
APPENDIX ONE – GREEN BELT AREAS IN EAST HERTFORDSHIRE, NORTH HERTFORDSHIRE AND STEVENAGE

The following tables provide an assessment of those areas with potential for gypsy and traveller pitch provision within East Hertfordshire, North Hertfordshire and Stevenage. They have all been assessed against the broad and site-specific criteria developed for the purposes of this study and their performance is on a par with the sites in the main body of the report. However, all sites, which lie within the Green Belt have been excluded from the main body of the report in accordance with Circular 1/06 which requires that alternatives be explored before Green Belt locations are considered. No potentially suitable Non-Green Belt areas could be identified within Welwyn Hatfield and Broxbourne. The Secretary of State's Proposed Changes to the East of England Plan RSS14 provides for the carrying out of Green Belt reviews within the study area over the plan period. If these are confirmed in the final version of RSS14 then areas within this Appendix may subsequently find themselves outside the Green Belt zone.

Table 8: Green Belt Areas of Search in East Hertfordshire

| Area Name/ Code/ Score | Existing Use | Distance Band within Green Belt Boundary (metres) | Landscape Character Area (Condition/ Character) | Area (S M L), Hectares and Potential Pitch No. | Topography | Surrounding Land Uses | Existing Buffers/ Vegetation | Access | Transit Site Suitability | GIS Opportunity Rank |
|--|--------------|---|---|--|------------|---|--|--|--------------------------|-----------------------|
| EH2 Hertford Road (B1197), Hertford Heath GB2 | Fallow | 700 | Moderate/ Strong | L (12.9 Ha) | Flat | To the North High Wood. To the East Hertford Road. To the South Box Wood. To the West woodland. | To the North, East and West, dense woodland. To the East, low hedgerows/fe w trees and therefore the area can be viewed from the road. | Possible access off Hertford Road (B1197). Lay by exists off the road. | | High/ medium (Yellow) |

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| EH7 Welwyn Road, Hertford GB1 | Scrub, mounds of earth. Appears to have been used by Gypsy and Travellers in the past due to the concrete bollards. | 200 | Moderate/ Moderate | L (9.6 Ha) | To the East higher land than in the West (two levels). Steep slope in the middle of the site. | To the North scrub land. To the East residential dwellings (including new development) . To the South Welwyn Road and across the road agriculture. To the North West and West woodland, 'Archer's Spring). | To the North no buffers/ unconstrained. To the East hedgerows however the site is overlooked by residential properties. To the South land buffer from the road. To the North West and West woodland. Between the two different levels of the site few trees. | Possible access off Welwyn Road. | | High (Green) |

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|---|--------------|---|--|--|------------|--|---|-----------------------------------|--------------------------|----------------------|
| EH17 Cappell Lane, Stanstead Abbotts GB2 | Fallow | 500 | Moderate/ Moderate | L (18.1 Ha) | Flat | To the North agriculture/fallow land and residential dwelling. To the East agriculture/fallow land and footpath. To the South residential dwelling (Warrax House and Hill House). To the West Cappell Lane and across the road fallow land and weir. | Around the boundary of the site mature trees. However, site can be viewed from Chappell Lane. | Possible access off Cappell Lane. | | High (Green) |

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|--|--------------|---|---|--|------------------|--|---|--|--------------------------|------------------------|
| EH72 Uplands Barn, Bishop's Stortford GB2 | Grass | 200 | Good/ Moderate | L (3.2 Ha) | Relatively flat. | To the North Great Hadham Road (B1004). To the East St. James Way. To the South West Thorley Lane. To the West Finch Croft and Uplands Barn. | Around the boundary of the site hedgerows, apart from alongside the road. | Potential access from multiple points. | | High/ medium (Yellow). |
| EH99 Ashdene Road East, Bayford GB2 | Paddock-s | 3000 | Good/ Moderate | L (10.8 Ha) | Flat. | To the North and West residential dwellings on Ashdene Road. To the South East Gidner's Wood. | Around the boundary of the site, trees, and hedgerows, enclosed. | Gated access. | | High/ medium (Yellow) |

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|---|--------------|---|---|--------------------------|------------|---|--|---|--------------------------|-----------------------|
| NH4 London Road (B656), Codicote GB2 | Agriculture | 400 | Moderate/ Moderate | L (11.1 Ha) | Flat | To the North pasture/agriculture. To the East London Road (B656). To the South I an unnamed road. To the West pasture /agriculture and High Heath Farm Cottages beyond. | To the North East and South, hedgerows. To the West no buffers/unc onstrained. | Possible access off London Road (B656). | | High/ medium (Yellow) |

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|--|---|---|---|--------------------------|------------------------------|---|--|------------------------------------|--------------------------|----------------------|
| NH10 Hitchin Road North West, Kimpton GB1 | Agriculture. Telegraph poles are located across the area from North to South. | 200 | Poor/ Moderate | L (14.9 Ha) | Slopes slightly to the East. | To the North Cuckoldscross Wood and residential dwelling. To the East Hitchin Road and agriculture to the East of the road. To the South West Park Wood and Doverhouse Wood. To the West agriculture. | To the North mature hedgerows and trees. To the East and South hedgerows. To the West no buffers/unc onstrained. | Potential access off Hitchin Road. | | High (Green) |

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|---|--------------|---|---|--------------------------|--|--|--|---|--------------------------|---|
| NH36 Warrens Green Lane, Stevenage GB1 | Pasture | 200 | Moderate/ Moderate | L (9.9 Ha) | Slopes down to the West. Land is flat in the Eastern part of the area. | To the North footpath and agriculture/pasture beyond. To the East, South of Church lane, residential dwellings. To the West Round Wood, and the East new residential development, not shown on the map. To the North West, Manor Farm and residential dwellings, not directly on the boundary of the site. | Around the boundary of the area trees and hedgerows. In the South trees. Round Wood is located in Southern part of the area. | Potential access via minor road off Warrens Green Lane. | | High (Green), High/ medium (Yellow), Medium (Orange). |

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|--|--------------|---|--|--------------------------|-----------------------------|--|---|-----------------------------------|--------------------------|---|
| NH37 Mansell's Lane, Codicote GB2 | Agriculture | 400 | Moderate/ Moderate | L (8.4 Ha) | Slopes gently down to East. | To the North minor track and Bury's Farm's/agriculture beyond. To the East Mansell's Lane. To the South West footpath. | Around the boundary of the area hedgerows and trees. | Potential access off Bury's Lane. | | High/ medium (Orange), Medium (Yellow) |
| NH38 Duxley's Wood, Bendish GB2 | Agriculture | 600 | Poor/ Moderate | L (11.6 Ha) | Flat | To the North agriculture. To the East minor road (no name). To the South Grove Farm and agriculture. To the West, Duxley's Wood. | To the North, hedgerows. To the East, hedgerows and trees. To the South, hedgerows and farm buildings. To the West, woodland. | Possible access off minor road. | | High/ medium (Yellow) and Medium (Orange) |

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|--|--------------|---|--|--------------------------|------------------|--|--|--|--------------------------|--|
| NH41 Church Road West, Breachwood Green GB2 | Agriculture | 1600 | Poor/ Moderate | L (13.3 Ha) | Relatively flat. | To the North Roundabouts Plantation. To the East Church Lane. To the South road junction. To the West Windmill Road and disused Windmill. | Around the boundary of the area hedgerows. | Possible access at North Eastern part of the area off Church Road. | | High/ medium (Yellow), Medium (Orange) |

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|--|--------------|---|--|--------------------------|------------|---|--|----------------------------------|--------------------------|--------------------------|
| NH42 Church Road East, Breachwood Green GB2 | Agriculture | 1600 | Poor/ Moderate | L (12.4 Ha) | Flat. | To the North West Church Road. To the North East Lilley Bottom Road. To the South East Watkin's Wood. To the South West Heath Farm and Heath Road, across the road residential dwellings. | Around the boundary of the area trees and hedgerows. | Possible access off Church Road. | | High/ medium (Yellow) |

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|--|--------------|---|--|--------------------------|-----------------|---|--|--|--------------------------|--|
| NH44 Lower Lane, Breachwood Green GB2 | Agriculture | 1000 | Poor/ Moderate | L (15.8 Ha) | Relatively flat | To the North Sewage Works. To the East Duxley's Wood. To the South footpath. To the West Lower Road, and across the road Lord's Wood. | To the North hedgerows near the Sewage Works and no buffers/unc onstrained. To the East woodland and no buffers/unc onstrained. To the South West no buffers unconstrained. To the North West hedgerows. | Possible access off Lower Lane, near the Sewage Works. | | High/ medium (Yellow), Medium (Orange) |

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|--|--------------|---|--|--------------------------|---|--|--|------------------------------|--------------------------|-----------------------------|
| NH52 Luton Road South East, Cockern-hoe GB2 | Scrub | 200 | Poor/ Moderate | L (10.9 Ha) | Relatively flat, appears to have been levelled for development. | To the North and East footpath and agriculture and Bricklin wood beyond. To the South Ivy Cottages. To the South West residential dwellings. To the West Luton Road. Luton district boundary with North Hertfordshire is located along South Western boundary of the area. | Around the boundary of the area trees and hedgerows. Well sheltered. | Gated access off Luton Road. | | High/ medium (Yellow) |

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|---|--------------|---|---|--------------------------|---|---|---|-------------------------------------|--------------------------|-----------------------------|
| NH55 Brick Kiln Road North East Cockern -hoe GB2 | Agriculture | 800 | Poor/ Moderate | L (6.7 Ha) | Relatively flat. In the North West corner slopes down to the North. | To the North East footpath and, Stubbocks Wood. To the East footpath and agriculture. To the South East woodland, perhaps part of Brick Kiln Wood or Stubbocks Wood. To the South West Brick Kiln Road. To the West footpath. | To the North and South East woodland. To the South West hedgerows. To the West trees and hedgerows. Land is not overlooked. | Possible access off Brick Kiln Lane | | High/ medium (Yellow) |

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|--|--------------|---|--|--------------------------|---|--|--|-------------------------------------|--------------------------|---|
| NH78 Stevenage Road, Little Wymondley GB2 | Agriculture | 500 | Moderate/ Moderate | L (16.0 Ha) | Flat. | To the North, Graveley Lane. To the East A1(M). To the South Stevenage Road. | - | Possible access off Stevenage Road. | Yes | High/ medium (Yellow) |
| NH83 Wymondley Road West, Willian GB2 | Paddocks | 400 | Moderate/ Moderate | L (10.1 Ha) | Slopes down to the North West and higher again. | To the North Willian Road. To the East Wymondley Road. | Around the boundary of the area trees and hedgerows. No buffers/vegetation cover near the road. However high banks alongside the road. | Possible access off Wymondley Road. | | High/ medium (Yellow), Orange (Medium). |

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|--|--------------------------|---|--|--------------------------|------------------|--|--|-------------------------------------|--------------------------|--|
| NH84 Wymondley Road East, Willian GB2 | Paddocks/ Horse Jumps | 600 | Moderate/ Moderate | L (3.0 Ha) | Relatively flat. | To the East, minor road and Manor Farm beyond. To the West Wymondley Road. | Around the boundary of the area trees and hedgerows, enclosed. | Possible access off Wymondley Road. | | High/ medium (Yellow), Orange (Medium). |
| NH86 Baldock Lane West, Willian GB2 | Paddocks | 200 | Moderate/ Moderate | L (10.4 Ha) | Flat. | To the North Letchworth Gate (A6141). To the East Junction 9 A1(M), which could cause noise. To the South minor road. To the West Baldock Lane and residential dwellings beyond. | Around the boundary of the site, trees, and hedgerows well sheltered. Land is higher than the road and other uses. | Possible access off Baldock Lane. | Yes | High/ medium (Yellow). |

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|--|-----------------------|---|--|--------------------------|----------------------|---|--|-----------------------------------|--------------------------|--|
| NH87 Baldock Lane East, Baldock GB2 | Agriculture/ Trees | 300 | Moderate/ Moderate | L (13.4 Ha) | Slopes to the south. | To the North , a pumping station and woodland. To the East woodland and London Road (A6141). To the South agriculture and Junction 9 A1(M) beyond, which could cause noise. To the West Baldock Lane. | Around the boundary of the site trees and hedgerows. | Possible access off Baldock Lane. | Yes | High/ medium (Yellow), Orange (Medium). |

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|--|--------------|---|---|--------------------------|------------------|---|---|--------------------------------|--------------------------|---|
| NH91 Common Lane West, Hexton GB2 | Agriculture | 300 | Poor/ Weak | L (4.5 Ha) | Relatively flat. | To the North agriculture. To the East Common Lane and Mill Lane. To the South Manor Farm. To the West minor road. | Around the boundary of the site hedgerows. Near the house/barn fencing. | Possible access near farmyard. | | High/ medium (Yellow), Orange (Medium). |

Table 10: Green Belt Areas of Search in Stevenage

| Area Name/ Code/ Score | Existing Use | Distance Band within Green Belt Boundary (metres) | Landscape Character Area (Condition /Character) | Area (S M L), Hectares and Potential Pitch No. | Topography | Surrounding Land Uses | Existing Buffers/ Vegetation | Access | Transit Site Suitability | GIS Opportunity Rank |
|--|-----------------|--|---|---|---------------------------|---|---|---|--------------------------------|------------------------------------|
| ST2 Great North Road (B197) East, Stevenage GB2 | Agriculture | 200 | Moderate/ Moderate | L (17.5 Ha) 262 pitches | Slightly rolling land. | To the North, bridleway. To the East, agriculture and footpath. To the South, residential dwellings. To the West Great North Road (B197). | Site is overlooked from the South. | Possible access via minor track off B197. | | Medium (Yellow)/Low (Orange) |