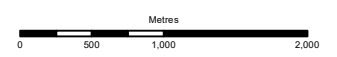


- Preferred Site Allocations
- Borough Boundaries
- Dacorum Green Belt
- Neighbouring Green Belt
- Section of Green Belt boundary considered

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Coordinate System: British National Grid



D2	20-08-04	JS	KF	CS
Rev	Date	By	Chkd	Appd

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Client
Dacorum Borough Council

Project Title
Stage 3 Green Belt Review

Drawing Title
Figure B4: Hemel Hempstead

Scale at A3
1:39,000

Role







Arup Job No 272944-00	Rev D3
Name	

HH.A



Green Belt Boundary Assessment			
Settlement	Hemel Hempstead	Arup GB Stage 2 Site	HH-A3
Description of current boundary position	The boundary, between the north roundabout exit (Leighton Buzzard Road) and the west side of a vacant site, runs along the pavement. This is a weak feature and is not considered readily recognisable or likely to be permanent.		
Recommended alteration(s)	The proposed Green Belt boundary would comprise the B487.		
Justification of alteration(s)	It appears that the Green Belt boundary has been poorly digitised and the Green Belt boundary should be correctly realigned. No change to the Green Belt boundary is proposed but a correction to the digitisation error.		

Key:







-  Preferred Site Allocations
-  Borough Boundary
-  Dacorum Green Belt
-  Neighbouring Green Belt
-  Recommendation: add to Green Belt
-  Recommendation: remove from Green Belt

HH.B



Green Belt Boundary Assessment			
Settlement	Hemel Hempstead	Arup GB Stage 2 Site	HH-A3
Description of boundary and environs	The boundary, between the Fletcher Way/Public Footpath 28 junction (the northern tip of LA2, an adopted allocated site) and the Link Road (A4147), cuts through the trees and vegetation close to the road and close to the woodland edge north of the curtilages of dwellings on Fletcher Way, Bathurst Road and Westerdale. As drawn, these do not constitute readily recognisable and likely to be permanent boundary features.		
Recommended alteration(s)	The proposed boundary would accurately follow the northern side of Fletcher Way and the woodland edge boundaries north of the curtilages of dwellings on Fletcher Way, Bathurst Road and Westerdale.		
Justification of alteration(s)	It appears that Green Belt boundary has been poorly digitised and the Green Belt boundary should be correctly realigned. No change to the Green Belt boundary is proposed but a correction to the digitisation error.		

Key:







-  Preferred Site Allocations
-  Borough Boundary
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-  Recommendation: add to Green Belt
-  Recommendation: remove from Green Belt

HH.C



Green Belt Boundary Assessment			
Settlement	Hemel Hempstead	Arup GB Stage 2 Site	HH-A1
Description of boundary and environs	<p>Between Hutton Close and Wootton Drive, the boundary inconsistently follows residential curtilage boundaries - at some points, it cuts through vegetation and trees beyond the curtilages. As drawn, the boundary section is not considered readily recognisable or likely to be permanent.</p> <p>Between Cupid Green Lane and Holtsmere End Lane, the boundary would cut through mature trees (behind dwellings on Elstree Road, Tattershall Road and Bramar Turn). As such, there are also no readily recognisable boundary features to this section.</p>		
Recommended alteration(s)	Both of these sections of Green Belt, south of site 74, are recommended for removal from the Green Belt.		
Justification of alteration(s)	This boundary revision is proposed to support the inclusion of site 74 in the Local Plan; and to avoid creating an island of Green Belt surrounded by built development which would no longer serve Green Belt purposes following the release of site 74.		

Key:







-  Preferred Site Allocations
-  Borough Boundary
-  Dacorum Green Belt
-  Neighbouring Green Belt
-  Recommendation: add to Green Belt
-  Recommendation: remove from Green Belt

HH.D



Green Belt Boundary Assessment			
Settlement	Hemel Hempstead	Arup GB Stage 2 Site	HH-A13 (to north-east); HH-A12 (to south)
Description of current boundary position	The boundary section, between Lower Road and Bedmond Road, inconsistently follows highways (Lower Road, Bunkers Lane, Catsdell Bottom and Chambersbury Lane) and curtilage boundaries of dwellings on Silverthorn Drive, Chambersbury Lane and Woodfield Drive. The inconsistencies weaken the boundary and means that it is not readily recognisable.		
Recommended alteration(s)	The proposed Green Belt boundary would accurately follows highways (Lower Road, Bunkers Lane, Catsdell Bottom and Chambersbury Lane) and curtilage boundaries of dwellings on Silverthorn Drive, Chambersbury Lane and Woodfield Drive.		
Justification of alteration(s)	It appears that the Green Belt boundary has been poorly digitised and the Green Belt boundary should be correctly realigned. No change to the Green Belt boundary is proposed but a correction to the digitisation error.		

Key:







-  Preferred Site Allocations
-  Borough Boundary
-  Dacorum Green Belt
-  Neighbouring Green Belt
-  Recommendation: add to Green Belt
-  Recommendation: remove from Green Belt

HH.E



Green Belt Boundary Assessment			
Settlement	Hemel Hempstead	Arup GB Stage 2 Site	HH-A12 (small section to north); D-S3 (to west)
Description of current boundary position	<p>The boundary, between Woodpecker Drive and the Red Lion Lane/ Rose Lane junction, cuts through vegetation adjacent to a railway line and the A4251. It then follows a buffer of vegetation which, although dense, is comprised of trees and shrubs of varying heights and different species. The weaknesses mean that the boundary cannot be considered readily recognisable at these points.</p> <p>Southwards, towards Red Lion Lane, the boundary is clearly marked by the canal which is considered readily recognisable and likely to be permanent.</p> <p>The section between Red Lion Lane and the Red Lion Lane/ Rose Lane junction cuts through the vegetation close to the road and so, as drawn, is not readily recognisable.</p>		
Recommended alteration(s)	<p>The proposed Green Belt boundary would accurately follow the railway, A4251 and Red Lion Lane.</p> <p>To the section between the A4251 and the canal, boundary strengthening is recommended if the opportunity arises.</p>		
Justification of alteration(s)	<p>To the Green Belt adjacent to the railway line, the A4251 and the section between Red Lion Lane and the Red Lion Lane/ Rose Lane junction, it appears that the Green Belt boundary has been poorly digitised and the Green Belt boundary should be correctly realigned. No change to the Green Belt boundary is proposed to these sections but a correction to the digitisation error.</p>		

Key:







-  Preferred Site Allocations
-  Borough Boundary
-  Dacorum Green Belt
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-  Recommendation: add to Green Belt
-  Recommendation: remove from Green Belt

HH.F



Green Belt Boundary Assessment			
Settlement	Hemel Hempstead	Arup GB Stage 2 Site	D-S3 (to south-east and south-west); HH-A11 (to north-west).
Description of current boundary position	The boundary, between Featherbed Lane and Shearwater Road, inconsistently follows a highway (Featherbed Lane), residential curtilages (belonging to dwellings on Avocet Road, Bunting Close and Corncrake Grove) and cuts through trees south-east of Shearwater Road. This results in weaknesses that means the boundary is not readily recognisable.		
Recommended alteration(s)	The proposed Green Belt boundary would follow Featherbed Lane, the treeline between Featherbed Lane and Manorville Road; and the curtilages of dwellings on Manorville Road. It would then follow the treelines to the north-east and south-west of Shearwater Road. On reaching Avocet Road further south, the boundary would follow curtilages of dwellings on Avocet Road, Bunting Close and Corncrake Grove. The boundary would then be defined by treelines between Corncrake Grove and the north-eastern extent of Shearwater Road.		
Justification of alteration(s)	It appears that the Green Belt boundary has been poorly digitised and the Green Belt boundary should be correctly realigned. No change to the Green Belt boundary is proposed but a correction to the digitisation error.		

Key:







-  Preferred Site Allocations
-  Borough Boundary
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-  Recommendation: add to Green Belt
-  Recommendation: remove from Green Belt

HH.G



Green Belt Boundary Assessment			
Settlement	Hemel Hempstead	Arup GB Stage 2 Site	HH-A9 (to south); HH-A10 (to south-east)
Description of current boundary position	The boundary section, between the western and eastern ends of Roughdown Avenue, cuts across mature vegetation within and close to the rear gardens of dwellings on Roughdown Avenue. There is therefore no readily recognisable boundary feature.		
Recommended alteration(s)	No change to the Green Belt is recommended.		
Justification of alteration(s)	Whilst the rear gardens to properties along Roughdown Avenue extend partly into the Green Belt, there are no apparent exceptional circumstances to warrant altering the Green Belt boundary. No change to Green Belt is therefore proposed.		

Key:







-  Preferred Site Allocations
-  Borough Boundary
-  Dacorum Green Belt
-  Neighbouring Green Belt
-  Recommendation: add to Green Belt
-  Recommendation: remove from Green Belt

HH.H



Green Belt Boundary Assessment			
Settlement	Hemel Hempstead	Arup GB Stage 2 Site	HH-A7
Description of current boundary position	The boundary section, between Champion Road and the Chaulden Lane/ Old Fishery Lane junction, inconsistently follows the south side of Chaulden Lane - at points, it cuts through vegetation adjacent to the highway. It is not considered readily recognisable.		
Recommended alteration(s)	The proposed Green Belt boundary accurately follows the south side of Chaulden Lane.		
Justification of alteration(s)	It appears that the Green Belt boundary has been poorly digitised and the Green Belt boundary should be correctly realigned. No change to the Green Belt boundary is proposed but a correction to the digitisation error.		







Key:

-  Preferred Site Allocations
-  Borough Boundary
-  Dacorum Green Belt
-  Neighbouring Green Belt
-  Recommendation: add to Green Belt
-  Recommendation: remove from Green Belt

HH.1



Key:

-  Preferred Site Allocations
-  Borough Boundary
-  Dacorum Green Belt
-  Neighbouring Green Belt
-  Recommendation: add to Green Belt
-  Recommendation: remove from Green Belt







Green Belt Boundary Assessment			
Settlement	Hemel Hempstead	Arup GB Stage 2 Site	HH-A6
Description of current boundary position	The boundary section, between curtilage boundaries of dwellings on The Copse and Berkhamsted Road, cuts through trees adjacent to the north-west side of Fields End Lane. As drawn, it is therefore not considered readily recognisable.		
Recommended alteration(s)	The proposed Green Belt boundary would accurately follow the north-west side of Fields End Lane.		
Justification of alteration(s)	It appears that the Green Belt boundary has been poorly digitised and the Green Belt boundary should be correctly realigned. No change to the Green Belt boundary is proposed but a correction to the digitisation error.		

HH.J



Green Belt Boundary Assessment			
Settlement	Hemel Hempstead	Arup GB Stage 2 Site	HH-A5
Description of current boundary position	The boundary section, between the eastern extent of Tollpit End and Housewood End, inconsistently follows curtilages of dwellings (on Tollpit End, Marlins Turn and Housewood End) and cuts through intervening woodland between Tollpit End and Marlins Turn.		
Recommended alteration(s)	The proposed Green Belt boundary would accurately follow the curtilages of dwellings (on Tollpit End, Marlins Turn and Housewood End) and the tree line between Tollpit End and Marlins Turn.		
Justification of alteration(s)	It appears that the Green Belt boundary has been poorly digitised and the Green Belt boundary should be correctly realigned. No change to the Green Belt boundary is proposed but a correction to the digitisation error.		

Key:







-  Preferred Site Allocations
-  Borough Boundary
-  Dacorum Green Belt
-  Neighbouring Green Belt
-  Recommendation: add to Green Belt
-  Recommendation: remove from Green Belt

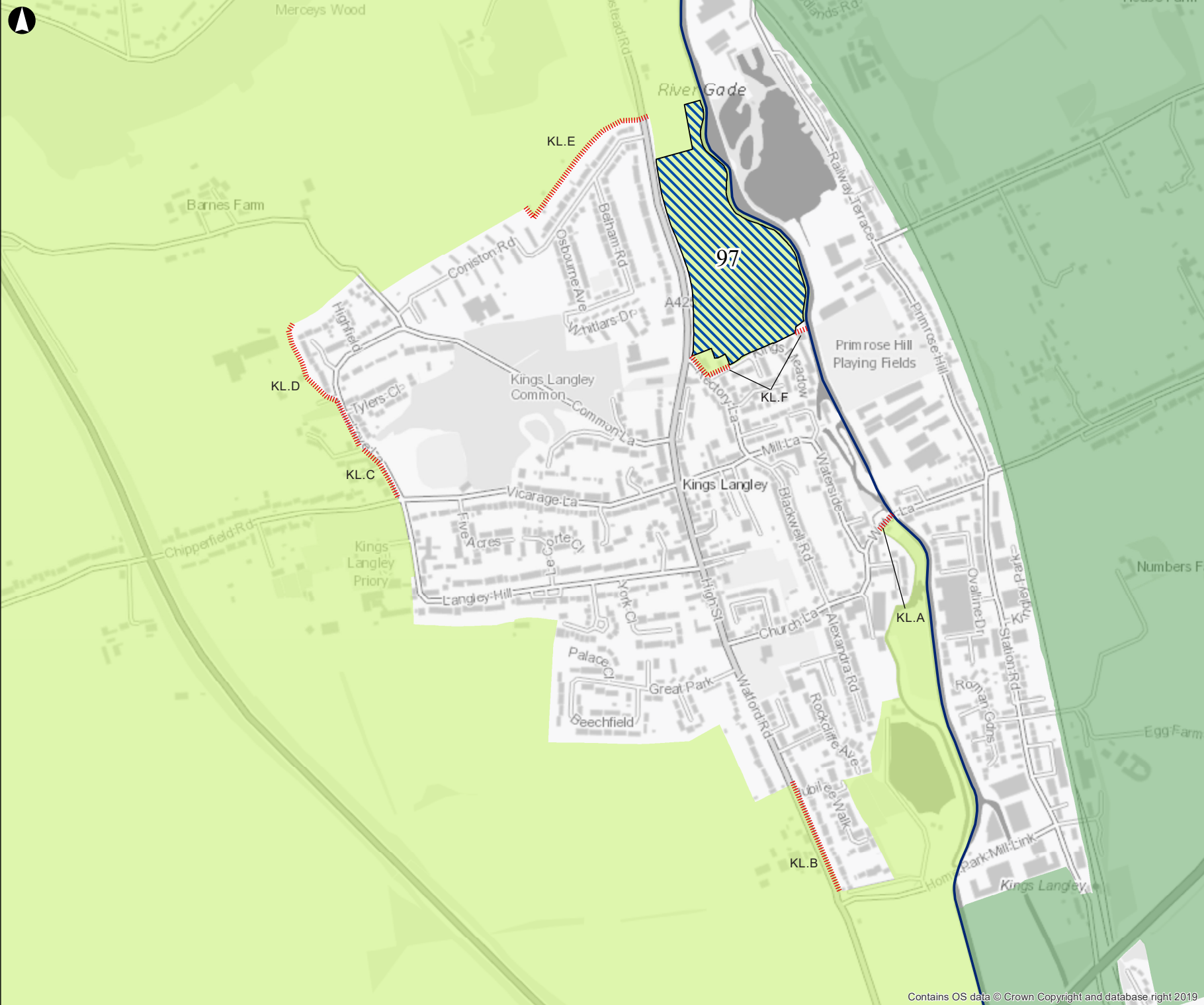
HH.K



Green Belt Boundary Assessment			
Settlement	Hemel Hempstead	Arup GB Stage 2 Site	HH-A3
Description of current boundary position	The boundary section, between the north end of Wood View and Trouvere Park, inconsistently follows the rear curtilage boundaries of dwellings on Wood View and cuts through trees adjacent to the Trouvere Park/ Gadebridge Lane junction. It is not considered readily recognisable.		
Recommended alteration(s)	The proposed Green Belt boundary would accurately follow the curtilages of dwellings on Wood View and the curving west side of Trouvere Park.		
Justification of alteration(s)	It appears that the Green Belt boundary has been poorly digitised and the Green Belt boundary should be correctly realigned. No change to the Green Belt boundary is proposed but a correction to the digitisation error.		

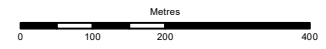
Key:

-  Preferred Site Allocations
-  Borough Boundary
-  Dacorum Green Belt
-  Neighbouring Green Belt
-  Recommendation: add to Green Belt
-  Recommendation: remove from Green Belt



- Preferred Site Allocations
- Borough Boundaries
- Dacorum Green Belt
- Neighbouring Green Belt
- Section of Green Belt boundary considered

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Rev	Date	By	Chkd	Appd

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Client
Dacorum Borough Council

Project Title
Stage 3 Green Belt Review

Drawing Title
Figure B5: Kings Langley

Scale at A3
1:7,750
 Role

Suitability







Arup Job No 272944-00	Rev D3
Name	

KL.A



Green Belt Boundary Assessment			
Settlement	Kings Langley	Arup GB Stage 2 Site	KL-A6
Description of boundary and environs	The Green Belt boundary is not demarcated by any physical features; it cuts across a residential property on Water Lane. This is not a recognisable boundary and is not considered to be durable.		
Recommended alteration(s)	It is recommended that the Green Belt boundary is altered to follow the Water Lane, which is a readily recognisable feature and likely to be permanent.		
Justification of alteration(s)	It appears that Green Belt boundary has been poorly digitised and the Green Belt boundary should be correctly realigned. No change to the Green Belt boundary is proposed but a correction to the digitisation error.		







Key:

-  Preferred Site Allocations
-  Borough Boundary
-  Dacorum Green Belt
-  Neighbouring Green Belt
-  Recommendation: add to Green Belt
-  Recommendation: remove from Green Belt

KL.B



Key:

-  Preferred Site Allocations
-  Borough Boundary
-  Dacorum Green Belt
-  Neighbouring Green Belt
-  Recommendation: add to Green Belt
-  Recommendation: remove from Green Belt







Green Belt Boundary Assessment			
Settlement	Kings Langley	Arup GB Stage 2 Site	KL-A4
Description of boundary and environs	<p>The Green Belt boundary is formed by curtilage boundaries of residential properties along A4251 Watford Road. This is considered to be a readily recognisable boundary that is likely to be permanent.</p> <p>Within the Green Belt, adjacent to the settlement of Kings Langley is a group of residential and agricultural buildings.</p>		
Recommended alteration(s)	No change to the Green Belt is recommended.		
Justification of alteration(s)	<p>Although the built development associated with Wayside Farm lies within the Green Belt, as an agricultural use this is considered an appropriate activity and there are no apparent exceptional circumstances to warrant altering the Green Belt boundary. No change to the Green Belt is therefore proposed.</p>		

KL.C



Green Belt Boundary Assessment			
Settlement	Kings Langley	Arup GB Stage 2 Site	KL-A4
Description of boundary and environs	<p>The Green Belt boundary is formed of Langley Hill and Love Lane, which are readily recognisable features that are likely to be permanent.</p> <p>Within the Green Belt, adjacent to the settlement of Kings Langley there is significant residential development along Chipperfield Road; this ribbon development continues further west but the A41 acts as a barrier separating this from Kings Langley. Furthermore, to the south there are additional residential and agricultural buildings along Langley Hill.</p>		
Recommended alteration(s)	No change to the Green Belt is recommended.		
Justification of alteration(s)	<p>Whilst properties along Chipperfield Road are situated within the Green Belt, there are no apparent exceptional circumstances to warrant altering the Green Belt boundary. No change to Green Belt is therefore proposed.</p>		

Key:







-  Preferred Site Allocations
-  Borough Boundary
-  Dacorum Green Belt
-  Neighbouring Green Belt
-  Recommendation: add to Green Belt
-  Recommendation: remove from Green Belt

KL.D



Green Belt Boundary Assessment			
Settlement	Kings Langley	Arup GB Stage 2 Site	KL-A3
Description of boundary and environs	<p>The Green Belt boundary is demarcated by curtilage fencing of residential gardens of properties along Love Lane and Barnsway. This is considered to be a readily recognisable boundary that is likely to be permanent.</p> <p>Within the Green Belt, adjacent to the settlement of Kings Langley is Kings Langley Secondary School. Further south there is a small cluster of residential properties connected to Love Lane via a private road.</p>		
Recommended alteration(s)	No change to the Green Belt is recommended.		
Justification of alteration(s)	<p>Whilst Kings Langley School and a small cluster of residential development is situated within the Green Belt, there are no apparent exceptional circumstances to warrant altering the Green Belt boundary. No change to Green Belt is therefore proposed.</p>		







Key:

-  Preferred Site Allocations
-  Borough Boundary
-  Dacorum Green Belt
-  Neighbouring Green Belt
-  Recommendation: add to Green Belt
-  Recommendation: remove from Green Belt

KL.E



Key:







-  Preferred Site Allocations
-  Borough Boundary
-  Dacorum Green Belt
-  Neighbouring Green Belt
-  Recommendation: add to Green Belt
-  Recommendation: remove from Green Belt

Green Belt Boundary Assessment			
Settlement	Kings Langley	Arup GB Stage 2 Site	KL-A2
Description of boundary and environs	The Green Belt boundary is not demarcated by any physical features; it cuts across residential gardens on Coniston Road. This is not considered to be a recognisable or durable boundary.		
Recommended alteration(s)	No change to the Green Belt is recommended.		
Justification of alteration(s)	Whilst the rear gardens to properties along Coniston Road extended into the Green Belt, there are no apparent exceptional circumstances to warrant altering the Green Belt boundary. No change to Green Belt is therefore proposed.		

KL.F








Key:

-  Preferred Site Allocations
-  Borough Boundary
-  Dacorum Green Belt
-  Neighbouring Green Belt
-  Recommendation: add to Green Belt
-  Recommendation: remove from Green Belt

Green Belt Boundary Assessment

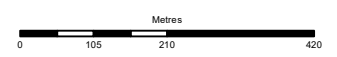
Settlement	Kings Langley	Arup GB Stage 2 Site	KL-A3
Description of boundary and environs	<p>The Green Belt boundary is demarcated by Rectory Lane and Gade Valley Close. This is considered to be a readily recognisable boundary that is likely to be permanent.</p> <p>Within the Green Belt to the south-west of site 97, adjacent to the settlement of Kings Langley is a small group of residential properties. To the east of site 97 within the Green Belt is a towpath for the Grand Union Canal.</p>		
Recommended alteration(s)	<p>It is recommended that the area of land between south-west boundary of site 97 and the edge of Kings Langley is released. It is also recommended that the strip of land between the western boundary of site 97 and the edge of the Grand Union Canal is released.</p>		
Justification of alteration(s)	<p>This boundary revision is proposed to support the inclusion of site 97 in the Local Plan; and to avoid creating an isolated area of Green Belt to the south-west surrounded by built development and a thin strip of Green Belt to the east, both of which would no longer serve Green Belt purposes..</p>		



-  Preferred Site Allocations
-  Borough Boundaries
-  Dacorum Green Belt
-  Neighbouring Green Belt
-  Section of Green Belt boundary considered

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D2	20-08-04	JS	KF	CS
Rev	Date	By	Chkd	Appd

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Client
Dacorum Borough Council

Project Title
Stage 3 Green Belt Review

Drawing Title
Figure B6: Markyate

Scale at A3
1:8,000
 Role

Suitability







Arup Job No 272944-00	Rev D3
Name	

MY.A



Green Belt Boundary Assessment			
Settlement	Markyate	Arup GB Stage 2 Site	MY-A1
Description of boundary and environs	<p>The Green Belt boundary is not formed of any physical features; it cuts through residential buildings and gardens along High Street, Fullerton Close and Roman Way. This is not considered to be a recognisable or durable boundary.</p> <p>Within the Green Belt, adjacent to the settlement of Markyate is a small cluster of residential properties along The Ridings.</p>		
Recommended alteration(s)	No change to the Green Belt is recommended.		
Justification of alteration(s)	<p>Whilst the rear gardens to properties along High Street, Fullerton Close and Roman Way extend into the Green Belt, there are no apparent exceptional circumstances to warrant altering the Green Belt boundary. No change to Green Belt is therefore proposed.</p>		

Key:







-  Preferred Site Allocations
-  Borough Boundary
-  Dacorum Green Belt
-  Neighbouring Green Belt
-  Recommendation: add to Green Belt
-  Recommendation: remove from Green Belt

MY.B



Green Belt Boundary Assessment			
Settlement	Markyate	Arup GB Stage 2 Site	MY-A2
Description of boundary and environs	<p>The Green Belt boundary is not formed of any physical features; it cuts through residential buildings and gardens along Sharose Court, Long Meadow and London Road. This is not considered to be a recognisable or durable boundary.</p> <p>Within the Green Belt, adjacent to the settlement of Markyate is a small cluster of residential properties along Harps Hill.</p>		
Recommended alteration(s)	No change to the Green Belt is recommended.		
Justification of alteration(s)	<p>Whilst the rear gardens to properties along Sharose Court, Long Meadow and London Road extend into the Green Belt, there are no apparent exceptional circumstances to warrant altering the Green Belt boundary. No change to Green Belt is therefore proposed.</p>		







Key:

-  Preferred Site Allocations
-  Borough Boundary
-  Dacorum Green Belt
-  Neighbouring Green Belt
-  Recommendation: add to Green Belt
-  Recommendation: remove from Green Belt

MY.C



Key:

-  Preferred Site Allocations
-  Borough Boundary
-  Dacorum Green Belt
-  Neighbouring Green Belt
-  Recommendation: add to Green Belt
-  Recommendation: remove from Green Belt







Green Belt Boundary Assessment			
Settlement	Makyate	Arup GB Stage 2 Site	MY-A3
Description of boundary and environs	<p>To the north-west the Green Belt boundary is formed by the curtilages of residential properties along Dammersey Close. To the north-east the Green Belt boundary is demarcated by London Road. Both boundary features are readily recognisable and likely to be permanent.</p> <p>Within the Green Belt, adjacent to the settlement of Markyate is Public Right of Way to the north-west and a section of London Road to the north-east.</p>		
Recommended alteration(s)	<p>It is recommended that the area of land between the north-east and north-west boundaries of site 114 and the edge of Markyate is released.</p>		
Justification of alteration(s)	<p>Once site 114 is developed, the adjacent strips of land to the north west and north east of the site would be enclosed by built development on three sides. The land would therefore no longer serve Green Belt purposes. Boundary revision is proposed to support the allocation of site 114 in the Local Plan.</p>		

MY.D



Green Belt Boundary Assessment			
Settlement	Makyate	Arup GB Stage 2 Site	MY-A3
Description of boundary and environs	The Green Belt boundary is not formed of any physical features; it cuts through residential gardens along High View and Farrer Top. This is not considered to be a recognisable or durable boundary.		
Recommended alteration(s)	No change to the Green Belt is recommended.		
Justification of alteration(s)	Whilst the rear gardens to properties along High View and Farrer Top extend into the Green Belt, there are no apparent exceptional circumstances to warrant altering the Green Belt boundary. No change to Green Belt is therefore proposed.		

Key:

-  Preferred Site Allocations
-  Borough Boundary
-  Dacorum Green Belt
-  Neighbouring Green Belt
-  Recommendation: add to Green Belt
-  Recommendation: remove from Green Belt