
	To the north-east, the site is bounded by a line of historic hedgerows with interspersed trees. This is considered to be a weak feature, that is not durable or likely to be permanent.		
Recommendation	If this site is retained as Green Belt, no boundary strengthening is required.		
Recommendation	The north-west boundary is demarcated by Bulbourne Road, which is readily recognisable and likely to be permanent.		
	If this site is released in isolation for development, boundary strengthening is recommended along the north-east 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 of south-eastern boundary and adjacent residential properties on Netherby Close



View towards north-western boundary and adjacent residential properties on Bulbourne Road



View of north-eastern boundary formed of hedgerow and interspersed trees



Panoramic view from the south-west corner