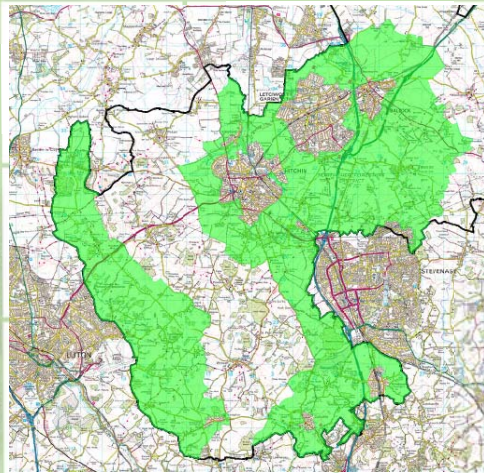




North Hertfordshire Green Belt Review

July 2016



**North Hertfordshire Local Plan 2011 - 2031
Evidence Base Report**

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1. Background and Approach to the Review

1. The document brings together in one place Green Belt Review documents previously consulted upon¹ and incorporates amendments made in light of those consultations. The Green Belt Review was carried out in 2013/14 to assess the contribution of Green Belt land within North Hertfordshire to the purposes of Green Belt as set out in paragraph 80 of the National Planning Policy Framework (NPPF). The Review tests proposed development sites against Green Belt purposes and also considers the case for designating additional Green Belt. The Green Belt Review forms part of the evidence base in support of the emerging North Hertfordshire Local Plan.
2. The opportunity has been taken in this document to clarify and to add material where appropriate. This relates principally to a refined assessment using smaller scale parcels which provides more detailed context for the evaluation of proposed sites, and an assessment of the potential for inseting villages within the Green Belt in response to the requirements of the NPPF.
3. There is no nationally specified methodology for undertaking a Green Belt Review and that used in this Review draws on studies undertaken across the country. It is intended to be an objective study which is part of the Local Plan evidence base as a whole. As such the document needs to read in conjunction with those studies which collectively inform the spatial strategy and site selection process, All the evidence base studies are available at: www.north-herts.gov.uk/localplan
4. The document has been produced with the assistance of Amec Foster Wheeler.
5. The Green Belt review is split into two parts:
 - Part 1 is a strategic level review of the current Green Belt and a more detailed assessment of potential development sites; and
 - Part 2 is an assessment of countryside beyond the Green Belt which could have the potential to be designated as Green Belt.

¹ Green Belt Review (November 2014) Part 1: Assessment of current Green Belt and Potential Development Sites in the Green Belt and Part 2: Assessment of countryside beyond the Green Belt

**PART ONE:
ASSESSMENT OF THE CURRENT GREEN BELT,
VILLAGES IN THE GREEN BELT AND POTENTIAL
DEVELOPMENT SITES IN THE GREEN BELT**

2. Strategic Review of the Green Belt in North Hertfordshire

2.1 Background to Review

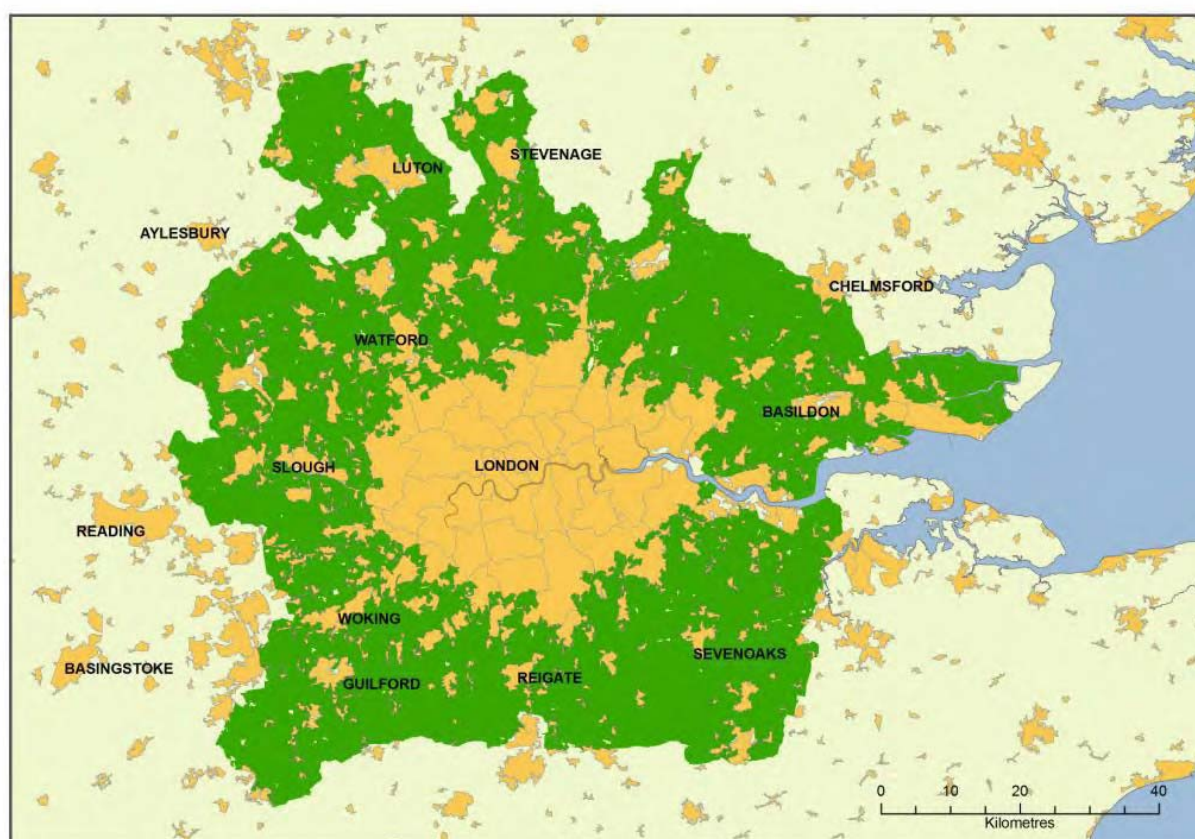
6. North Hertfordshire District Council is preparing a new Local Plan. The Green Belt review will inform the emerging Local Plan and provide background evidence to support land allocations, guide policy formation, assist in the discussions on development pressures with other authorities, and potential changes to the Green Belt boundary which maybe required.
7. The Green Belt in North Hertfordshire was last reviewed in 1992 when the Planning Inspector ruled that any changes should be in conformity to the prevailing County Structure Plan. The Structure Plan was replaced by the East of England Regional Spatial Strategy which itself was revoked in 2013. Without a regional or county plan changes to the Green Belt are now the responsibility of the Local Authority.
8. This is an appropriate time to undertake a Green Belt review in order to inform and manage, in a positive way, changes that are taking place. There are growing development pressures within the District, which coupled with limited brownfield sites or sites within North Hertfordshire settlement boundaries available for development means that areas within the Green Belt are potentially needed to accommodate new housing and related development.
9. Green Belt reviews recently undertaken by neighbouring authorities have been assessed in order to aid consistency and understanding across reviews of the Green Belt in Hertfordshire and adjoining areas, these include:
 - Review of the Green Belt around Stevenage: Part 1 – Survey against Green Belt Purposes (February 2013)
 - East Herts District-Wide Green Belt Review – Part 1 (September 2013) and Parts 2 – 6 (December 2013)
 - Dacorum/St Albans/Welwyn Hatfield – Independent Green Belt Review – Part 1 (October 2013) and Part 2 Sites and Boundaries Study.
 - Luton – draft Green Belt Review (2013)
10. There are two areas that are not designated as Green Belt in the District: the area to the east of Baldock and the area between the two bands of Green Belt around Luton and around Stevenage/Hitchin. As part of this review only the non Green Belt area in the western part of the district was assessed in detail. Consideration was given to the eastern part but there is only one town, Royston, and a number of scattered villages, which are isolated in the sense that development pressures and sustainable development would have a lower impact. Therefore, it is considered that this land is less likely to contribute to Green Belt objectives in the way that it might if it was closer to the other three towns in the District
11. It should be noted that in this assessment, for Green Belt review purposes, Baldock, Letchworth and Hitchin are classed as historic towns and that for Green Belt review purposes only, Knebworth has been defined as a town, based on its population of around 4,500 and its range of facilities including a railway station.

2.2 Role and purpose of Green Belt

12. The NPPF (para 80) sets out five purposes for Green Belt designation:
 - To check the unrestricted sprawl of large built-up areas;

- To prevent neighbouring towns merging into one another;
 - To assist in safeguarding the countryside from encroachment;
 - To preserve the setting and special character of historic towns; and
 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land
13. The current designated area of Green Belt in North Hertfordshire is 14,247ha out of a total district area of 37,537ha (approx 38%). The Green Belt coverage for Hertfordshire as a whole is approximately 90,000ha out of a total area for the County of 164,300ha (approx. 55%).
14. The London Metropolitan Green Belt has been progressively extended since a first phase of designation in 1954. Hertfordshire County Council initially designated the south of the county as Green Belt as part of the Hertfordshire County Development Plan published in 1951 and approved in 1958. The first review of the County Development Plan, published in 1964 and approved in 1971, extended the Green Belt to the north of the county along the A1(M) corridor to include Stevenage and settlements northwards (Figure 2.1).

Figure 2.1: The Metropolitan Green Belt

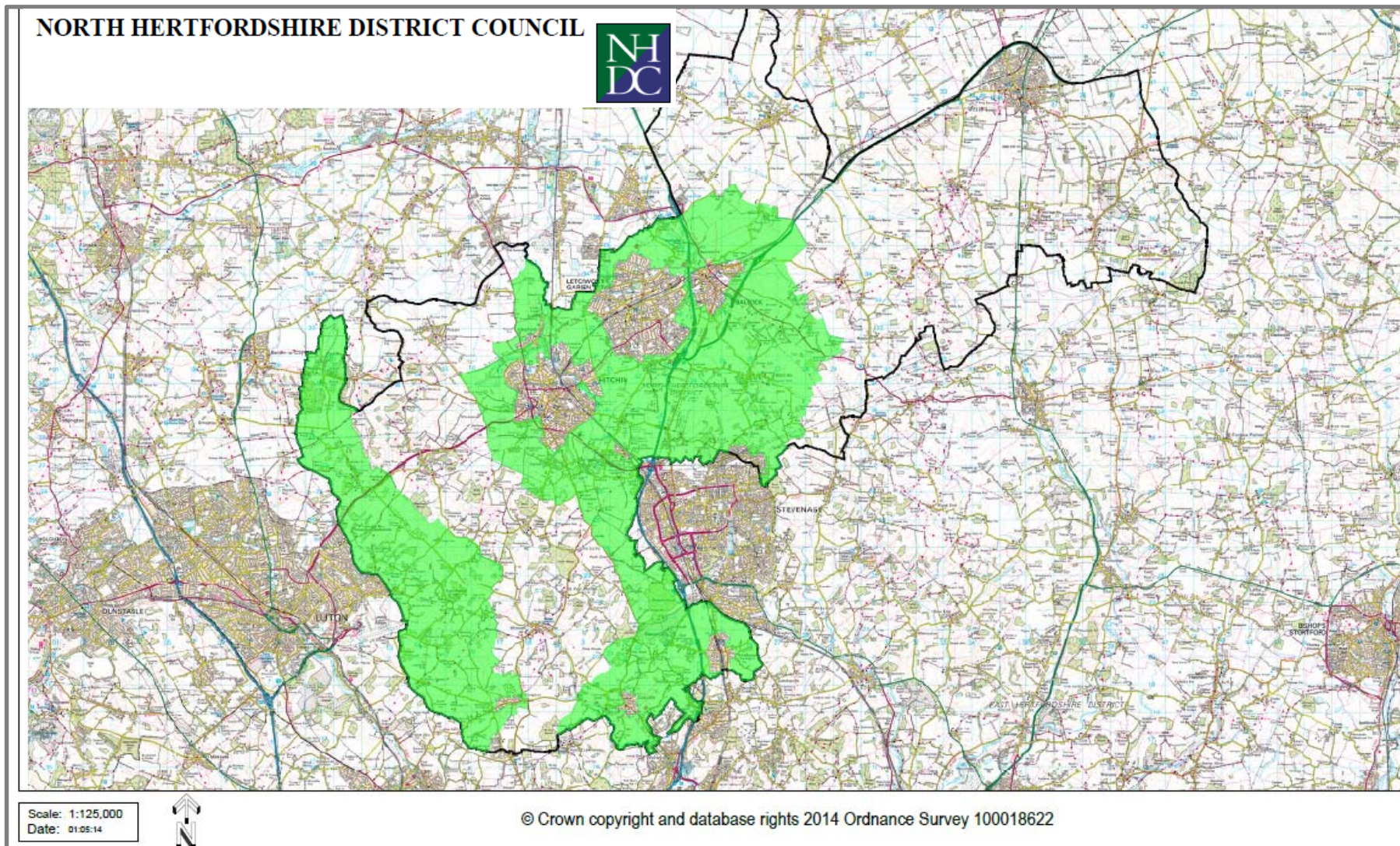


source: CPRE (<http://www.cpre.org.uk/resources/housing-and-planning/green-belts/item/1957-green-belts-in-england-key-facts>)

15. The Hertfordshire County Structure Plan in 1979 approved in principle the designation of a Green Belt as part of the Metropolitan Green Belt about 12-15 miles deep with limited extensions along the main radial transport corridors. This included the area of Metropolitan Green Belt that extends into North Hertfordshire District surrounding Stevenage, Hitchin, Letchworth Garden City and Baldock.

16. The Hertfordshire County Structure Plan Alterations Number 1 in 1984 approved the principle of a Green Belt in Hertfordshire to the east of Luton to link with the Green Belt approved in the Bedfordshire County Structure Plan.
17. The Strategic Plan for the South East presented the regional arguments for Green Belt policy in particular how London's influence had extended since the Metropolitan Green Belt was first defined and how the resultant development pressures in Hertfordshire could only be met at the expense of Hertfordshire's environment unless positive policies were available to divert them to growth areas elsewhere.
18. These piecemeal extensions of the Green Belt in Hertfordshire have resulted in the two separate areas of Green Belt that currently exist within North Hertfordshire District (Figure 2.2).

Figure 2.2: The Green Belt in North Hertfordshire



2.3 The National Planning Policy Framework (NPPF)

19. As set out in the NPPF, the essential characteristics of Green Belts are their openness and their permanence.
20. The NPPF states that *Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan. At that time, authorities should consider the Green Belt boundaries having regard to their intended permanence in the long term, so that they are capable of enduring beyond the plan in the long term. (paragraph 83)*
21. The NPPF goes on to state in paragraph 84 that *when drawing up or reviewing Green Belt boundaries local planning authorities should take account of the need to promote sustainable patterns of development. They should consider the consequences for sustainable development of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary.* It is therefore important to consider the sustainability implications of reviewing the Green Belt for growth around urban areas compared with directing growth to locations beyond the Green Belt.
22. The levels of growth required in North Herts and lack of suitable brownfield sites or sites within settlement areas will mean that it is not possible to accommodate all the needs in sustainable locations outside of the Green Belt. This is set out in more detail in the Sustainability Appraisal of the Preferred Options Local Plan².

2.4 Methodology

23. The strategic assessment of the existing Green Belt followed a staged approach as set out in Table 2.1.

Table 2.1: The Green Belt Review Process

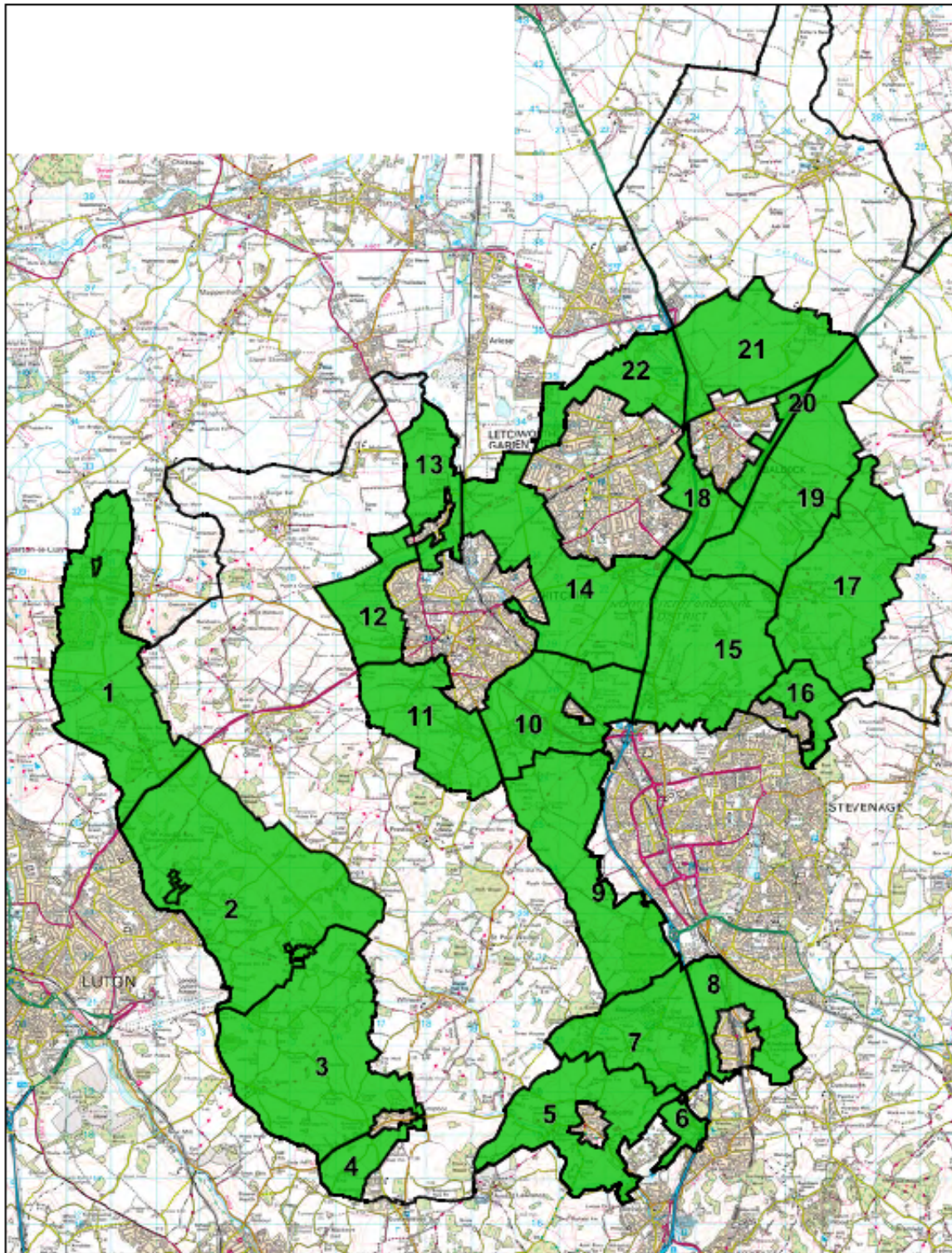
Strategic assessment	Explanation
Review of recent Green Belt studies	Consider neighbouring authority Green Belt reviews to ensure consistency in approach.
Desktop study to identify scope of review of Green Belt land	Define parcels of land within the North Hertfordshire Green Belt based on topography; physical characteristics; roads; railway lines; etc to form a basis for assessment.
Assessment against Green Belt principles	Assess parcels against four of the five Green Belt purposes. (Note that the fifth purpose has not been considered as the other four purposes are all deemed to contribute to urban regeneration).
Site visits	Check appropriateness of land parcels and existing boundaries and assessment.
Conclusion	Bring together the assessments for each of the four purposes to provide an overall evaluation of the contribution of the parcels to the Green Belt.

² SA/SEA of the North Hertfordshire Local Plan Preferred Options (CAG Consulting, November 2014)

24. There have been a number of Green Belt Reviews undertaken in adjoining areas, Stevenage, East Hertfordshire, Luton, Central Bedfordshire and a joint review for Dacorum/St Albans/Welwyn Hatfield.
25. The most relevant to this study is the Stevenage review, the study area of which partly overlaps with this review. The Stevenage study also assessed four areas not currently within the Green Belt for their possible designation as Green Belt *“either to make the Green Belt more coherent through the use of strong boundaries or to compensate for potential removal of areas”*. One of these areas is in North Hertfordshire to the west of the B656 London Road. The recommendation in the Stevenage study for the area in North Hertfordshire states that *“the argument for designation rests on the reinforcement of the outer boundary of the Green Belt to the west. Whether designation should fill in the whole of the land between Stevenage and Luton up to the A505 or just part of this land would need to be subject to a separate study to find appropriate boundaries”*. The opportunity for the designation of new Green Belt to address this issue is considered in this Review.

Figure 2.3: Green Belt Review study areas

NORTH HERTFORDSHIRE DISTRICT COUNCIL



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2.4.1 Desktop Study to identify scope of the review

26. The current area of Green Belt within North Hertfordshire is in two separate parts. The eastern section wraps around the three settlements of Hitchin, Letchworth and Baldock and then follows the A1(M) corridor south along the western edge of Stevenage and envelopes the settlements of Knebworth and Codicote. The western section adjoins the eastern edge of Luton and follows the western boundary of the district southwards towards Kimpton.
27. These two parts are separated by a narrow belt of land, approximately 3km wide, which runs from the district boundary in the south, between Blackmore End and Ayot St. Lawrence, to the district boundary in the north. This area of non-Green Belt land covers a number of small settlements including Whitwell, Preston, Offley and Pirton. The depth of the Green Belt in North Hertfordshire ranges from less than 1km around Hitchin, Letchworth and Stevenage, to up to 4km around parts of Luton.
28. Although not joined together the two parts of Green Belt in North Hertfordshire are contiguous with the Green Belt in East Hertfordshire, Stevenage, Welwyn Hatfield, St Albans, Luton and Central Bedfordshire.
29. The Green Belt outer boundary follows a range of features including roads, and field boundaries. The inner boundary generally follows the edge of settlements.
30. The Green Belt was sub-divided into 22 parcels for analysis. The boundaries of the parcels are defined by roads, other clearly visible physical features in the landscape and the existing Green Belt boundary. These 22 areas were each assessed against the first four of the five purposes of Green Belt.
31. Within the Green Belt there are a number of settlements. The largest of these are the excluded settlements of Codicote, Ickleford, Kimpton, Knebworth and Little Wymondley. Development within these settlement boundaries may be possible without impacting on Green Belt purposes.

2.4.2 Site Visits

32. All Green Belt parcels were visited in order to help determine how they perform against Green Belt purposes and to check the quality of the boundaries of the parcels.

2.4.3 Assessment against Green Belt principles

33. In the absence of detailed guidance the following methodology based on good practice from other similar reviews has been used. To help assess the Green Belt against the purposes more detailed criteria were developed as shown in Table 2.2.

Table 2.2: Green Belt Assessment Criteria

Green Belt Purpose	Criteria used in Assessment
To check the unrestricted sprawl of large built-up areas	What role does the land play in preventing the spread of development outwards from larger settlements?
To prevent neighbouring towns merging into one another	What role does the land play in maintaining the separation of towns?
To assist in safeguarding the countryside from encroachment	Are there already urbanising influences? Does a strong boundary exist to contain development?

Green Belt Purpose	Criteria used in Assessment
To preserve the setting and special character of historic towns	Is there a link with or views to the historic parts? What relationship or connection does the land have with the character of the town?
To assist in urban regeneration by encouraging the recycling of derelict and other urban land	Re-use of previously developed land is achieved consistently through the application of Green Belt policy. Therefore no assessment is made against this criterion.

34. Each parcel was assessed in relation to the contribution they make to the individual Green Belt purposes as shown in Table 2.3.

Table 2.3: Assessment Criteria

Assessment	Colour
Land making a limited contribution to Green Belt purposes.	1. Light green
Land making a moderate contribution to Green Belt purposes.	2. Mid green
Land making a significant contribution to Green Belt purposes.	3. Dark green

2.5 Assessment - existing Green Belt

35. Table 2.4 sets out the assessment of the existing Green Belt by purposes, and provides an overall evaluation of their contribution based on these purposes.

Table 2.4: Strategic Assessment of the Existing Green Belt

Key: Contribution to Green Belt purposes

1 = Land making a limited contribution to Green Belt purpose(s)
2 = Land making a moderate contribution to Green Belt purpose(s)
3 = Land making a significant contribution to Green Belt purpose(s)

Parcel	Check unrestricted sprawl of large built-up areas	Prevent merging of neighbouring towns	Safeguard countryside from encroachment	Preserve setting and special character of historic towns	Overall evaluation and contribution to Green Belt purposes
1 Lilley	2 - Helps to contain Luton, being part of the arc of Green Belt to the north of the town.	1 - Not near any towns to prevent merger.	2 - Prevents encroachment into the accessible countryside.	1 - No historic towns in this area.	A mainly rural area to north east of Luton which is vulnerable to encroachment from Luton situated to the south west. Overall makes a moderate contribution, reinforcing the wider arc of Green Belt to the north of Luton.
2 Lilley Bottom	3 - This area is particularly important in preventing sprawl from Luton eastwards into North Hertfordshire.	1 - Although located in the gap between Luton and Hitchin plays limited role in preventing merging due to the distance between the towns.	3 – Helps to prevent encroachment into the countryside from Luton immediately to the west.	1 - No historic towns in this area.	Plays an Important in restricting growth of Luton eastwards into Lilley Bottom valley and protecting the setting of the villages of Cockernhoe and Breachwood Green. Overall makes a moderate contribution to Green Belt purposes, helping to prevent sprawl and encroachment.

Parcel	Check unrestricted sprawl of large built-up areas	Prevent merging of neighbouring towns	Safeguard countryside from encroachment	Preserve setting and special character of historic towns	Overall evaluation and contribution to Green Belt purposes
3 Peters Green	2 – Adjacent to Luton Airport to the west, although set apart from the residential edge of Luton.	1 - Not near any towns, only Kimpton village to the south.	2 - Prevents encroachment into the accessible countryside. Helps to retain the rural setting of Kimpton to the south.	1 - No historic towns in this area.	Much of the parcel is relatively remote (though still accessible) countryside, and as such is sensitive to encroachment through incremental change. Overall makes a moderate contribution to Green Belt purposes, helping to prevent encroachment into open countryside.
4 Porters End	1 – Not within the vicinity of a large built up area, although Blackmore End is immediately to the south east.	1 – Not in the vicinity of towns.	2 - Prevents encroachment into accessible countryside. Helps to retain the rural setting of Kimpton to the north.	1 - No historic towns in this area.	Much of the parcel is relatively remote (though still accessible) countryside, and as such is sensitive to encroachment through incremental change. Overall makes a moderate contribution to Green Belt purposes, helping to prevent encroachment into open countryside.
5 Codicote	1 – Unrelated to a large built-up area.	1 – Not between towns.	2 - Prevents encroachment into accessible countryside. Helps to retain the rural setting of Codicote.	1 - No historic towns in this area.	This parcel is part of the accessible wider countryside to the west of the A1(M). Overall the parcel makes a moderate contribution to Green Belt purposes, helping to prevent encroachment into open countryside.

Parcel	Check unrestricted sprawl of large built-up areas	Prevent merging of neighbouring towns	Safeguard countryside from encroachment	Preserve setting and special character of historic towns	Overall evaluation and contribution to Green Belt purposes
6 Pottersheath	3 - Restricts the growth of Oaklands.	3 - Ensures separation of neighbouring settlements of Welwyn, Oaklands and Pottersheath.	3 - Plays important role in safeguarding the countryside, with evidence of urbanisation.	1 - No historic towns in this area.	<p>Performs an important function separating the urban areas of Welwyn, Oaklands and Pottersheath.</p> <p>Overall makes a significant contribution to Green Belt purposes, preventing sprawl, encroachment and separating settlements.</p>
7 Old Knebworth	1 - Limited contribution to restricting the sprawl of Stevenage.	1 - Limited contribution given location to the west of the A1(M).	2 - Protects accessible countryside from encroachment and maintains rural setting of Old Knebworth and parkland.	1 - No historic towns in this area.	<p>This is part of the accessible wider countryside to the west of the A1(M) and includes Knebworth House parkland and gardens.</p> <p>Overall makes a moderate contribution to Green Belt purposes, helping to prevent encroachment into open countryside.</p>
8 Knebworth	3 - Plays an important role in preventing sprawl along the A1(M) corridor to south of Stevenage.	3 - Plays an important role in preventing merging of Stevenage, Knebworth and Welwyn Garden City and the small settlements in between.	3 - Provides a link with the wider countryside to the east and west.	1 - Provides a setting for Knebworth but not to any historic towns.	<p>There are some visual links to Stevenage in the north and the land is part of the green wedge between Welwyn Garden City and Stevenage.</p> <p>Overall makes a significant contribution to Green Belt purposes, helping to prevent sprawl, merger and encroachment.</p>

Parcel	Check unrestricted sprawl of large built-up areas	Prevent merging of neighbouring towns	Safeguard countryside from encroachment	Preserve setting and special character of historic towns	Overall evaluation and contribution to Green Belt purposes
9 Langley	3 - Significant contribution to preventing the expansion of Stevenage although on the west side of the A1(M).	1 - Northern part contributes to preventing the merging of Stevenage and Hitchin.	3 – A narrow band of Green Belt whose western boundary is B656 and eastern boundary is A1(M) which protects the countryside in this location.	1 - No historic towns in this area.	Part of the wider countryside to the west of Stevenage. Variable visibility due to landform but some long-distance views out from higher ground adjoining Stevenage. Overall makes a moderate contribution to Green Belt purposes, helping to prevent sprawl and encroachment into open countryside.
10 Little Wymondley	3 - Plays a significant part in the prevention of sprawl from Hitchin to the north west.	3 - Plays a significant part in the preventing Hitchin and Stevenage merging.	2 - This parcel is more urbanised than the neighbouring countryside due to the amount of transport routes, small settlements and urban fringe land use.	2 - Has some contribution to the setting of Hitchin. However no direct visual link with the historic core.	Has a close relationship with the north-west edge of Stevenage and the southern edge of Hitchin. Links the buffer between Letchworth/Hitchin to the wider countryside to the west. Overall makes a significant contribution to Green Belt purposes, helping to prevent sprawl and the merger of towns.
11 Gosmore	3 - Significant contribution to preventing sprawl from Hitchin to the north east.	1 - Limited contribution towards preventing merging between Hitchin and Stevenage and Hitchin and Luton.	3 - Prevents expansion of and contributes to setting of Gosmore and Charlton.	3 - Important for the setting of Hitchin through links into The Priory and its parkland and then to Hitchin town centre.	Part of the wider countryside between Hitchin and Luton. Overall makes a significant contribution overall to Green Belt purposes, helping to prevent the expansion of Hitchin southwestwards into open countryside and

Parcel	Check unrestricted sprawl of large built-up areas	Prevent merging of neighbouring towns	Safeguard countryside from encroachment	Preserve setting and special character of historic towns	Overall evaluation and contribution to Green Belt purposes
					providing the setting for Hitchin.
12 Oughtonhead	3 - Significant contribution in preventing sprawl from Hitchin to the east.	1 - Limited contribution as on the western edge of Hitchin.	3 - Abuts the Chilterns AONB and is significant in safeguarding the countryside.	3 - Important in the setting of Hitchin due to strong visual relationship with the historic core of the town.	Forms part of the setting to Chilterns AONB and has a close relationship to the western edge of Hitchin providing a link to the wider countryside. Overall makes a significant contribution to Green Belt purposes, helping to prevent the expansion of Hitchin southwestwards into open countryside and providing the setting for Hitchin.
13 Ickleford	3 - Plays significant role in preventing sprawl northward of Hitchin.	1 - Plays no role in preventing merger of neighbouring towns.	2 - Prevents encroachment into accessible countryside.	2 - Contributes to the setting of Hitchin. However no direct visual link with the historic core.	Links to the wider countryside to the north of Hitchin and into Bedfordshire. Overall makes a moderate contribution to Green Belt purposes, helping to prevent sprawl north of Hitchin.
14 Willian	3 - Creates a strong green wedge between Hitchin and Letchworth as well as strengthening the role of the adjoining Green Belt around Stevenage preventing sprawl.	3 - Plays a significant role in preventing the merger of Hitchin and Letchworth	3 - Although some urbanising influences, there are strong urban boundaries to Hitchin and Letchworth.	3 - Important in the setting of Hitchin due to strong visual relationship with the historic core of the town.	Plays an important role as key green wedge between Hitchin and Letchworth and in the setting to them. Overall makes a significant contribution to Green Belt purposes, helping to prevent sprawl and encroachment, and maintaining the

Parcel	Check unrestricted sprawl of large built-up areas	Prevent merging of neighbouring towns	Safeguard countryside from encroachment	Preserve setting and special character of historic towns	Overall evaluation and contribution to Green Belt purposes
					separation and setting of towns.
15 Jack's Hill	3 - Plays an important role in restricting growth northwards from Stevenage and strengthens the role of the adjoining Green Belt.	3 - Contributes to the wider area which prevents merging of Hitchin with Stevenage and Letchworth and Baldock.	3 - Prevents the encroachment of Stevenage into the open countryside.	1 - Limited contribution to setting of an historic town.	A wedge of open countryside between Stevenage and Letchworth/Baldock and part of a link from the countryside reaching in towards Stevenage. Overall makes a significant contribution to Green Belt purposes, helping to prevent sprawl and encroachment, and maintaining the separation of towns.
16 Warren's Green	3 - Serves to contain further growth of Stevenage to the north east.	1 - Plays no role in preventing merger of neighbouring towns.	2 – Contributes to limiting development in relatively accessible countryside.	1 – No contribution to setting of historic towns.	Borders the urban area of north east Stevenage around Great Ashby. Part of the countryside area between Stevenage and Baldock/Letchworth to the North. Overall makes a moderate contribution to Green Belt purposes, helping to prevent sprawl into open countryside.
17 Weston	1 - Functions as part of the wider Green Belt as not immediately adjacent to any large settlement.	1 - As part of wider Green Belt between Stevenage and Weston and Baldock	2 - Some contribution as accessible from Stevenage and Letchworth.	1 – No contribution to the setting of historic towns.	Comprising principally open countryside and set apart from major settlements. Overall makes a limited contribution to Green Belt purposes, although there is some role in preventing

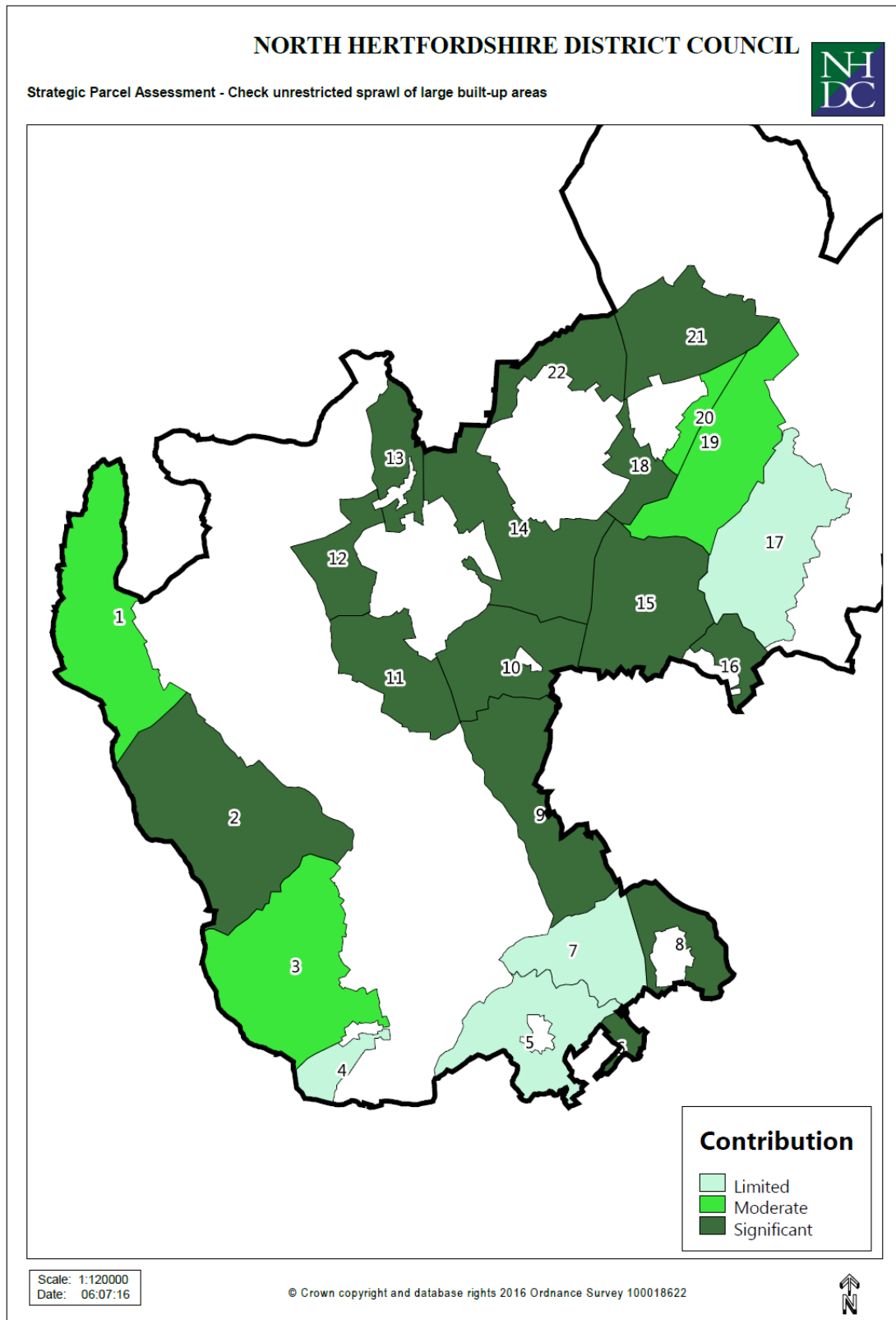
Parcel	Check unrestricted sprawl of large built-up areas	Prevent merging of neighbouring towns	Safeguard countryside from encroachment	Preserve setting and special character of historic towns	Overall evaluation and contribution to Green Belt purposes
					encroachment into open countryside.
18 Baldock Gap	3 - Significant green wedge separating Letchworth and Baldock.	3 - Prevents the complete merging of Letchworth and Baldock.	3 - Provides green space between Letchworth and Baldock although A1(M) cuts through the area.	3 - Contributes to the setting of Letchworth and Baldock.	Important parcel on all purposes due to location between Letchworth and Baldock. Overall makes significant contribution to Green Belt purposes, helping to prevent sprawl and encroachment, and maintaining the separation and setting of towns.
19 Weston Hills	2 - On the eastern side of the A505 Baldock bypass reinforcing Green Belt immediately east of Letchworth and Baldock.	2 – Makes a contribution to the broader separation of Baldock and Stevenage.	2 - Some contribution to protecting the accessible countryside in this location.	2 – Forms part of the easterly setting of Baldock.	Part of the wider open countryside between Stevenage and Letchworth/Baldock. Overall makes a moderate contribution to Green Belt purposes, reinforcing Green Belt purposes to the west and south.
20 Baldock East	2 – Bounded by the A505 Baldock bypass and makes a contribution to restricting sprawl.	1 - Limited contribution as on the eastern side of Baldock between the settlement edge and the A505 bypass.	2 - Has a peri-urban character due to proximity to edge of Baldock and the bypass.	3 - Contributes to the setting of Baldock.	Narrow band of Green Belt containing the eastern edge of Baldock out to the A505 bypass. Overall makes a moderate contribution to Green Belt purposes, part of the wider setting of Baldock and helping to prevent sprawl south eastwards.

Parcel	Check unrestricted sprawl of large built-up areas	Prevent merging of neighbouring towns	Safeguard countryside from encroachment	Preserve setting and special character of historic towns	Overall evaluation and contribution to Green Belt purposes
21 Bygrave	3 - On northern side of Baldock making a significant contribution to restricting sprawl.	1 - Limited contribution as on the northern side of Baldock	3 - Contains the northern edge of Baldock and prevents urbanising influences.	2 - Forms part of the setting of historic Baldock. Contribution to this purpose is more limited due to the existing employment area and railway line.	Predominantly rural character linking into the wider countryside north of Baldock. Overall makes a moderate contribution to Green Belt purposes, helping to prevent sprawl and encroachment.
22 Radwell	3 – Makes a Significant Contribution to preventing the sprawl of Letchworth to the north.	2 – Contributes to the separation of Letchworth and Stotfold which is beyond the Green Belt, and to the separation of Letchworth and Baldock.	3 – A strong urban edge helps to contain development.	1 - Forms part of countryside between Letchworth and Stotfold in Bedfordshire. Performs a more limited function due to landform resulting in limited views of any historic towns.	Predominantly rural character forming a green wedge between Letchworth and Stotfold. Overall makes a significant contribution to Green Belt purposes, helping to prevent sprawl and encroachment.

2.6 Checking the unrestricted sprawl of large built-up areas

36. Checking the unrestricted sprawl of large built-up areas is an important component of Green Belt adjoining the major settlements in North Hertfordshire. This explains the significant contribution scores for all areas surrounding the settlements of Hitchin, Letchworth, Baldock and Knebworth.

Figure 2.4: Contribution to checking the unrestricted sprawl of large built-up areas

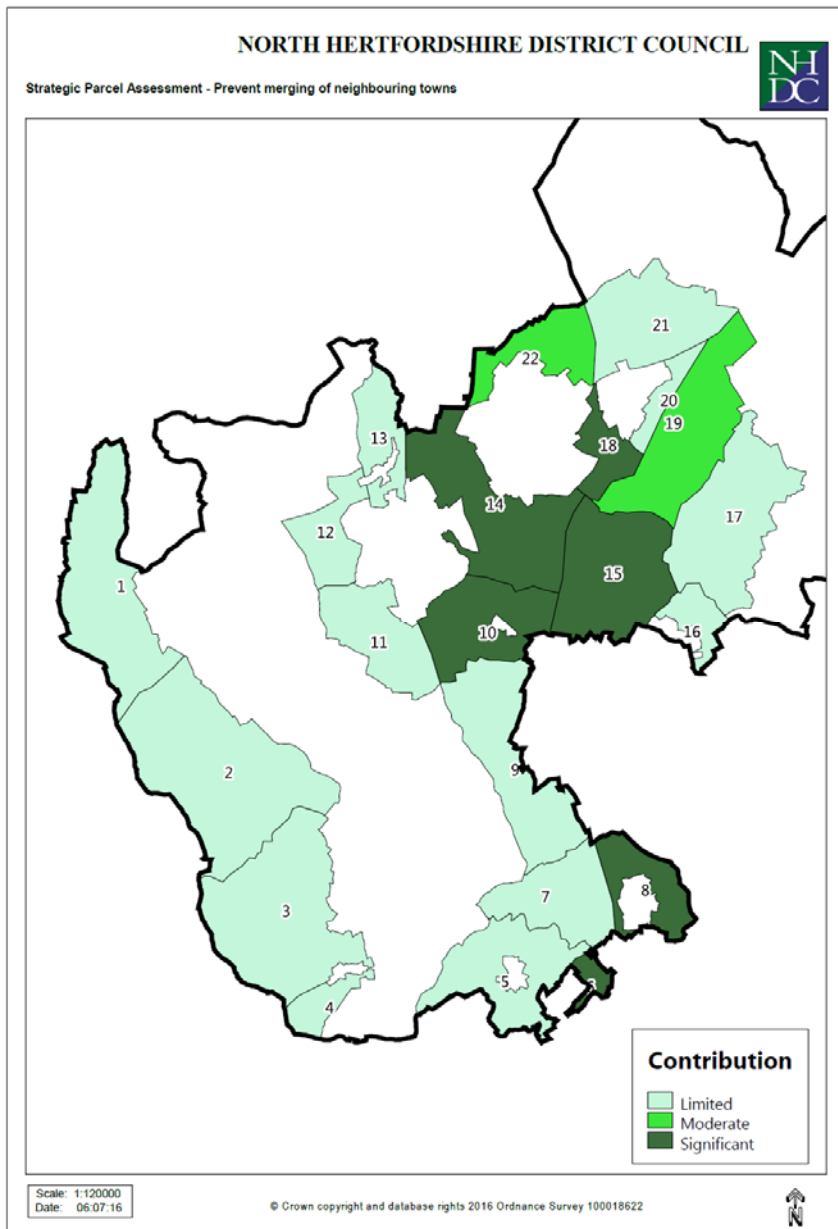


37. Land adjoining Stevenage and Luton in North Hertfordshire, also makes a significant contribution to this purpose, based on its general proximity to existing settlements and recent development. Stevenage and Luton are the largest urban centres that impact directly on the Green Belt in North Hertfordshire. Although Stevenage is partly contained along its western boundary by the A1(M) it does have potential links across the motorway that could result in development on the western side of the carriageway. Already an area of land has been removed from the Green Belt within Stevenage Borough and there is potential for further loss if development pressures result in west of Stevenage being a considered sustainable location. The settlement edge along Luton’s eastern boundary is well defined but only by the built edge.

2.7 Preventing neighbouring towns merging into one another

38. The three towns of Hitchin, Letchworth and Baldock are surrounded by Green Belt. Although they are three separate settlements they have a close relationship in the way they function. The Green Belt acts as a green wedge between them ensuring that they maintain their separate identities and there is access to open space.

Figure 2.5: Contribution to Preventing Neighbouring Towns Merging into one Another

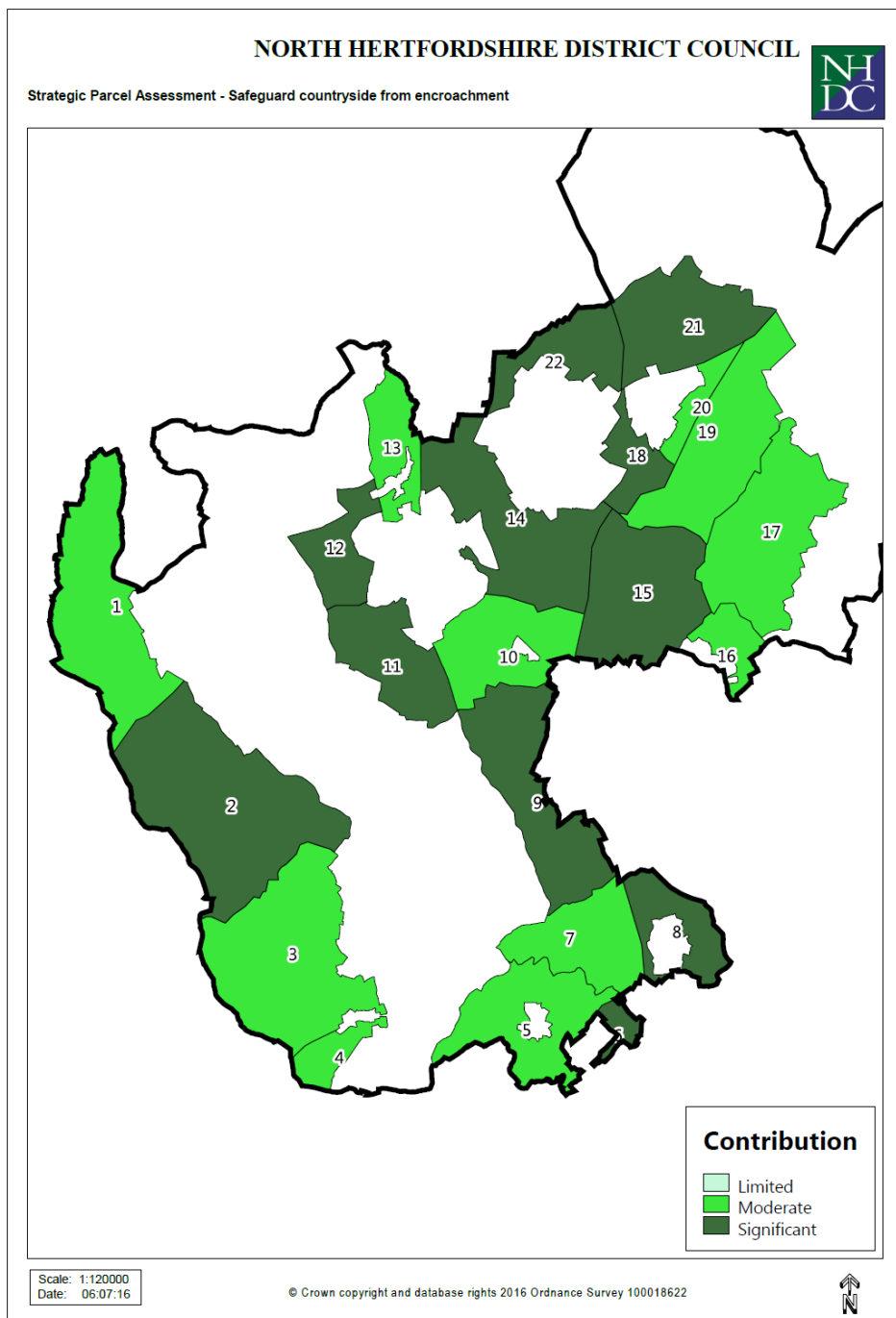


39. The Green Belt to the north, north-west and south of Stevenage performs a significant function in maintaining the separation of Stevenage and Hitchin; Stevenage and Letchworth and Stevenage and Knebworth. A small section to the west of Oaklands performs a significant function in maintaining the separation of Welwyn, Oaklands, Knebworth and Stevenage. The Green Belt to the east of Luton currently performs a limited function in terms of the preventing the merger of towns given the distance between Luton, Hitchin and Stevenage.

2.8 Safeguarding the countryside from encroachment

40. All parcels assessed perform either a significant role or make a contribution to the objective of safeguarding the countryside from encroachment. This is principally due to the proximity (and hence accessibility) of these areas to towns and villages and the influence (actual and potential) of urbanising elements on the countryside.

Figure 2.6: Contribution to Safeguarding the Countryside from Encroachment

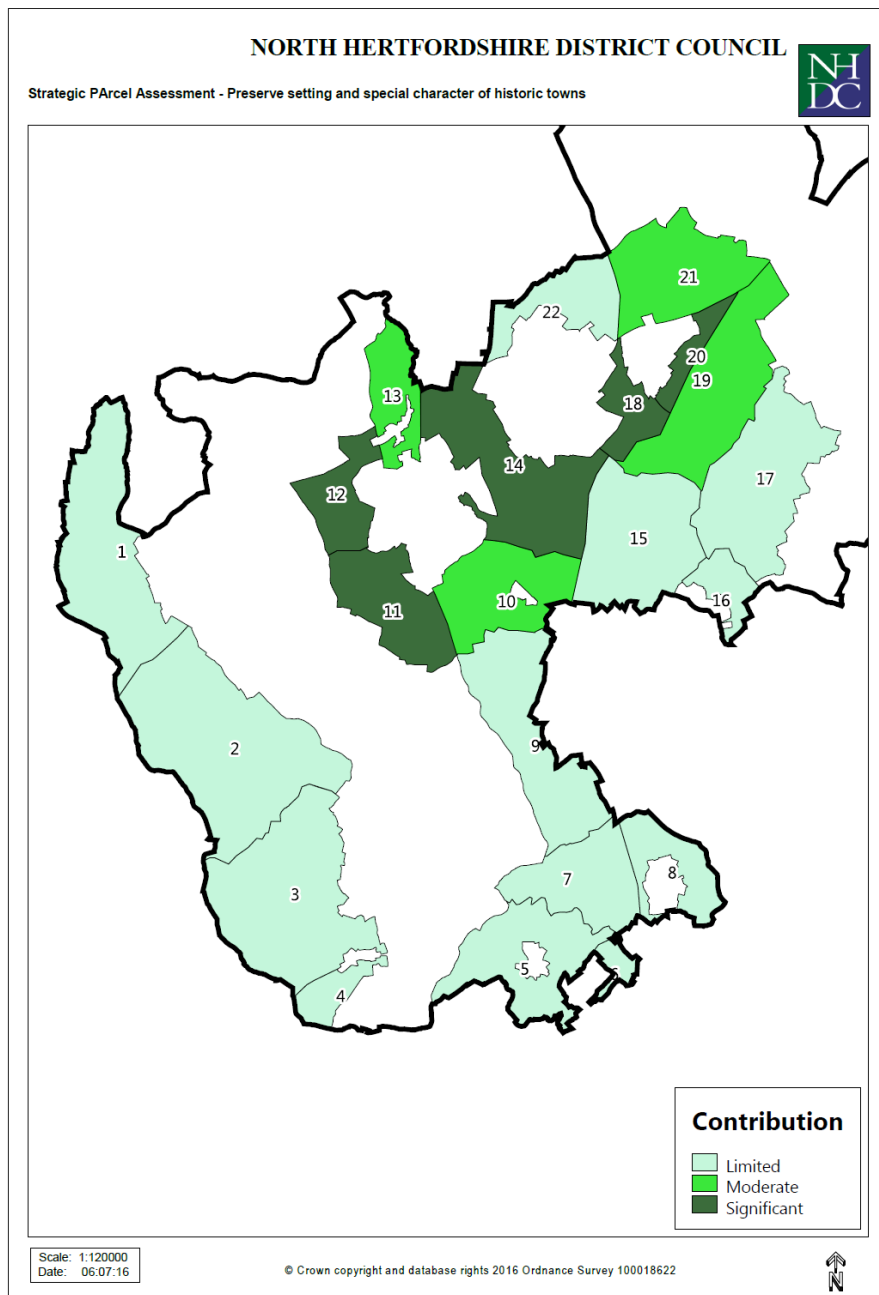


41. The effects of urbanisation can be subtle and is often reflected in the accumulation of a number of small changes. This is often clearest on the fringes of main urban areas where minor development can combine with land use change to compromise the open character of the land. Typically, however and as result of the application of the Green Belt policy, there is a clear division between the built edges of the urban areas and the open countryside. For settlements within the Green Belt (some of which have been inset), the effects of encroachment can be more complex, depending upon their size and location.

2.9 Preserving the setting and special character of Historic Towns

42. Green Belt is particularly important for the setting of the historic towns of Hitchin, Letchworth and Baldock (Figure 2.7). In particular, there are views south from Baldock High Street to the Weston Hills creating a visual connection with the Green Belt. The views into Baldock, particularly of St Mary’s Church spire from the Bygrave area to the north east, are important but less significant due to separation by the railway line, the B656 and the industrial area.

Figure 2.7: Contribution to Preserving the Setting and Character of Historic Towns

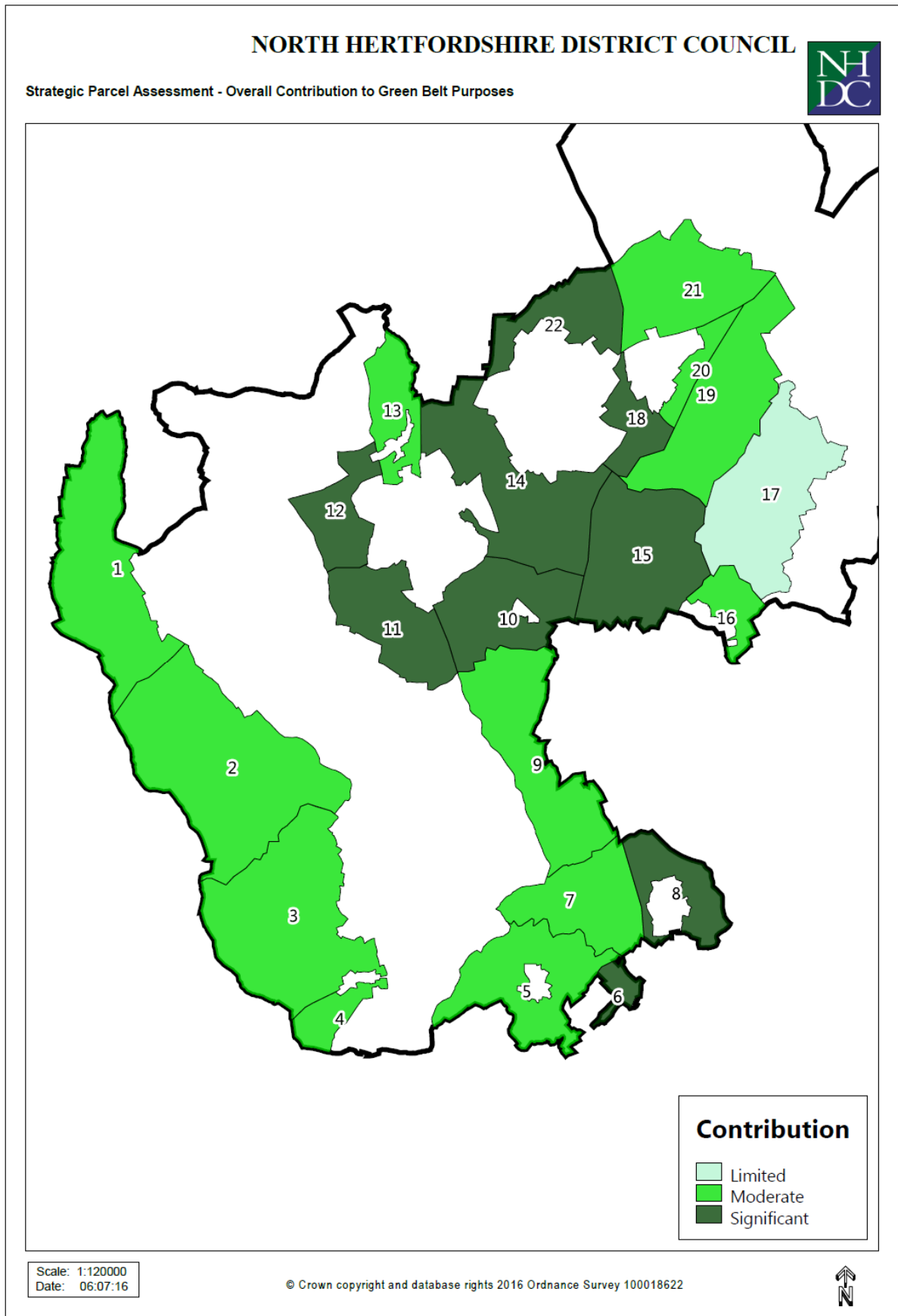


43. For Hitchin, the views west along the A505 Hitchin Road from the top of the slope on the edge of Letchworth show Hitchin nestling in the river valley with the hills providing a backdrop to the town. Priory Park and the grounds of Hitchin Priory in south west Hitchin create a strong link between the town centre core and the wider countryside.
44. Letchworth Garden City has a relatively strong relationship with the surrounding countryside, particularly to the south where there is a clearer connection to the original footprint of the town.

2.10 Overall contribution to Green Belt purposes

45. Figure 2.8 shows that that different parts of the North Hertfordshire Green Belt contribute differently to its overall function. The settlements of Hitchin, Letchworth, Baldock and Knebworth and the villages have retained their separate identity through the designation of the surrounding Green Belt which has prevented their merger. The land around Hitchin, Letchworth and Baldock fulfils many of the key purposes of Green Belt, explaining the overall significant contribution of their Green Belt setting.
46. Land bordering Stevenage and Luton is under pressure from sprawl and in addition the countryside is being safeguarded from encroachment, explaining the mid-range scores and the partial contribution in these areas.
47. Notwithstanding its accessibility from surrounding towns, across the Green Belt as a whole the open countryside has generally been protected from encroachment through incremental change, with the Green Belt making a more limited contribution in other respects.

Figure 2.8: Overall contribution to Green Belt purposes



2.11 Conclusions – the existing Green Belt

48. The principal features of the Green Belt within North Hertfordshire are:

- A strategic role as part of the Metropolitan Green Belt to the north of London, helping to shape the growth of the conurbation and the towns on its periphery.
- A sub-regional role in separating the towns of Stevenage and Hitchin, Hitchin and Letchworth, and Letchworth and Baldock, as well as Knebworth and Welwyn to the south.
- A sub-regional role in protecting the countryside from the sprawl of built-up areas both to the east and west of the District.
- A sub-regional role in providing a transition to open countryside between Stevenage/Hitchin and Luton and to the north of the A505.
- A local role in protecting the setting of the historic towns of Hitchin, Letchworth and Baldock.
- A local role in protecting the countryside from encroachment generally and the setting of villages within that countryside.

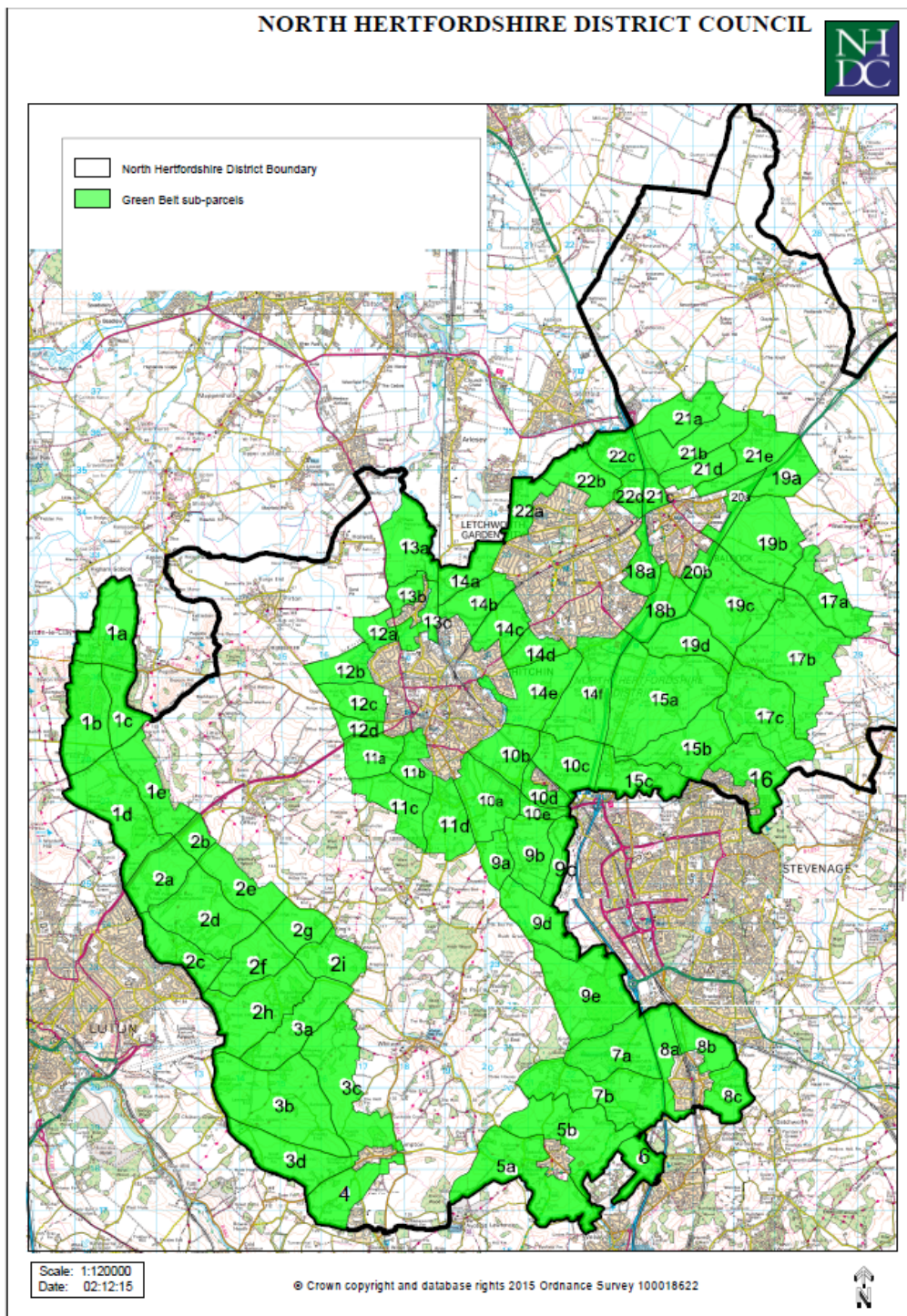
49. The areas which contribute most to the purposes of Green Belt are those around the periphery of, and between, the existing settlements of Hitchin, Letchworth and Baldock, as well as in the south of the district around Stevenage, Knebworth and Welwyn. This conclusion is not surprising given that these are the principal urban areas of the District. An additional factor in this assessment is the historic nature of the three North Hertfordshire towns located within the Green Belt and their proximity to one another, resulting in increased sensitivity to development. A similar relationship occurs in the comparatively narrow area of Green Belt between Knebworth and Stevenage.

50. The contribution of the Green Belt to the purposes set out in the NPPF principally reflects the strategic role of the Green Belt as part of the Metropolitan Green Belt in helping to contain the sprawl of Greater London through preventing the merger of towns and the urbanisation of the countryside generally. The more localised role of the Green Belt in helping to maintain the settlement pattern of the District (being three main settlements and an array of villages of hamlets) has also been effective, reflecting the role of Green Belt policy in systematically implementing development restraint which would be more difficult to achieve through policies limiting development in the 'open countryside'.

3. Refined Review of the Green Belt in North Hertfordshire

- 51. In order to help provide a more detailed context for the evaluation of proposed development sites and the Green Belt more generally, a refined assessment of the strategic parcels has been undertaken.
- 52. Each of the 22 parcels of land in the current Green Belt was subdivided into sub-parcels and each sub-parcel (Figure 3.1) assessed in the same way as the original larger parcel and assigned a score depending on the degree to which it met each of the Green Belt purposes. An assessment of the contribution of the sub-parcels to Green Belt purposes was then made (Table 3.1).

Figure 3.1: Sub-parcels for Review



3.1 Green Belt Review Assessment Matrix – existing Green Belt sub-parcels

Key: Contribution to Green Belt purposes

1 = Land making a limited contribution to Green Belt purpose(s)
2 = Land making a moderate contribution to Green Belt purpose(s)
3 = Land making a significant contribution to Green Belt purpose(s)

Table 3.1: Assessment of Existing Green Belt Parcels and Sub Parcels

Sector	Check unrestricted sprawl of large built-up areas	Prevent merging of neighbouring towns	Safeguard countryside from encroachment	Preserve setting and special character of historic towns	Overall evaluation and contribution to Green Belt purposes
1 Lilley	2 - Helps to contain Luton, being part of the arc of Green Belt to the north of the town.	1 - Not near any towns to prevent merger.	2 - Prevents encroachment into the accessible countryside.	1 - No historic towns in this area.	A mainly rural area to north east of Luton which is vulnerable to encroachment from Luton situated to the south west, although the A505 acts as a barrier to this. Overall makes a moderate contribution, reinforcing the wider arc of Green Belt to the north of Luton.
1a Northern boundary defined by district boundary and southern boundary by Barton Road / Hitchin Road.	1 – This parcel plays no role in restricting sprawl due to its location.	1 – Not located near any towns.	2 - Prevents encroachment into the accessible countryside.	1 – No relationship with historic towns.	Links into the wider Metropolitan Green Belt covering adjoining districts. Covers the village of Hexton with adjoining woodland blocks. Falls within LCA 218 Pirton Lowlands. South-east corner lies within Chilterns AONB.

Sector	Check unrestricted sprawl of large built-up areas	Prevent merging of neighbouring towns	Safeguard countryside from encroachment	Preserve setting and special character of historic towns	Overall evaluation and contribution to Green Belt purposes
					Limited Contribution
1b East of Lilley Road between Hitchin Road and Icknield Way Trail.	1 - This parcel plays no role in restricting sprawl due to its location.	1 – Not located near any towns.	2 - Prevents encroachment into the accessible countryside.	1 – No relationship with historic towns.	Contains Lilley to the east. Links into the wider Metropolitan Green Belt covering adjoining districts. Contains Claypit Plantation. Lies within the Chilterns AONB. Moderate Contribution
1c West of Lilley Road between Barton Road and Icknield Way Trail.	1 - This parcel plays no role in restricting sprawl due to its location.	1 – Not located near any towns.	2 - Prevents encroachment into the accessible countryside.	1 – No relationship with historic towns.	Contains Lilley to the west. Lies within the Chilterns AONB. Moderate Contribution
1d West of Hexton Road, between Icknield Way Trail and A505.	2 – Southern corner of this parcel abuts the northern settlement edge of Luton.	1 – Not located near any towns.	2 - Prevents encroachment into the accessible countryside.	1 – No relationship with historic towns.	Links into the wider Metropolitan Green Belt covering adjoining districts. Includes part of Lilley village. Lies within the Chilterns AONB. Moderate Contribution
1e East of Hexton Road between Icknield Way Trail and A505.	1 - This parcel plays no role in restricting sprawl due to its location.	1 – Not located near any towns.	2 - Prevents encroachment into the accessible countryside.	1 – No relationship with historic towns.	Includes part of Lilley village. Lies within the Chilterns AONB. Moderate Contribution
2 Lilley Bottom	3 - This area is particularly important in preventing sprawl from Luton eastwards into North Hertfordshire.	1 - Although located in the gap between Luton and Hitchin plays limited role in preventing merging due to the distance between the towns.	3 - Prevents encroachment into the countryside from Luton immediately to the west.	1 - No historic towns in this area.	Plays an Important in restricting growth of Luton eastwards into Lilley Bottom valley and protecting the setting of the villages of Cockernhoe and Breachwood Green. Overall makes a moderate contribution to Green Belt

Sector	Check unrestricted sprawl of large built-up areas	Prevent merging of neighbouring towns	Safeguard countryside from encroachment	Preserve setting and special character of historic towns	Overall evaluation and contribution to Green Belt purposes
					purposes, helping to prevent sprawl and encroachment.
2a Land immediately to east of settlement edge of Luton, south of the A505, west of Lilley Bottom and north of the byway.	3 – Parcel is important in containing the eastern settlement edge of Luton.	1 - Plays no role in preventing merger of neighbouring towns.	3 - Prevents encroachment into the countryside from Luton immediately to the west.	1 – No relationship with historic towns.	Contains Putteridge Bury and Putteridge park. Historic park and gardens. Abuts southern boundary of Chilterns ANOB. Significant Contribution
2b South of A505, east of Lilley Bottom, north of Luton White Hill and west of byway.	1 – This parcel plays no role in preventing sprawl but adjoins 2a which plays a significant role.	1 - Plays no role in preventing merger of neighbouring towns.	2 - Prevents encroachment into the accessible countryside.	1 – No relationship with historic towns.	Abuts southern boundary of Chilterns ANOB. Supports the wider Green Belt in this location. Moderate Contribution
2c Area bordering Luton's eastern boundary between Stoney Lane in south and Putteridge Road in north and Brick Kiln Road in east.	3 – Parcel is important in containing the eastern settlement edge of Luton.	1 - Plays no role in preventing merger of neighbouring towns.	3 - Prevents encroachment into the countryside from Luton immediately to the west.	1 – No relationship with historic towns.	Plateau area covering Cockernhoe village. Abuts built edge of Luton. Significant Contribution
2d Area west of Lilley Bottom, between Stoney Lane in south, byway in north and Brick Kiln Lane to west.	3 – Parcel is important along with adjoining parcel 2c in containing the eastern	1 - Plays no role in preventing merger of neighbouring towns.	3 - Prevents encroachment into the countryside from Luton immediately to the west.	1 – No relationship with historic towns.	Plateau and scarp slope area includes small blocks of woodland. Tranquil area despite proximity to Luton Airport. Abuts built edge of Luton. Significant Contribution

Sector	Check unrestricted sprawl of large built-up areas	Prevent merging of neighbouring towns	Safeguard countryside from encroachment	Preserve setting and special character of historic towns	Overall evaluation and contribution to Green Belt purposes
	settlement edge of Luton.				
2e Land east of Lilley Bottom between Luton White hill and Stoney Lane. Borders Westbury wood to east.	1 – This parcel plays no role in preventing sprawl.	1 - Plays no role in preventing merger of neighbouring towns.	2 - Prevents encroachment into the accessible countryside.	1 – No relationship with historic towns.	Scarp slope valley side east side of Lilley Bottom. Tranquil area despite proximity to Luton Airport. Supports the wider Green Belt in this location. Moderate Contribution
2f West Lilley Bottom Road between Stoney lane in north and Darley Road in south.	3 – Parcel is important along with adjoining parcels 2c and 2h in containing the eastern settlement edge of Luton.	1 - Plays no role in preventing merger of neighbouring towns.	2 - Prevents encroachment into the accessible countryside.	1 – No relationship with historic towns.	Plateau area and west side of valley. Tranquil area despite proximity to Luton Airport. Supports the wider Green Belt in this location. Moderate Contribution
2g East of Lilley Bottom Road, south of Stoney Lane, north of Church Road and west of Whitehall Road.	1 – This parcel plays no role in preventing sprawl.	1 - Plays no role in preventing merger of neighbouring towns.	2 - Prevents encroachment into the accessible countryside.	1 – No relationship with historic towns.	Tranquil area despite proximity to Luton Airport. Supports the wider Green Belt in this location. Moderate Contribution
2h Land at eastern end of Luton Airport runway, west of Lilley Bottom Road between Darley Road in north and	3 – Parcel is important in containing the sprawl of Luton and the airport development.	1 - Plays no role in preventing merger of neighbouring towns.	2 - Prevents encroachment into the accessible countryside.	1 – No relationship with historic towns.	Covers Breachwood Green village. Supports the wider Green Belt in this location. Moderate Contribution

Sector	Check unrestricted sprawl of large built-up areas	Prevent merging of neighbouring towns	Safeguard countryside from encroachment	Preserve setting and special character of historic towns	Overall evaluation and contribution to Green Belt purposes
Lye Hill/Lower Road in south.					
2i East of Lilly Bottom Road, south of Church Road, west of Whitehall Road.	1 – This parcel plays no role in preventing sprawl.	1 - Plays no role in preventing merger of neighbouring towns.	2 - Prevents encroachment into the accessible countryside.	1 – No relationship with historic towns.	Tranquil area despite proximity to Luton Airport. Supports the wider Green Belt in this location. Moderate Contribution
3 Peters Green	2 – Adjacent to Luton Airport to the west, although set apart from the residential edge of Luton.	1 - Not near any towns, only Kimpton village to the south	2 - Prevents encroachment into the accessible countryside. Helps to retain the rural setting of Kimpton to the south.	1 - No historic towns in this area.	Much of the parcel is relatively remote (though still accessible) countryside, and as such is sensitive to encroachment through incremental change. Overall makes a moderate contribution to Green Belt purposes, helping to prevent encroachment into open countryside.
3a Bounded by Lilley Bottom Road, Lye Hill/Lower Road, and Wandon Green to south.	1 – This parcel plays no role in preventing sprawl.	1 - Plays no role in preventing merger of neighbouring towns.	2 - Prevents encroachment into the accessible countryside.	1 – No relationship with historic towns.	Undulating landform. Prevents encroachment into the accessible countryside. Moderate Contribution
3b Land bounded by Kimpton road to south, Whiteway Bottom Lane to east, road through Diamond End to north.	2 – Adjacent to Luton Airport to the west.	1 - Plays no role in preventing merger of neighbouring towns.	2 - Prevents encroachment into the accessible countryside.	1 – No relationship with historic towns.	Luton, Luton airport and runway are visible. Rural character of roads enclosed by hedgerows and scattered woodland plantations. Includes Chiltern Way. Links into the wider Metropolitan Green Belt covering adjoining districts.

Sector	Check unrestricted sprawl of large built-up areas	Prevent merging of neighbouring towns	Safeguard countryside from encroachment	Preserve setting and special character of historic towns	Overall evaluation and contribution to Green Belt purposes
					Moderate Contribution
3c Land to east of Whiteway Bottom Lane, Bendish in the north, abuts northern edge of Kimpton with eastern boundary a mix of footpaths.	1 – This parcel plays no role in preventing sprawl.	1 - Plays no role in preventing merger of neighbouring towns.	2 – Prevents encroachment into the accessible countryside. Helps to retain the rural setting of Kimpton to the south.	1 – No relationship with historic towns.	Includes Chiltern Way. Prevents encroachment into the accessible countryside. Helps to retain the rural setting of Kimpton to the south. Moderate Contribution
3d Land bounded by Kimpton Bottom to south, Kimpton Road to north and district boundary to west.	1 – This parcel plays no role in preventing sprawl.	1 - Plays no role in preventing merger of neighbouring towns.	2 – Prevents encroachment into the accessible countryside.	1 – No relationship with historic towns.	Links into the wider Metropolitan Green Belt covering adjoining districts. Moderate Contribution
4 Porters End	1 – Not within the vicinity of a large built up area, although Blackmore End is immediately to the south east.	1 – Not in the vicinity of towns.	2 - Prevents encroachment into accessible countryside. Helps to retain the rural setting of Kimpton to the north.	1 - No historic towns in this area.	Much of the parcel is relatively remote (though still accessible) countryside, and as such is sensitive to encroachment through incremental change. Overall makes a moderate contribution to Green Belt purposes, helping to prevent encroachment into open countryside.
4 Land to south of Kimpton bounded by Kimpton Bottom to north, district	1 - No major settlements that may sprawl.	1 – No neighbouring towns but has maintained the separation of	2 - Prevents encroachment of Kimpton and Blackmore End	1 - No historic towns in this area.	Links into the wider Metropolitan Green Belt covering adjoining districts. Moderate Contribution

Sector	Check unrestricted sprawl of large built-up areas	Prevent merging of neighbouring towns	Safeguard countryside from encroachment	Preserve setting and special character of historic towns	Overall evaluation and contribution to Green Belt purposes
boundary and Blackmore End to south and Hall Lane and Kimpton settlement to east.		Blackmore End and Kimpton.			
5 Codicote	1 – Unrelated to a large built-up area.	1 – Not between towns.	2 - Prevents encroachment into accessible countryside. Helps to retain the rural setting of Codicote.	1 - No historic towns in this area.	This parcel is part of the accessible wider countryside to the west of the A1(M). Overall the parcel makes a moderate contribution to Green Belt purposes, helping to prevent encroachment into open countryside.
5a Land south of Codicote bounded by district boundary to south, Whitwell Road to north and Kimpton Mill to west.	2 – Locally helps to contain the growth of Codicote	2 – Locally contributes to the separation of neighbouring settlements of Codicote and Welwyn.	3 – Retains the rural setting of Codicote.	1 – No relationship with historic towns.	Mimram Valley to south and west of Codicote. Links into the wider Metropolitan Green Belt covering adjoining districts. Moderate Contribution
5b Land to north of Codicote bounded by district boundary to east, and Drivers End Lane/Sally Deards Lane to the north and High Heath farm to west.	2 – Locally helps to contain the growth of Codicote	2 – Locally contributes to the separation of neighbouring settlements of Codicote and Potters Heath.	3 - Retains the rural setting of Codicote.	1 – No relationship with historic towns.	Plateau to the north and east of Codicote. Links into the wider Metropolitan Green Belt covering adjoining districts. Moderate Contribution

Sector	Check unrestricted sprawl of large built-up areas	Prevent merging of neighbouring towns	Safeguard countryside from encroachment	Preserve setting and special character of historic towns	Overall evaluation and contribution to Green Belt purposes
6 Pottersheath	3 - Restricts the growth of Oaklands.	3 - Ensures separation of neighbouring settlements of Welwyn, Oaklands and Pottersheath.	3 - Plays important role in safeguarding the countryside, with evidence of urbanisation.	1 - No historic towns in this area.	Performs an important function separating the urban areas of Welwyn, Oaklands and Pottersheath. Overall makes a significant contribution to Green Belt purposes, preventing sprawl, encroachment and separating settlements.
6 Area bounded to the east by district boundary.	3 – Restricts sprawl of Oaklands.	3 – Ensures separation of neighbouring settlements of Welwyn, Oaklands and Pottersheath.	3 - Plays important role in safeguarding the countryside, with evidence of urbanisation.	1 – No historic towns in this area.	Peri-urban area between Pottersheath and Oaklands. Links into the wider Metropolitan Green Belt covering adjoining districts. Significant Contribution
7 Old Knebworth	1 - Limited contribution to restricting the sprawl of Stevenage.	1 - Limited contribution given location to the west of the A1(M).	2 - Protects accessible countryside from encroachment and maintains rural setting of Old Knebworth and parkland.	1 - No historic towns in this area.	This is part of the accessible wider countryside to the west of the A1(M) and includes Knebworth House parkland and gardens. Overall makes a moderate contribution to Green Belt purposes, helping to prevent encroachment into open countryside.
7a Land on west side of A1(M), bounded by Newton Woods to north and Park	1 – Plays no role in restricting sprawl of Stevenage due to intervening A1(M)	1 – No role in this location.	2 – Protects accessible countryside from encroachment.	1 – No relationship with historic towns.	Includes Old Knebworth village; Knebworth House; and Knebworth Park registered historic park and gardens. Protects accessible countryside from encroachment.

Sector	Check unrestricted sprawl of large built-up areas	Prevent merging of neighbouring towns	Safeguard countryside from encroachment	Preserve setting and special character of historic towns	Overall evaluation and contribution to Green Belt purposes
Lane/ Hitchin Road to south.	but adjoins parcel 8a which plays a significant role.				Moderate Contribution
7b Land to west of A1(M) bounded by Park Lane/ Hitchin Road to north, Three Houses Lane to west and Drivers End Lane/Sally Deards Lane to the south .	1 – Plays no role in restricting sprawl of Stevenage.	1 – No role in this location.	2 – Protects accessible countryside from encroachment.	1 – No relationship with historic towns.	Includes The Node. Links into the wider Metropolitan Green Belt covering adjoining districts. Protects accessible countryside from encroachment. Moderate Contribution
8 Knebworth	3 - Plays an important role in preventing sprawl along the A1(M) corridor to south of Stevenage.	3 - Plays an important role in preventing merging of Stevenage, Knebworth and Welwyn Garden City and the small settlements in between.	3 - Provides a link with the wider countryside to the east and west.	1 - Provides a setting for Knebworth but not to any historic towns.	There are some visual links to Stevenage in the north and the land is part of the green wedge between Welwyn Garden City and Stevenage. Overall makes a significant contribution to Green Belt purposes, helping to prevent sprawl, merger and encroachment.
8a Land between A1(M) and ECML railway abuts northern edge of Knebworth and research centre to north.	3 - Plays an important role in preventing sprawl along the A1(M) corridor to south of Stevenage.	3 - Plays an important role in preventing merging of Stevenage with Knebworth.	3 – Part of the arc of open countryside to the south west of Stevenage.	1 – No relationship with historic towns.	Together with parcel 8b performs separation function between Stevenage and Knebworth. Setting to Knebworth, influenced by proximity to busy trunk road A1(M) and the east coast mainline railway. Contains Knebworth golf course. Significant Contribution

Sector	Check unrestricted sprawl of large built-up areas	Prevent merging of neighbouring towns	Safeguard countryside from encroachment	Preserve setting and special character of historic towns	Overall evaluation and contribution to Green Belt purposes
8b land between ECML and local railway line and Watton Road abuts north-east edge of Knebworth.	3 - Plays an important role in preventing sprawl of Stevenage southwards.	3 - Plays an important role in preventing merging of Stevenage with Knebworth.	3 – Protects countryside between Knebworth and Stevenage.	1 – No relationship with historic towns.	Together with parcel 8a performs separation function between Stevenage and Knebworth. Setting to Knebworth bounded by east coast mainline railway to west and suburban railway line to east. Links into the wider Metropolitan Green Belt covering adjoining districts. Significant Contribution
8c Land lying between eastern edge of Knebworth and the district boundary, south of Watton Road	2 – Parcel plays no role in restricting sprawl of Stevenage but lies adjacent to parcel 8b which plays a significant role.	3 – Plays a significant role in preventing Knebworth merging with Woolmer Green and forms part of wider Green Belt separating Stevenage and Welwyn Garden City.	3 – Protects countryside between Knebworth and Welwyn Garden City.	1 – No relationship with historic towns.	Setting to Knebworth. Elevated position creates a sense of openness. Links into the wider Metropolitan Green Belt covering adjoining districts. Significant Contribution
8d Land between A1(M) and western edge of Knebworth bounded by Park Lane to north and district boundary to the south.	2 – Parcel plays no role in restricting sprawl of Stevenage but lies adjacent to parcel 8a which plays a significant role.	3 – Plays a significant role in preventing Knebworth merging with Oaklands and forms part of wider Green Belt separating Stevenage and Welwyn Garden City.	3 – Protects countryside between Knebworth and Oaklands.	1 – No relationship with historic towns.	Land influenced by presence of busy trunk road A1(M). Links into the wider Metropolitan Green Belt covering adjoining districts. Significant Contribution

Sector	Check unrestricted sprawl of large built-up areas	Prevent merging of neighbouring towns	Safeguard countryside from encroachment	Preserve setting and special character of historic towns	Overall evaluation and contribution to Green Belt purposes
9 Langley	3 - Significant contribution to preventing the expansion of Stevenage although on the west side of the A1(M).	1 - Northern part contributes to preventing the merging of Stevenage and Hitchin.	3 – A narrow band of Green Belt whose western boundary is B656 and eastern boundary is A1(M) which protects the countryside in this location.	1 - No historic towns in this area.	Part of the wider countryside to the west of Stevenage. Variable visibility due to landform but some long-distance views out from higher ground adjoining Stevenage. Overall makes a moderate contribution to Green Belt purposes, helping to prevent sprawl and encroachment into open countryside.
9a Area to east of B656 London Road, north of White Lane and south of Little Almshoe.	2 – Contributes to adjoining parcels 9b 9d and 10a which play a significant role in preventing sprawl of Stevenage westwards.	1 – Plays no direct role in preventing merging of towns.	2 – Contributes to the role that adjoining parcels play.	1 – No relationship with historic towns.	B656 forms a strong western boundary. Part of eastern side of Langley valley. Along with parcels 9b and 9c prevents encroachment of the countryside. Moderate Contribution
9b Land south of Stevenage Road west to Almshoe Bury and south to bridleway.	3 – Part of narrow band of Green Belt preventing expansion of Stevenage westwards.	2 - Parcel of land in gap between Stevenage and Hitchin.	2 – Part of the wider countryside to the west of Stevenage.	1 – No relationship with historic towns.	Extensive open landscape. Rural character in spite of proximity to urban influences of Stevenage and the A1(M). Hertfordshire Way crosses through area. Moderate Contribution
9c Land to east of A1(M) extending south to Dyes Lane, north to Lower Titmore	3 - Prevents westward expansion of Stevenage and contains	2 – Parcel of land in gap between Stevenage and Hitchin.	3 – Part of wider Green Belt helping to prevent encroachment into countryside to west.	1 – No relationship with historic towns.	Exposed, gently undulating plateau landscape with open views away from Stevenage in the southern part and rolling chalk landscape in the northern

Sector	Check unrestricted sprawl of large built-up areas	Prevent merging of neighbouring towns	Safeguard countryside from encroachment	Preserve setting and special character of historic towns	Overall evaluation and contribution to Green Belt purposes
Green and west to bridleway.	development south of Todd's Green.				part. Urban influence of A1(M) and Stevenage. Weak western boundary. Moderate Contribution
9d Area lying between Kitching Lane in east and B656 to west, extending to Dyes Lane in south and White Lane in north.	3 – Prevents westward expansion of Stevenage together with parcel 9e.	1 – Plays no direct role in preventing merging of towns.	3 - Narrow band of Green Belt which protects the wider countryside to the west.	1 – No relationship with historic towns.	Open landscape. B656 forms a strong western boundary. Part of eastern side of Langley valley. Urbanising influences include airfield and scrapyard at Rush Green. Moderate Contribution
9e Area lying between A1(M) to east and B656 to west extending to southern boundary of newton Woods and north to Dyes Lane.	3 – Prevents westward expansion of Stevenage together with parcel 9d.	1 – Plays no direct role in preventing merging of towns.	3 - Narrow band of Green Belt which protects the countryside and links into the wider open space to the west.	1 – No relationship with historic towns.	B656 forms a strong western boundary. Part of eastern side of Langley valley. Contains village of Langley and woodland cover much of which is designated as an SSSI. Knebworth Woods/ Burleigh Grove/ Watery Grove SSSI. Moderate Contribution
10 Little Wymondley	3 - Plays a significant part in the prevention of sprawl from Hitchin to the north west.	3 - Plays a significant part in the preventing Hitchin and Stevenage merging.	2 - This parcel is more urbanised than the neighbouring countryside due to the amount of transport routes, small settlements	2 - Has some contribution to the setting of Hitchin. However no direct visual link with the historic core.	Has a close relationship with the north-west edge of Stevenage and the southern edge of Hitchin. Links the buffer between Letchworth/Hitchin to the wider countryside to the west. Overall makes a significant contribution to Green Belt purposes, helping to prevent sprawl and the merger of towns.

Sector	Check unrestricted sprawl of large built-up areas	Prevent merging of neighbouring towns	Safeguard countryside from encroachment	Preserve setting and special character of historic towns	Overall evaluation and contribution to Green Belt purposes
			and urban fringe land use.		
10a Abuts the southern edge of Hitchin bounded by London Road and A602 Stevenage Road.	3 – Plays important role in preventing expansion of Hitchin southwards.	3 – Plays a critical role in preventing Hitchin and Stevenage merging.	2 – Protects countryside in gap between Hitchin and Stevenage.	1 – No direct link with historic core of Hitchin.	Contains St Ippolyts village. Urbanising influences include Wymondley Transforming station. Well defined boundaries. Ippolyts Brook runs through the area. Significant Contribution
10b Abuts the southern edge of Hitchin bounded by A602 Stevenage Road, Arch Road and Hitchin Road.	3 – Plays important role in preventing expansion of Hitchin southwards.	3 – Plays a critical role in preventing Hitchin and Stevenage merging.	2 – Protects countryside in gap between Hitchin and Stevenage.	1 – No direct link with historic core of Hitchin.	Urban influences include the Wymondley bypass and the east coast mainline railway. School playing fields on edge of Hitchin. Ippolyts Brook runs along the northern boundary. Significant Contribution
10c North side of east coast mainline railway, bounded by northern edge of Stevenage, A1(M) and Graveley Road.	3 – Plays important role in preventing expansion of Stevenage northwards into gap between Hitchin, Letchworth and Stevenage.	3 – Plays a critical role in preventing Hitchin and Stevenage merging.	2 – Protects countryside in gap between Hitchin and Stevenage.	1 – No relationship with historic towns.	Setting to Little Wymondley village and includes part of Great Wymondley. Forms critical part of the gap between Stevenage, Hitchin and Letchworth and along with 15c and 15b contains expansion of Stevenage northwards and encroachment of countryside. Significant Contribution
10d Area to the north of A602	3 - Plays a significant part in	3 – Plays a critical role in preventing	2 – Protects countryside in gap	1 – No relationship with historic towns.	Setting to Little Wymondley village. Urban influences include the

Sector	Check unrestricted sprawl of large built-up areas	Prevent merging of neighbouring towns	Safeguard countryside from encroachment	Preserve setting and special character of historic towns	Overall evaluation and contribution to Green Belt purposes
Wymondley bypass, between Stevenage edge, east coast mainline railway and Arch Road.	the prevention of urban sprawl to north west of Stevenage.	Hitchin and Stevenage merging.	between Hitchin and Stevenage.		Wymondley bypass and the east coast mainline railway. Along with other parcels in section 10 plays important role in the relatively narrow gap between Hitchin and Stevenage. Significant Contribution
10e South of A602 Wymondley bypass bounded by Blakemore End Road, Stevenage Road and Stevenage and Todd's Green.	3 - Plays a significant part in the prevention of urban sprawl to north west of Stevenage.	3 – Plays a critical role in preventing Hitchin and Stevenage merging.	2 - Protects countryside in gap between Hitchin and Stevenage.	1 – No relationship with historic towns.	Contains Todd's Green village. Prevents sprawl of Stevenage westwards. Some urbanising influences include major roads of A1(M) and Wymondley bypass. Significant Contribution
11 Gosmore	3 - Significant contribution to preventing sprawl from Hitchin to the north east.	1 - Limited contribution towards preventing merging between Hitchin & Stevenage and Hitchin and Luton.	3 - Prevents expansion of and contributes to setting of Gosmore and Charlton.	3 - Important for the setting of Hitchin through links into The Priory and its parkland and then to Hitchin town centre.	Part of the wider countryside between Hitchin and Luton. Overall makes a significant contribution overall to Green Belt purposes, helping to prevent the expansion of Hitchin southwestwards into open countryside and providing the setting for Hitchin.
11a Abuts the south-west edge of Hitchin south of A505 Offley Road bounded by Hoar's	3 - Plays an important role in preventing expansion of Hitchin westwards.	1 - Plays no role in preventing merger of neighbouring towns.	2 – Prevents encroachment and contributes to setting of Charlton.	2 – Contributes towards the historic settling of Hitchin.	Contains part of Charlton village. Includes Chiltern Way long distance footpath. Significant Contribution

Sector	Check unrestricted sprawl of large built-up areas	Prevent merging of neighbouring towns	Safeguard countryside from encroachment	Preserve setting and special character of historic towns	Overall evaluation and contribution to Green Belt purposes
Lane and Charlton Road.					
11b Abuts the south-west edge of Hitchin bounded by Charlton Road, Maydencroft Lane and Gosmore Road.	3 - Plays an important role in preventing expansion of Hitchin westwards.	1 - Plays no role in preventing merger of neighbouring towns.	2 – Prevents encroachment and contributes to setting of Charlton.	3 - Plays a significant role in the historic setting of Hitchin.	Contains Priory Park and part of Charlton village. Significant Contribution
11c Area to south-west of Gosmore bounded by Maydencroft Lane, Temple Close and Preston Road.	2 – Contributes to preventing expansion of Hitchin along with 11a 11b and 11d.	1 - Plays no role in preventing merger of neighbouring towns.	2 – Prevents encroachment and contributes to setting of Gosmore.	3 - Plays a significant role in the setting of Hitchin.	Bisected by pylons. Significant Contribution
11d Abuts the southern edge of Hitchin bounded by London Road, and road opposite Little Almshoe farm.	3 - Plays important role in preventing expansion of Hitchin southwards.	1 - Plays no role in preventing merger of neighbouring towns.	2 – Prevents encroachment and contributes to setting of Gosmore.	1 – No direct link with historic core of Hitchin.	Covers village of Gosmore defined by B656 London Road to east. Bisected by pylons. Significant Contribution
12 Oughtonhead	3 - Significant contribution in preventing sprawl from Hitchin to the east.	1 - Limited contribution as on the western edge of Hitchin.	3 - Abuts the Chilterns AONB and is significant in safeguarding the countryside.	3 - Important in the setting of Hitchin due to strong visual relationship with the historic core of the town.	Forms part of the setting to Chilterns AONB and has a close relationship to the western edge of Hitchin providing a link to the wider countryside. Overall makes a significant contribution to Green Belt purposes, helping to prevent the expansion of Hitchin

Sector	Check unrestricted sprawl of large built-up areas	Prevent merging of neighbouring towns	Safeguard countryside from encroachment	Preserve setting and special character of historic towns	Overall evaluation and contribution to Green Belt purposes
					southwestwards into open countryside and providing the setting for Hitchin.
12a Abuts the northern edge of Hitchin and eastern edge of Ickleford bounded by A600 Bedford Road, Hambridge Way and Mill Way.	3 - Plays important role in preventing expansion of Hitchin northwards.	1 - Plays no role in preventing merger of neighbouring towns.	3 – Plays a significant role in safeguarding the countryside.	1 – No direct link with historic core of Hitchin.	River Oughton flows through. Significant Contribution
12b Area abuts western edge of Hitchin bounded by Icknield Way, Hitchin Road and Oughtonhead Lane.	3 - Plays important role in preventing expansion of Hitchin westwards towards the Chilterns AONB.	1 - Plays no role in preventing merger of neighbouring towns.	3 - Abuts Chilterns AONB and is significant in safeguarding the countryside.	1 – No direct link with historic core of Hitchin.	Covers Oughtonhead Common Nature Reserve. Borders eastern boundary of Chilterns AONB. Significant Contribution
12c Abuts western edge of Hitchin bounded by Oughtonhead Lane, Hitchin Road and Pirton Road.	3 - Plays important role in preventing expansion of Hitchin westwards towards the Chilterns AONB.	1 - Plays no role in preventing merger of neighbouring towns.	3 - Abuts Chilterns AONB and is significant in safeguarding the countryside.	2 – Contributes towards the historic settling of Hitchin.	Borders eastern boundary of Chilterns AONB. Significant Contribution
12d Abuts western edge of Hitchin bounded by Pirton Road, Carters Lane	3 - Plays important role in preventing expansion of Hitchin westwards	1 - Plays no role in preventing merger of neighbouring towns.	3 - Abuts Chilterns AONB and is significant in safeguarding the countryside.	2 – Contributes towards the historic settling of Hitchin.	Abuts eastern boundary of Chilterns AONB. Significant Contribution

Sector	Check unrestricted sprawl of large built-up areas	Prevent merging of neighbouring towns	Safeguard countryside from encroachment	Preserve setting and special character of historic towns	Overall evaluation and contribution to Green Belt purposes
and A505 Offley Road.	towards the Chilterns AONB.				
13 Ickleford	3 - Plays significant role in preventing sprawl northward sprawl of Hitchin.	1 - Plays no role in preventing merger of neighbouring towns.	2 - Prevents encroachment into accessible countryside.	2 - Contributes to the setting of Hitchin. However no direct visual link with the historic core.	Links to the wider countryside to the north of Hitchin and into Bedfordshire. Overall makes a moderate contribution to Green Belt purposes, helping to prevent sprawl north of Hitchin.
13a Area between A600 Bedford Road and district boundary along River Hiz bounded by Snailswell Lane and tributary of River Hiz.	1 – Plays limited role but adjoins 13b and 13c which play a significant role in preventing sprawl northwards out of Hitchin.	1 - Plays no role in preventing merger of neighbouring towns.	2 – Contributes to the role that parcels 13b and 13c play in preventing encroachment of the wider countryside to the north of Hitchin.	1 – No direct link with historic core of Hitchin.	Links to the wider countryside to the north of Hitchin and into Bedfordshire. Moderate Contribution
13b Abuts the northern edge of Ickleford between A600 Bedford Road and Snailswell Lane.	3 - Plays significant role in preventing sprawl northwards out of Hitchin.	1 - Plays no role in preventing merger of neighbouring towns.	2 - Prevents encroachment into the wider open countryside to the north of Hitchin.	1 – No direct link with historic core of Hitchin.	Links to the wider countryside to the north of Hitchin and into Bedfordshire. Moderate Contribution.
13c Area lies between northern edge of Hitchin and southern edge of Ickleford bounded by A600 Bedford	3 - Plays significant role in preventing sprawl northwards out of Hitchin.	3 - Separates the settlements of Ickleford and Hitchin.	2– Prevents encroachment into the gap between Hitchin and Ickleford.	1 – No direct link with historic core of Hitchin.	Lies between southern edge of Ickleford and northern edge of Hitchin. River Oughton flows through it. Significant Contribution.

Sector	Check unrestricted sprawl of large built-up areas	Prevent merging of neighbouring towns	Safeguard countryside from encroachment	Preserve setting and special character of historic towns	Overall evaluation and contribution to Green Belt purposes
Road and east coast railway line.					
14 Willian	3 - Creates a strong green wedge between Hitchin and Letchworth as well as strengthening the role of the adjoining Green Belt around Stevenage preventing sprawl.	3 - Plays a significant role in preventing the merger of Hitchin and Letchworth	3 - Although some urbanising influences, there are strong urban boundaries to Hitchin and Letchworth.	3 - Important in the setting of Hitchin due to strong visual relationship with the historic core of the town.	Plays an important role as key green wedge between Hitchin and Letchworth and in the setting to them. Overall makes a significant contribution to Green Belt purposes, helping to prevent sprawl and encroachment, and maintaining the separation and setting of towns.
14a Area between east coast railway line, Icknield Way Trail, western settlement edge of Letchworth and the district boundary.	2 – Help prevents expansion of Letchworth towards Hitchin.	2 – Helps to keep the settlements of Letchworth and Hitchin separate.	3 – Protects countryside in the narrow gap between Hitchin and Letchworth.	2 – No direct link with historic core of Hitchin or Letchworth, but part of context.	Icknield Way Trail runs along the southern boundary. Cemetery. Key separation function between Hitchin and Letchworth. Significant Contribution
14b Area bounded by settlement eastern edges of Hitchin and Letchworth lying between Icknield Way Trail and local railway line.	3 – Prevents expansion of Hitchin and Letchworth into narrow gap between them.	3 – Plays critical role in separating Hitchin and Letchworth.	3 – Protects countryside in the narrow gap between Hitchin and Letchworth.	3 - Important in the setting of Hitchin due to strong visual relationship with the historic core of the town.	Hitchin curve railway line. Key separation function between Hitchin and Letchworth. Significant Contribution

Sector	Check unrestricted sprawl of large built-up areas	Prevent merging of neighbouring towns	Safeguard countryside from encroachment	Preserve setting and special character of historic towns	Overall evaluation and contribution to Green Belt purposes
14c Area bounded by settlement edges of Hitchin and Letchworth between local railway line and A505.	3 – Prevents expansion of Hitchin and Letchworth into narrow gap between them.	3 – Plays critical role in separating Hitchin and Letchworth.	3 – Protects countryside in the narrow gap between Hitchin and Letchworth.	3 - Important in the setting of Hitchin due to strong visual relationship with the historic core of the town.	Includes school playing fields. Nursery. Key separation function between Hitchin and Letchworth. Significant Contribution
14d Area bounded by settlement edges of Hitchin and Letchworth between A505 and Willian Road.	3 – Prevents expansion of Hitchin and Letchworth into narrow gap between them.	3 – Plays critical role in separating Hitchin and Letchworth.	3 – Protects countryside in the narrow gap between Hitchin and Letchworth.	3 - Important in the setting of Hitchin due to strong visual relationship with the historic core of the town.	Includes Hotel and Letchworth Golf course. Key separation function between Hitchin and Letchworth. Significant Contribution
14e Abuts the eastern edge of Hitchin bounded by Willian Road, Wymondley Road and Hitchin Road.	3 – Prevents southwards expansion of Hitchin into gap between Stevenage, Letchworth and Hitchin.	3 – Plays critical role in separating Hitchin, Letchworth and Stevenage.	3 – Protects countryside in the gap between Hitchin, Letchworth and Stevenage.	3 - Important in the setting of Hitchin due to strong visual relationship with the historic core of the town.	Important for the setting of Hitchin. Visual and physical link with spur along River Purwell. Key separation function between Hitchin and Letchworth. Significant Contribution
14f Abuts the southern edge of Letchworth, bounded by A1(M), Graveley Lane and Wymondley Road.	3 – Prevents southwards expansion of Letchworth into gap between Stevenage, Letchworth and Hitchin.	3 – Plays critical role in separating Letchworth and Stevenage.	3 – Protects countryside in the gap between Hitchin, Letchworth and Stevenage.	2 – part of the southern context of Letchworth	Rolling arable landscape with large fields. Context for Willian village and includes part of Great Wymondley. Sustrans cycle route and The Hertfordshire Way crosses area. A1(M) forms strong eastern boundary. Significant Contribution

Sector	Check unrestricted sprawl of large built-up areas	Prevent merging of neighbouring towns	Safeguard countryside from encroachment	Preserve setting and special character of historic towns	Overall evaluation and contribution to Green Belt purposes
15 Jack's Hill	3 - Plays an important role in restricting growth northwards from Stevenage and strengthens the role of the adjoining Green Belt.	3 - Contributes to the wider area which prevents merging of Hitchin with Stevenage and Letchworth and Baldock.	3 - Prevents the encroachment of Stevenage into the open countryside.	1 - Limited contribution to setting of an historic town.	A wedge of open countryside between Stevenage and Letchworth/Baldock and part of a link from the countryside reaching in towards Stevenage. Overall makes a significant contribution to Green Belt purposes, helping to prevent sprawl and encroachment, and maintaining the separation of towns.
15a Area lies to east of A1(M) bounded by Hitchin Road and Bridleway.	2 – Part of the land that restricts expansion of Stevenage northwards and Letchworth southwards.	3 – Plays important role in separating Stevenage and Letchworth/Baldock.	2 – Protects countryside in the gap between Letchworth/Baldock and Stevenage.	1 – No historic towns in the immediate vicinity	Parcel plays a critical role in the gap between Stevenage, Hitchin and Letchworth separated from their urban edges by adjoining parcels. Comprises open landscape including Chesfield Downs golf course. A1(M) forms a strong western boundary. Significant Contribution
15b Area to north of Stevenage lying between Church Lane, Friends Lane and bridleway.	3 – Prevents extension of Stevenage northwards.	3 – Plays important role in separating Stevenage and Letchworth/Baldock.	3 – Protects countryside in the gap between Letchworth/Baldock and Stevenage.	1 – No historic towns in the immediate vicinity	Plateau landscape with winding lanes, hedgerows and woodland blocks. Contributes with parcels 15c and 16 to prevent northward expansion of Stevenage and encroachment into the countryside. Significant Contribution.
15c Abuts northern settlement edge of Stevenage	3 – Prevents expansion of	3 – Plays important role in separating	3 - Protects countryside in the gap between	1 – No historic towns in the immediate vicinity	Context for Graveley village and parkland landscape of Chesfield Park. Visual link with northern settlement

Sector	Check unrestricted sprawl of large built-up areas	Prevent merging of neighbouring towns	Safeguard countryside from encroachment	Preserve setting and special character of historic towns	Overall evaluation and contribution to Green Belt purposes
between A1(M) and Church Lane.	Stevenage northwards.	Stevenage and Letchworth/Baldock.	Letchworth/Baldock and Stevenage.		edge of Stevenage. Links into Green Belt within Stevenage borough. Contains sprawl along B197. Important part of gap separating Stevenage, Hitchin and Letchworth. Significant Contribution
16 Warren's Green	3 - Serves to contain further growth of Stevenage to the north east.	1 - Plays no role in preventing merger of neighbouring towns.	2 – Contributes to limiting development in relatively accessible countryside.	1 – No contribution to setting of historic towns.	Borders the urban area of north east Stevenage around Great Ashby. Part of the countryside area between Stevenage and Baldock/Letchworth to the North. Overall makes a moderate contribution to Green Belt purposes, helping to prevent sprawl into open countryside.
16 Warren's Green Area abuts north-east edge of Stevenage bounded by Warrengreen Lane and the district boundary.	3 - Serves to contain further growth of Stevenage to the north east.	1 - Plays no role in preventing merger of neighbouring towns; locally protects identity of Stevenage with villages of Warren's Green, Halls Green and Weston.	2 - Prevents development in the countryside and preserves its rural character.	1 – No historic towns in the immediate vicinity	Land abuts north-east Stevenage settlement edge contains woodland blocks and arable fields. Links into the wider Metropolitan Green Belt along the eastern side of Stevenage. Prevents development in the countryside and preserves its rural character. Pylons cross the southern edge. Moderate Contribution
17 Weston	1 - Functions as part of the wider Green Belt as not immediately	1 - As part of wider Green Belt between Stevenage and	2 - Some contribution as accessible from	1 – No contribution to the setting of historic towns.	Comprising principally open countryside and set apart from major settlements.

Sector	Check unrestricted sprawl of large built-up areas	Prevent merging of neighbouring towns	Safeguard countryside from encroachment	Preserve setting and special character of historic towns	Overall evaluation and contribution to Green Belt purposes
	adjacent to any large settlement.	Weston and Baldock	Stevenage and Letchworth.		Overall makes a limited contribution to Green Belt purposes, although there is some role in preventing encroachment into open countryside.
17a Land north of Clothall Road bounded by Warren Road and Kingswoodbury Tributary.	1 – No direct contribution.	1 - Plays no role in preventing merger of neighbouring towns.	2 - Some contribution as accessible from Stevenage and Letchworth.	1 – No historic towns in the immediate vicinity	Eastern edge of metropolitan Green Belt in North Herts. Predominantly agriculture. Includes Clothall Bury. Moderate Contribution
17b Bounded by Fore Street, Clothall Road, Maiden Street and eastern edge of Green Belt	1 – No direct contribution.	1 - Plays no role in preventing merger of neighbouring towns.	2 – Contributes to the role that parcels adjacent to Stevenage and Baldock make.	1 – No historic towns in the immediate vicinity	Eastern edge of metropolitan Green Belt in North Herts. Covers part of Clothall and part of Weston villages. Moderate Contribution
17c Area bordered by Maiden Street, Warrengreen Lane, Friends Green and Bridleway.	1 – No direct contribution.	1 - Plays no role in preventing merger of neighbouring towns.	2 – Contributes to the role that parcels adjacent to Stevenage make.	1 – No historic towns in the immediate vicinity	Parcel of land on the eastern edge of the Green Belt land which complements parcel 15b and 16 in safeguarding countryside from encroachment. Covers part of Weston village includes Weston Park and retains a parkland character. Pylons cut across the land. Moderate Contribution
18 Baldock Gap	3 - Significant green wedge separating	3 - Prevents the complete merging	3 - Provides green space between Letchworth and	3 - Contributes to the setting of Letchworth and Baldock.	Important parcel on all purposes due to location between Letchworth and Baldock.

Sector	Check unrestricted sprawl of large built-up areas	Prevent merging of neighbouring towns	Safeguard countryside from encroachment	Preserve setting and special character of historic towns	Overall evaluation and contribution to Green Belt purposes
	Letchworth and Baldock.	of Letchworth and Baldock.	Baldock although A1(M) cuts through the area.		Overall makes significant contribution to Green Belt purposes, helping to prevent sprawl and encroachment, and maintaining the separation and setting of towns.
18a Wedge between settlement edges of Letchworth and Baldock.	3 - Significant green wedge separating Letchworth and Baldock.	3 - Prevents the complete merging of Letchworth and Baldock.	1 – not part of open countryside	3 - Contributes to the setting of Letchworth and Baldock.	Includes the A1(M) motorway. Urban influence. Significant Contribution
18b Abuts southern edge of Letchworth and Baldock bounded by A505 and Baldock Lane.	3 - Significant green wedge separating Letchworth and Baldock.	3 - Prevents the complete merging of Letchworth and Baldock.	2 – Part of and supports wider open countryside to the south east.	3 - Contributes to the setting of Letchworth and Baldock.	Urban influence and major transport routes of A1(M) and Baldock bypass. Pylons. Significant Contribution
19 Weston Hills	2 - On eastern side of A505 Baldock bypass reinforcing Green Belt immediately east of Letchworth and Baldock.	2 – Makes a contribution to the broader separation of Baldock and Stevenage.	2 - Some contribution to protecting the accessible countryside in this location.	2 – Forms part of the easterly setting of Baldock.	Part of the wider open countryside between Stevenage and Letchworth/Baldock. Overall makes a moderate contribution to Green Belt purposes, reinforcing Green Belt purposes to the west and south.
19a Area south of A505 Baldock bypass between Wallington Road	1 – Makes no contribution in this location.	1 - Plays no role in preventing merger of neighbouring towns.	2 – Protects the open countryside to the south east of Baldock.	2 – Part of the wider eastern setting of Baldock.	Anaerobic digestion facility located in northern part adjoining A505 dual carriageway. Moderate Contribution

Sector	Check unrestricted sprawl of large built-up areas	Prevent merging of neighbouring towns	Safeguard countryside from encroachment	Preserve setting and special character of historic towns	Overall evaluation and contribution to Green Belt purposes
and Bygrave Lodge farm.					
19b Land south of A505 Baldock bypass between Clothall Road and Wallington Road.	2 – Supports the containment of Baldock to the north west.	1 - Plays no role in preventing merger of neighbouring towns.	2 – Protects the open countryside to the south east of Baldock.	2 –Part of the wider eastern setting of Baldock.	Supports Green Belt to the west of the A505. Moderate Contribution
19c Land south of A505 Baldock bypass between hatch Lane and Clothall Road and Fore Street.	2 – Supports the containment of Baldock to the north west.	2 – Makes a contribution to the broader separation of Baldock and Stevenage.	2 – Protects the open countryside to the south east of Baldock.	2 – Part of the wider eastern setting of Baldock.	Supports Green Belt to the west of the A505. Moderate Contribution
19d Area lying between the A505, Hitchin Road, Hatch Lane and the western edge of Weston.	2 – Supports the containment of Letchworth to the west.	2 – Makes a contribution to the broader separation of Baldock and Stevenage.	2 – Protects the open countryside to the south east of Baldock.	2 – Part of the wider eastern setting of Letchworth	Supports Green Belt to the west of the A505. Moderate Contribution
20 Baldock East	2 – Bounded by the A505 Baldock bypass and makes a contribution to restricting sprawl.	1 - Limited contribution as on the eastern side of Baldock between the settlement edge and the A505 bypass.	2 - Has a peri-urban character due to proximity to edge of Baldock and the bypass.	3 - Contributes to the setting of Baldock.	Narrow band of Green Belt containing the eastern edge of Baldock out to the A505 bypass. Overall makes a moderate contribution to Green Belt purposes, part of the wider setting of Baldock and helping to prevent sprawl south eastwards.

Sector	Check unrestricted sprawl of large built-up areas	Prevent merging of neighbouring towns	Safeguard countryside from encroachment	Preserve setting and special character of historic towns	Overall evaluation and contribution to Green Belt purposes
20a Strip of land between south-east edge of Baldock and Baldock bypass, north of Clothall Road A507.	2 – Prevents the eastward growth of Baldock, but bounded by A505.	1 - Limited contribution as on the eastern side of Baldock.	2 - Contributes to the setting of Baldock.	3 - Contributes to the setting of Baldock.	Contains north east Baldock but is strongly contained by the A505. Moderate Contribution
20b Strip of land between south-east edge of Baldock and Baldock bypass, south of Clothall Road A507 and north of Chalk Hills.	2 – Prevents the south eastward growth of Baldock, but bounded by A505.	1 - Limited contribution as on the eastern side of Baldock.	2 - Contributes to the setting of Baldock.	3 - Contributes to the setting of Baldock.	Contains north east Baldock but is strongly contained by the A505. Moderate Contribution
21 Bygrave	3 - On northern side of Baldock making a significant contribution to restricting sprawl.	1 - Limited contribution as on the northern side of Baldock	3 - Contains the northern edge of Baldock and prevents urbanising influences.	2 - Forms part of the setting of historic Baldock. Contribution to this purpose is more limited due to the existing employment area and railway line.	Predominantly rural character linking into the wider countryside north of Baldock. Overall makes a moderate contribution to Green Belt purposes, helping to prevent sprawl and encroachment.
21a East side of A1(M) between Newnham Road in north and local footpath to south.	1 – Limited contribution in this location	1 - Plays no role in preventing merger of neighbouring towns.	2 – Part of wider countryside to the north of Baldock	1 – Limited contribution in this location	Supports Green Belt to the south. Moderate Contribution.

Sector	Check unrestricted sprawl of large built-up areas	Prevent merging of neighbouring towns	Safeguard countryside from encroachment	Preserve setting and special character of historic towns	Overall evaluation and contribution to Green Belt purposes
21b East side of A1(M) between local footpath and local track extending towards Bygrave.	2 – Supports parcels immediately to the south	1 - Plays no role in preventing merger of neighbouring towns.	2 – Part of wider countryside to the north of Baldock	1 – Limited contribution in this location	Supports Green Belt to the south. Moderate Contribution.
21c Abuts northern edge of Baldock between A1(M) and A505 south of Norton Mill Lane.	3 - On northern side of Baldock making a significant contribution to restricting sprawl.	3 – Part of the wedge of countryside which helps to separate Baldock and Letchworth.	3 – Prevents urbanising influences immediately to the north of Baldock	2 – Contributes to the setting of Baldock immediately to the south.	Contains Ivel Springs. Contains part of the northern edge of Baldock. Significant Contribution
21d Abuts northern edge of Baldock and Bygrave Road.	3 - On northern side of Baldock making a significant contribution to restricting sprawl.	1 - Plays no role in preventing merger of neighbouring towns.	3 – Prevents urbanising influences immediately to the north of Baldock	2 – Contributes to the setting of Baldock immediately to the south.	Contains part of the northern edge of Baldock. Significant Contribution
21e Bounded by railway line to south and Bygrave Road to north.	3 - On northern side of Baldock making a significant contribution to restricting sprawl.	1 - Plays no role in preventing merger of neighbouring towns.	3 – Prevents urbanising influences immediately to the north of Baldock	2 – Contributes to the setting of Baldock immediately to the south.	Includes the settlement of Bygrave. Open landscape contributing to the northerly context of Baldock. Significant Contribution
22 Radwell	3 – Makes a Significant Contribution to preventing the	2 – Contributes to the separation of Letchworth and Stotfold which is	3 – A strong urban edge helps to contain development.	1 - Forms part of countryside between Letchworth and Stotfold in Bedfordshire. Performs	Predominantly rural character forming a green wedge between Letchworth and Stotfold.

Sector	Check unrestricted sprawl of large built-up areas	Prevent merging of neighbouring towns	Safeguard countryside from encroachment	Preserve setting and special character of historic towns	Overall evaluation and contribution to Green Belt purposes
	sprawl of Letchworth to the north.	beyond the Green Belt, and to the separation of Letchworth and Baldock.		a more limited function due to landform resulting in limited views of any historic towns.	Overall makes a significant contribution to Green Belt purposes, helping to prevent sprawl and encroachment.
22a Lies between north-west edge of Letchworth and district boundary along Stotfold Road.	3 – Makes a significant contribution to preventing the sprawl of Letchworth to the north.	2 – Contributes to the separation of Letchworth and Stotfold which is beyond the Green Belt.	3 – Maintains the openness of countryside immediately to the north of Letchworth	1 - Performs a limited function due to landform resulting in limited views of Letchworth to the south.	Helps to contain Letchworth. Covers Pix Brook and Standalone Farm and Sewerage works. Significant Contribution
22b Lies between northern edge of Letchworth and Norton Road up to the district boundary.	3 – Makes a significant contribution to preventing the sprawl of Letchworth to the north.	2 – Contributes to the separation of Letchworth and Stotfold which is beyond the Green Belt.	3 – Maintains the openness of countryside immediately to the north of Letchworth	1 - Performs a limited function due to landform resulting in limited views of Letchworth to the south.	Helps to contain Letchworth. Covers Grange Playing Fields. Significant Contribution
22c Lies between Norton Road and the A1(M) and between Norton Bury Lane and the district boundary.	2 – Supports adjoining parcels in the prevention of sprawl of Letchworth.	2 – Contributes to the separation of Letchworth and Stotfold which is beyond the Green Belt.	3 – Maintains the openness of countryside immediately to the north of Letchworth, also providing the setting for Radwell village.	1 - Performs a limited function due to landform resulting in limited views of Letchworth to the south.	Prevents encroachment and supports the role of parcels to the south. Significant Contribution
22d Lies between the A1(M), Norton Bury Lane, Norton	3 – Makes a significant contribution to	3 – Part of the wedge of countryside which	3 – Maintains the openness of countryside	2 – Part of the setting for Letchworth to the south.	Covers Norton Bury. Helps to contain Letchworth and separate Letchworth from Baldock.

Sector	Check unrestricted sprawl of large built-up areas	Prevent merging of neighbouring towns	Safeguard countryside from encroachment	Preserve setting and special character of historic towns	Overall evaluation and contribution to Green Belt purposes
Road and north-eastern edge of Letchworth.	preventing the sprawl of Letchworth to the north.	helps to separate Baldock and Letchworth.	immediately to the north of Letchworth		Significant Contribution

Figure 3.2: Contribution to checking the unrestricted sprawl of large built-up areas

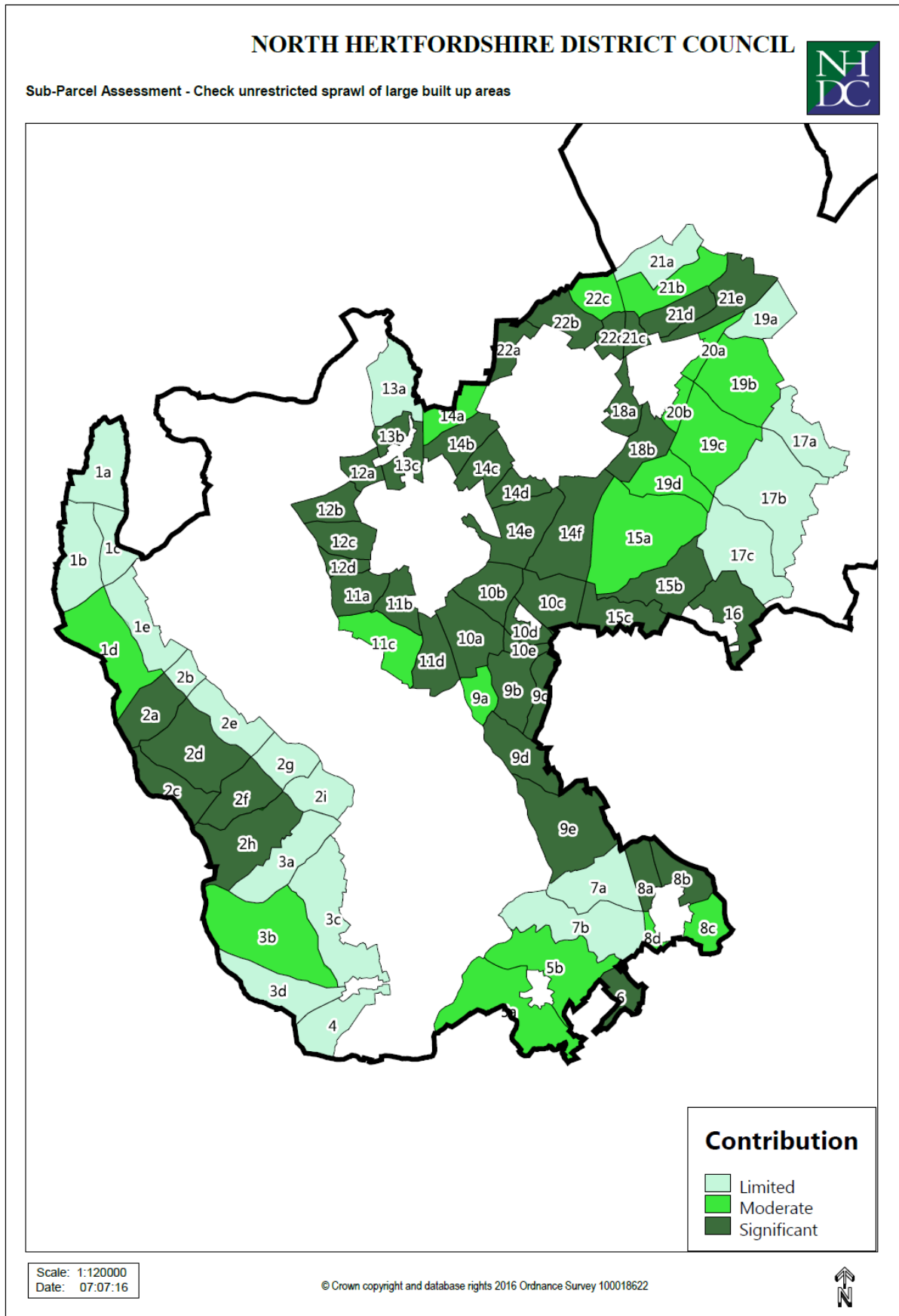


Figure 3.3: Contribution to Preventing Neighbouring Towns Merging

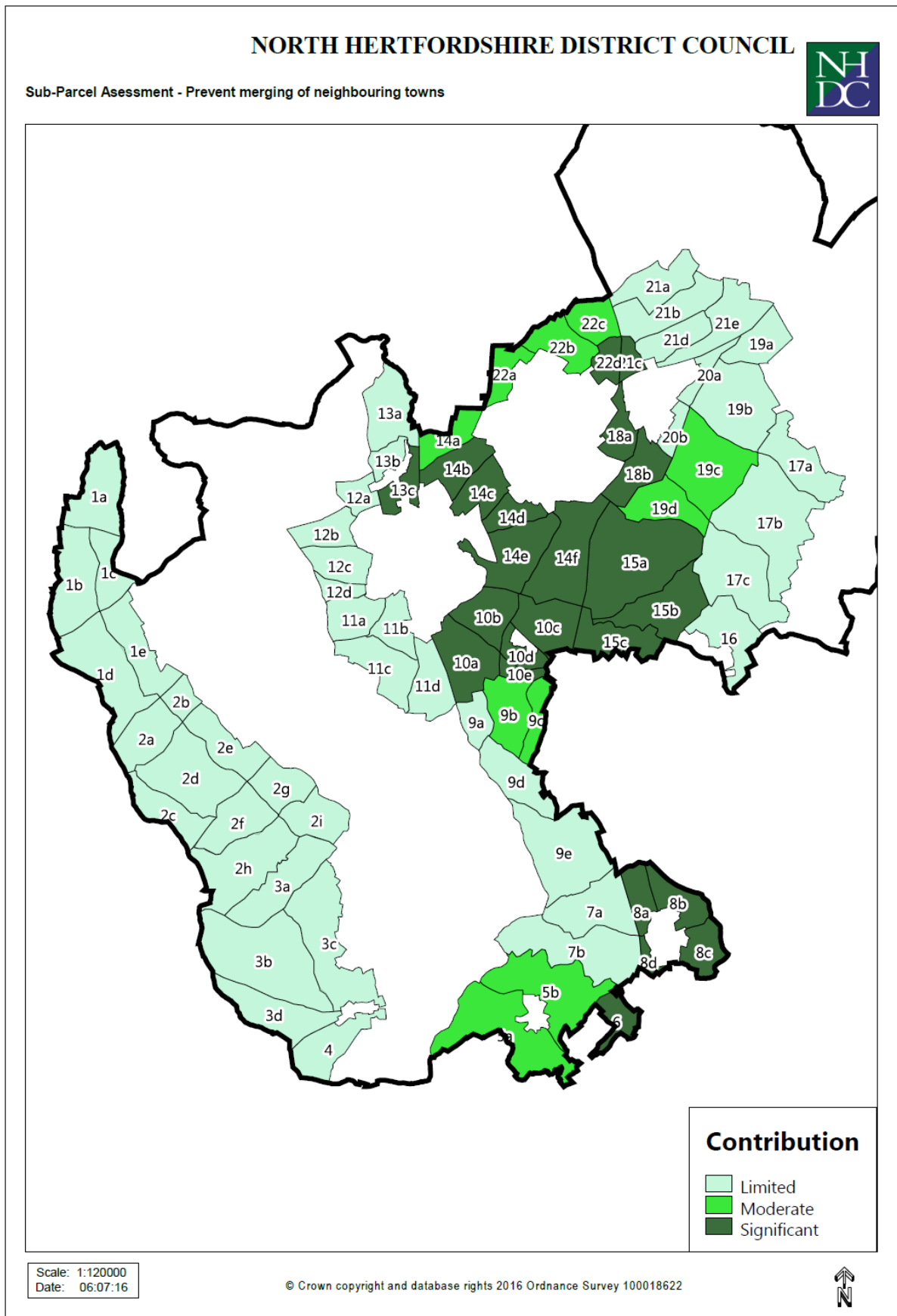


Figure 3.4: Contribution to Safeguarding the Countryside from Encroachment

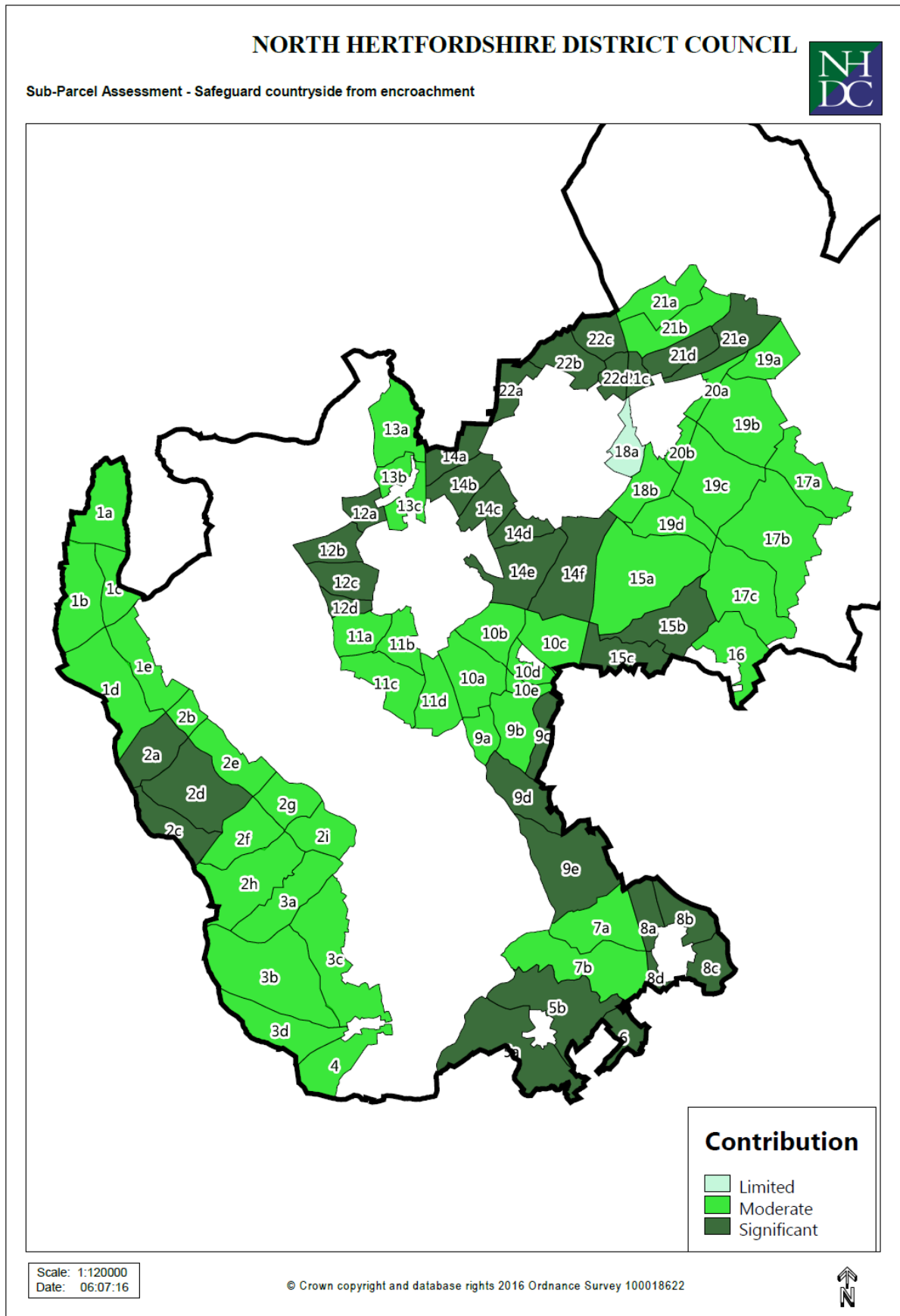
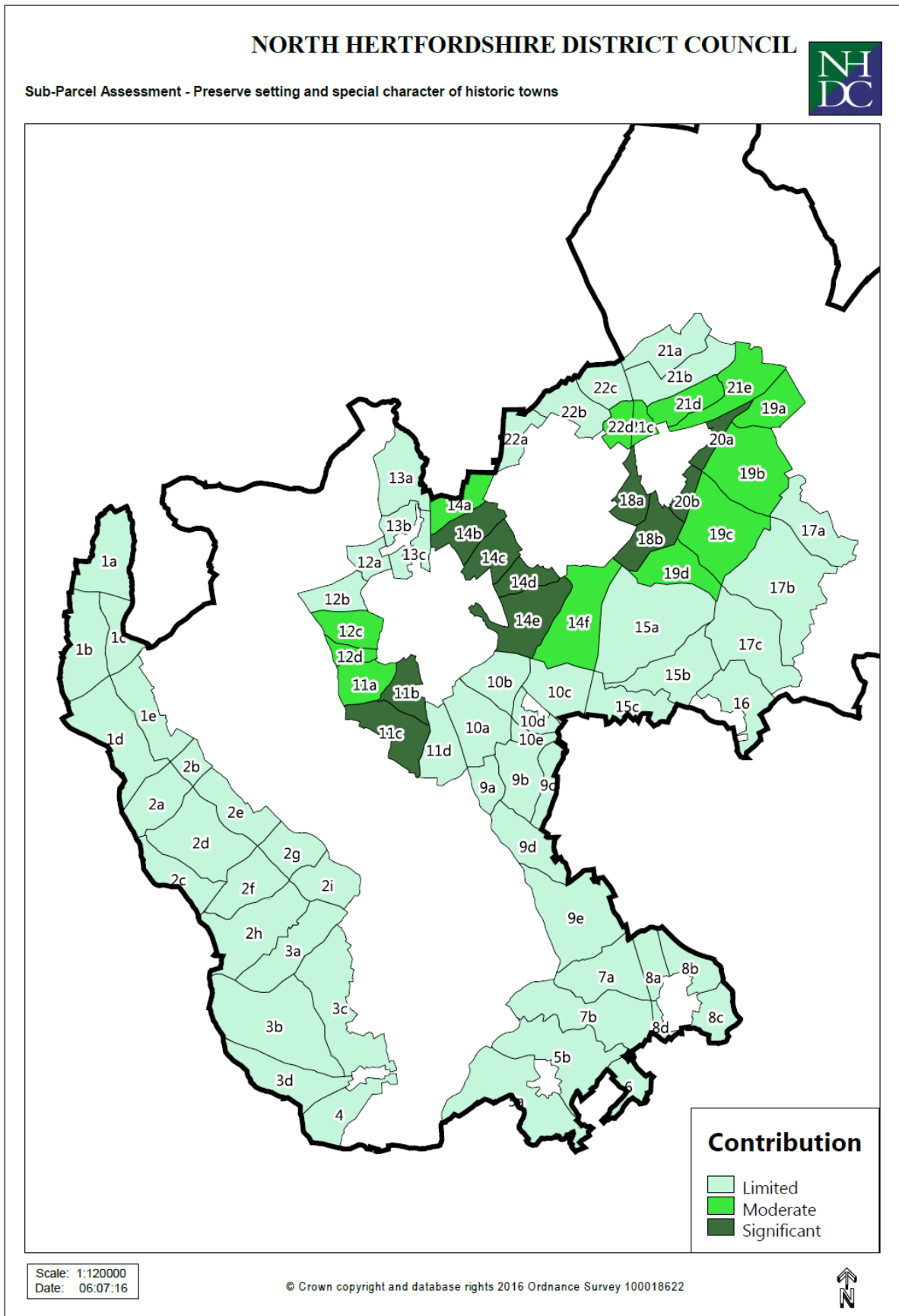
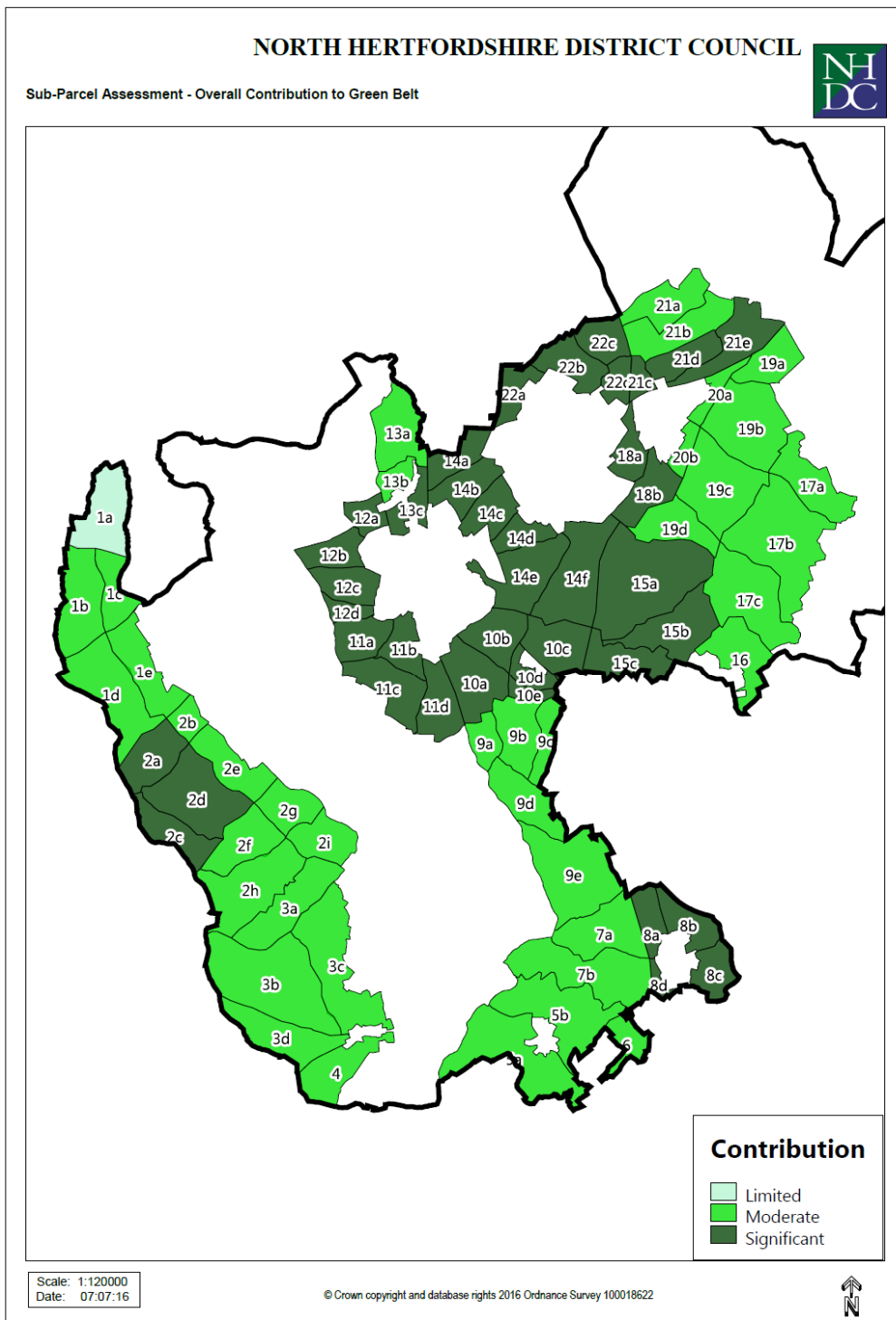


Figure 3.5: Contribution to Preserving the Setting and Character of Historic Towns



53. The overall judgement of the contribution of the sub-parcels to Green Belt purposes is illustrated in Figure 3.6. The sub-parcels considered to make the most significant contribution are those around the periphery of and between the existing settlements of Hitchin, Letchworth and Baldock, those in south of the district around Stevenage, Knebworth and Welwyn, and those on the eastern fringes of Luton. This conclusion is not surprising given that these are the principal urban areas of the district. An additional factor in this judgement is the historic nature of the three North Hertfordshire towns located within the Green Belt and their proximity to one another resulting in increased sensitivity to development within those Green Belt areas. A similar relationship occurs in the comparatively narrow area of Green Belt between Knebworth and Stevenage.

Figure 3.6: Overall Contribution to Green Belt purposes



4. Analysis of Villages in the Green Belt

4.1 Purpose and Method of Appraisal

54. As part of the review of the Green Belt across North Hertfordshire, the NPPF requires that there is consideration of settlements set within the Green Belt and whether the designation can be removed or the village boundary amended to allow appropriate growth, specifically:

“If it is necessary to prevent development in a village primarily because of the important contribution which the open character of the village makes to the openness of the Green Belt, the village should be included in the Green Belt. If, however, the character of the village needs to be protected for other reasons, other means should be used, such as conservation area or normal development management policies, and the village should be excluded from the Green Belt” (NPPF para 86).

55. There are three possible outcomes associated with the judgement of inseting:
- An Inset Settlement where the settlement is excluded from the Green Belt and Green Belt policies do not apply to development within the settlement.
 - A Washed-over Settlement where settlements are ‘washed over’ by the Green Belt and Green Belt policies apply within them in order to protect the openness of the Green Belt in that location. Similar exceptions to constraints on development apply as within the Green Belt as a whole, although limited infilling may be permitted within the built-up area, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including the settlement in Green Belt in the first place.
 - A Washed-over Settlement with an Infill Boundary where settlements have an infill boundary drawn around their main built-up area where allowing limited development which would still be expected to preserve the openness of the Green Belt and not conflict with the purposes of including the village in Green Belt in the first place.
56. Policy in the NPPF does not preclude the definition of a village envelope, even if a village remains washed over by the Green Belt, which would allow for limited infilling, thereby complying with para 89(5) which allows for *“limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan.”*
57. The NPPF does not define openness, leaving it to interpretation where it is generally taken to mean generally (but not exclusively) an absence of built development. Given that built development is often an integral part of the character of the countryside, in relation to particular areas the degree of openness is an overall judgement which needs to stem from the consideration of a number of factors which include, in the case of villages, matters such as their general character, scale and density, setting within and interaction with the wider landscape.
58. The analysis of village character and relationship with the Green Belt takes a similar approach to the assessment of the parcels of the wider Green Belt. The criteria used for assessment are finer grained in their detail and with a specific focus on the relationship of built development with its context, as follows:

- **General character** – location and overall setting, topography, settlement form, building type/age, overall sensitivity, sense of identity/unity/cohesion, key focal points, Conservation Area(s).
- **Density and layout of buildings** – degree of spaciousness/enclosure, opportunities for infill, existing village boundary.
- **Presence and character of open space** – location and relationship with settlement.
- **Interface with the surrounding landscape** – settlement depth, rear garden character, glimpsed/panoramic views to the wider landscape, connectivity with landscape context.

4.2 NHDC Proposed Policy Context

59. The proposed settlement hierarchy for North Hertfordshire is summarised in Box 4.1, which includes a number of villages within the Green Belt, some of which already been inset within the Green Belt (Knebworth, Codicote, Kimpton, Little Wymondley, Ickleford and Oaklands). The proposal to inset certain villages previously was based primarily on a settlement hierarchy based on level of facilities present.

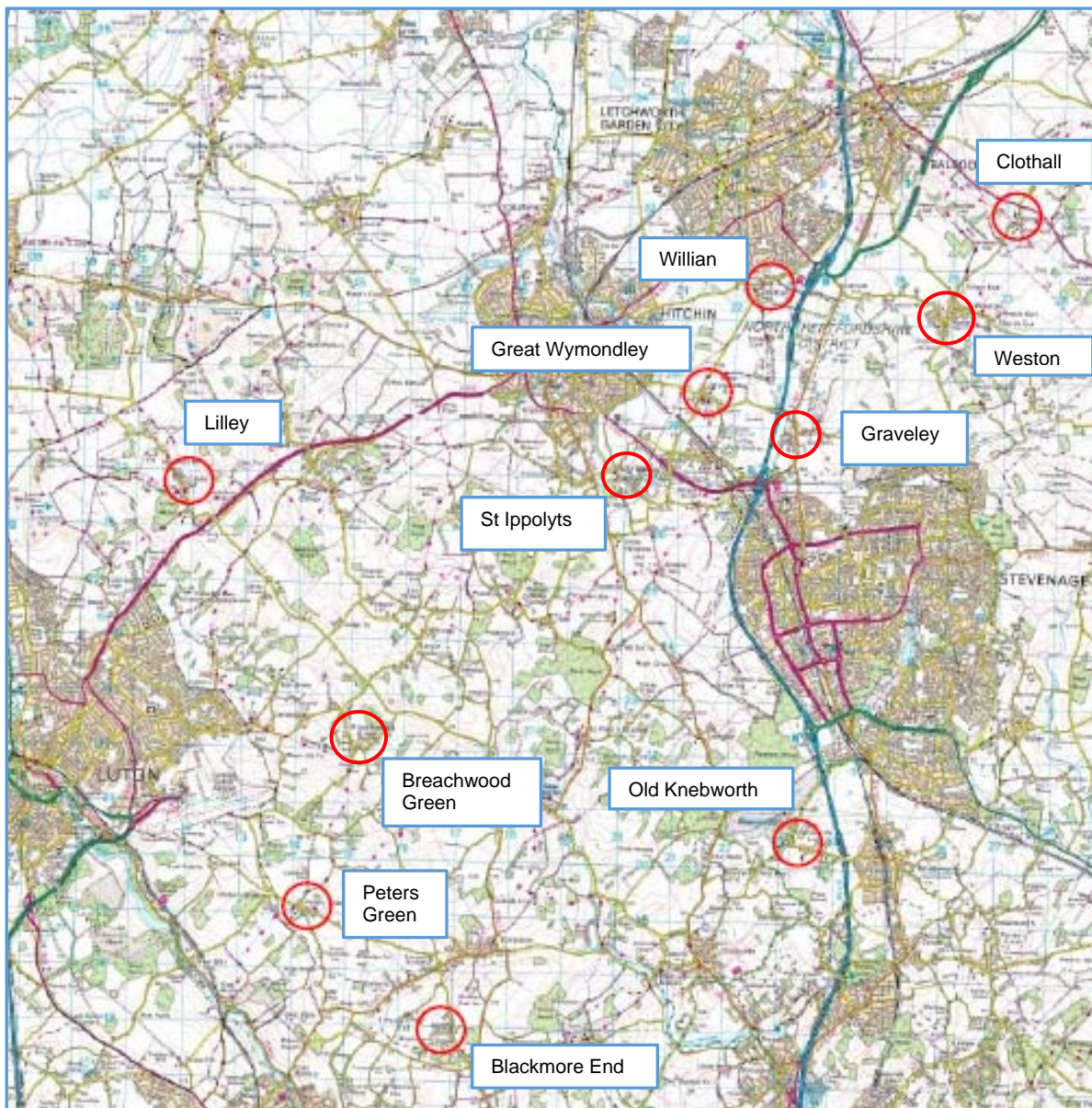
Box 4.1: Proposed NHDC Settlement Hierarchy¹

Policy SP2: Settlement hierarchy		
The majority of the district's development will be located within or adjoining the following towns: Baldock; Hitchin; Letchworth Garden City; Royston; Stevenage (including Great Ashby) These settlements are (substantively) located outside of North Hertfordshire's administrative area, but the urban areas adjoin, or already lie partially within, the District.; and Luton		
General development will also be allowed within the defined settlement boundaries of the Category A villages of:		
Ashwell; Barkway; Barley; Breachwood Green; Cockernhoe; Codicote; Graveley; Hexton;	Ickleford; Kimpton; Knebworth; Little Wymondley; Lower Stondon ¹ ; Oaklands ¹ ; Offley; Pirton;	Preston; Reed; Sandon; St Ippolyts; Therfield; Weston; and Whitwell.
Infilling development which does not extend the built core of the village will be allowed in the Category B villages of:		
Blackmore End; Great Wymondley; Hinworth; Holwell;	Kelshall; Lilley; Newnham;	Old Knebworth; Rushden; Wallington; and Willian.
Only limited affordable housing and facilities for local community needs will be allowed in the Category C settlements of:		
Bygrave; Caldecote;	Clothall; Langley; Nuthampstead;	Peters Green; and Radwell

¹ NHDC (December 2014) **Local Plan Preferred Options**

60. In order to ensure compatibility of the proposed settlement hierarchy with Green Belt policy, the following villages (Figure 4.1) are appraised for their contribution to the Green Belt and thereby the case for their potential insetting. These are villages identified as Category A in the proposed hierarchy (Breachwood Green, Graveley, St Ippolyts, Weston) and villages identified as Category B but where it was considered a 'built core' might be reasonably identified (Blackmore End, Clothall, Great Wymondley, Lilley, Old Knebworth, Peters Green, Willian). Other villages where it was not considered there was a clear built core and/or a presumption that 'washed over' status will remain, are not reviewed (Radwell, Bygrave, Langley and all other settlements / hamlets excluded from the settlement hierarchy).

Figure 4.1: Villages in the Green Belt Assessed for Potential Insetting



4.3 Analysis of Contribution to the Green Belt

61. Judgements made on the contribution of the village and its immediate setting to Green Belt purposes uses a similar three-colour grading:

SC	Significant Contribution	The village and its immediate setting are integral to (a) Green Belt purpose(s) and exclusion would cause unacceptable harm.
C	Contribution	The village and its immediate setting are important (a) Green Belt purpose(s) and exclusion is likely to cause harm.
LC	Limited Contribution	The village and its immediate setting make a modest, if any, contribution to (a) Green Belt purpose(s) and exclusion is unlikely to cause harm.

Table 4.1: Summary Assessment of Contribution to Green Belt Purposes and Potential for Insetting

Settlement	Character and Relationship with the Green Belt	Sprawl	Merger	Encroachment	Historic Towns	Regeneration	Overall	Analysis and Recommendation
Clothall	A fragmented settlement, characterised by small clusters of buildings (of various eras) and a strong connection with the open countryside on all sides through glimpsed views. As such the village is an integral part of the openness of the Green Belt in this location.	LC	LC	C	LC	LC	C	The open character of the village and its strongly rural aspect mean that it is very sensitive to change, as is the relatively remote Green Belt in which it sits. Do not inset
Great Wymondley	A nucleated village centred on the church and the village green with open fragmented development extending along four arms. The centre of the village is a Conservation Area and development is of a diverse character, largely one property deep, many set within irregular plots. There are glimpsed views of the open countryside beyond the village which is clearly integral to its containing landscape.	C	SC	C	C	LC	SC	The open character of the village and its open aspect mean that it is very sensitive to change which would in turn affect the broader character of this land which sits directly in the narrow gap between Hitchin and Stevenage. Do not inset
Peters Green	A small street village centred on a green, set within an extensive	LC	LC	C	LC	LC	C	The size and open character of the village and its

Settlement	Character and Relationship with the Green Belt	Sprawl	Merger	Encroachment	Historic Towns	Regeneration	Overall	Analysis and Recommendation
	agricultural landscape. Properties are of a diverse character and age, added through incremental infill. Sensitive to change because of its size. Despite its proximity to Luton Airport, the village has a largely rural aspect with a clear connection to the countryside within which it sits by virtue of its size and glimpsed views.							strongly rural aspect mean that it is sensitive to change, notwithstanding evidence of relatively recent infill. Do not inset
Lilley	A street village, originally centred on a church, but now extended northwards through infill and clusters of post-war additions. The village retains a largely open aspect with glimpsed views to the open countryside within which it is set. The A505 immediately to the south is not visually intrusive.	LC	LC	C	LC	LC	C	The open character of the village and its strongly rural aspect mean that it is reasonably sensitive to change, as is the Green Belt within which it sits, notwithstanding proximity to Luton. Do not inset
Willian	Essentially a street village centred on a church and set within an extensive Conservation area, with some change along Baldock Road to the east through the addition of pockets of development. Notwithstanding the proximity of the village to Letchworth immediately to the north, a sense of separation has been retained.	SC	LC	SC	C	LC	SC	Whilst the character of the village has been altered in the post-war era, it nevertheless retains a reasonable degree of openness and remains part of the wider open countryside to the south, rather than Letchworth immediately to the north. Do not inset
Old Knebworth	A street village comprising an original core to the west (which along with Knebworth House is designated as a Conservation Area) with	LC	LC	C	LC	LC	C	The largely open character of the village means that it is closely related to the character of the wider countryside

Settlement	Character and Relationship with the Green Belt	Sprawl	Merger	Encroachment	Historic Towns	Regeneration	Overall	Analysis and Recommendation
	some recent infill, and a post-war extension along Park Lane to the west. The village has an open character throughout, and infill has been sensitively incorporated into the settlement footprint, helping to retain a distinctive character. Opportunities for infill appear to have been taken.							within which it sits. Any significant change in the built extent of the village would encroach into open countryside and historic parkland immediately to the north. Do not inset
Blackmore End	A relatively dense development of largely 1960s and later detached dwellings (of various sizes) built on the site of a country house and estate. The cohesion of the development rests in its relatively high density and modern housing styles. As such, this is not a village <i>per se</i> but a large housing estate, with no services or focal point.	LC	LC	LC	LC	LC	LC	Although situated within the Green Belt there is no immediate connection in respect of openness or contribution to its character. The separate identity means that there is no clear reason for keeping the development washed over by Green Belt. Inset
Breachwood Green	Essentially a street village which has grown incrementally from its original core along Chapel Road/Heath Road to substantial post-war development centred on Oxford Road, with various elements of infill scattered throughout. There is a significant variety of building footprints, generally of a medium density, reflecting post-war infill of various scales. Complex surrounding field pattern offers further opportunities for 'infill', although the	LC	LC	C	LC	LC	C	There are some dense clusters of development, although as a whole the village retains a largely open character with a reasonably strong connection to the countryside within which it is set. This reflects an incremental development pattern which has resulted in a complex edge to the settlement, with many properties

Settlement	Character and Relationship with the Green Belt	Sprawl	Merger	Encroachment	Historic Towns	Regeneration	Overall	Analysis and Recommendation
	result would be a change in character to the village as a whole.							backing onto open countryside. However, additional infill will create a more extensive footprint thus meriting inseting. Inset
Graveley	An expanded street village which comprises an historic core centred on the B197 and eastwards along Church Lane. Modern development has been added to the west. A substantial Conservation Area covers much of the village, particularly across its historic eastern side which includes the church. The village has a largely open character, particularly to the east where development is of low density and part of the wider countryside in this direction.	C	C	C	LC	C	C	Although there is a dense cluster of development to the west, as a whole the village retains a largely open character with a reasonably strong connection to the countryside within which it is set, particularly to the east. However, additional infill will create a more extensive footprint thus meriting inseting. Inset
St Ippolyts	A hill-top settlement focused around the village green and church and schools, which is a Conservation Area, with a modest post-war extension to the south east, and more extensive postwar development across the B656 at Gosmore. Notwithstanding its relative accessibility and intrusions of built development in the area (notably the significant transformer site to the south east), the settlement retains a largely rural character with extensive views to	LC	SC	C	C	LC	C	The scale and largely open character of the original village means that it has a strong relationship with the surrounding landscape and the Green Belt in this location. However, the scale and density of development in the Gosmore area means that inseting of the village as a whole is appropriate. Inset

Settlement	Character and Relationship with the Green Belt	Sprawl	Merger	Encroachment	Historic Towns	Regeneration	Overall	Analysis and Recommendation
	the east and west. The relationship of the western part of the village at Gosmore to the open countryside is less strong.							
Weston	A much expanded street village which is set within open countryside. Built form is complex, reflecting the evolution of the village, with a significant variety of sizes, densities and eras of construction. A Conservation Area covers the original street village. There have been large amounts of infill, both towards the heart of the village and along its periphery. The scale and density of the village means that significant parts have no immediate physical or visual connection with the surrounding countryside, notwithstanding retention of a broad village character.	LC	LC	C	LC	LC	LC	The extent and character of post-war infill development has created a village of significant scale relative to its relatively remote location. Whilst there is fragmented development on its periphery which retains a reasonably strong connection with the wider countryside, many areas of the village are of a relatively dense character and have no immediate connection with the surrounding countryside. Inset

4.4 Village-by-Village Analysis

4.4.1 Clothall

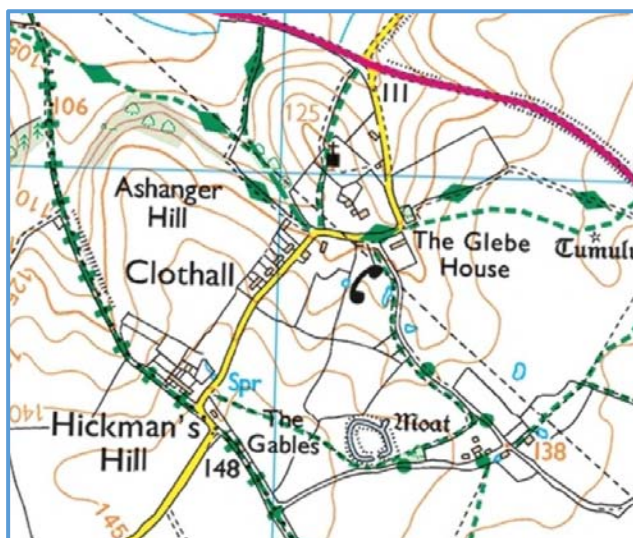


Table 4.3: Clothall - Analysis of Character

Criteria	Assessment
General character – location and overall setting, topography, settlement form, building type/age, overall sensitivity, sense of identity/unity/cohesion, key focal points, Conservation Area(s).	A small village set within open countryside of mixed farming on generally rising land from north east to south west. Fragmented clusters and single dwellings of various eras are characteristic, with glimpsed views of the surrounding countryside. There is no clear focal point for the village, although the church and surrounding buildings form an important cluster of development. There are no services within the village.
Density and layout of buildings – degree of spaciousness/enclosure, opportunities for infill within existing village boundary.	Very spacious feel with gardens backing onto open countryside. There are potential opportunities for very modest infilling without compromising overall character.
Presence and character of open space – location and relationship with settlement.	No formal areas of open space apart from the churchyard.
Interface with the surrounding landscape – settlement depth, rear garden character, glimpsed/panoramic views to the wider landscape, connectivity with landscape context.	A high degree of connection with the surrounding countryside, with the village forming an important part of the cultural landscape of this area.

Table 4.4: Clothall = Analysis of Contribution to Green Belt Purposes

Green Belt Purpose	Degree of Contribution	Assessment
To check the unrestricted sprawl of large built-up areas	Limited Contribution	The village is set within open countryside away from a large built up area.
To prevent neighbouring towns from merging	Limited Contribution	The village is set within open countryside and not between towns.

Green Belt Purpose	Degree of Contribution	Assessment
To assist in safeguarding the countryside from encroachment	Contribution	The fragmented, open character of the village means that it is closely related to the character of the wider countryside within which it sits. Any significant change in the built extent of the village would encroach into open countryside.
To preserve the setting and special character of historic towns	Limited Contribution	The village is set within open countryside and not directly related to an historic town.
To assist in urban regeneration by encouraging the recycling of derelict and other urban land.	Limited Contribution	The village is set within open countryside and not directly related to an urban area.
Overall assessment and recommendation	Contribution	The open character of the village and its strongly rural aspect mean that it is very sensitive to change, as is the relatively remote Green Belt within which it sits. Do not inset

4.4.2 Great Wymondley

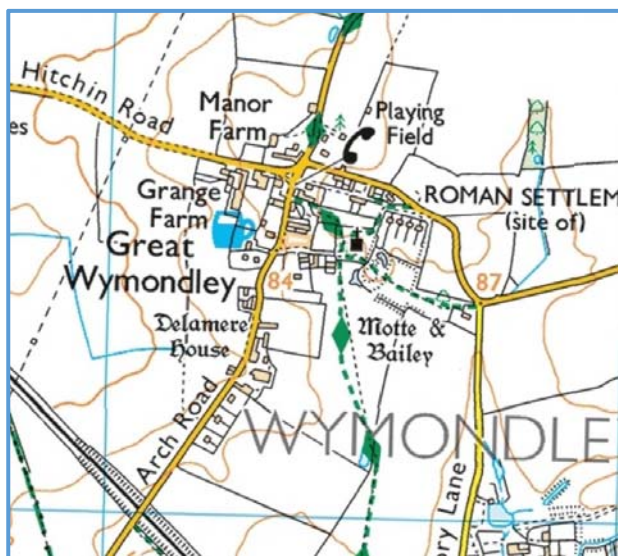


Table 4.5: Great Wymondley - Analysis of Character

Criteria	Assessment
General character – location and overall setting, topography, settlement form, building type/age, overall sensitivity, sense of identity/unity/cohesion, key focal points, Conservation Area(s).	A nucleated village centred on the church and the village green with open fragmented development extending along four arms. The village is entirely covered by a Conservation Area and development is of a diverse and attractive character, largely one property deep, many set within irregular plots. There are glimpsed views of the open countryside beyond the village which is clearly integral to its containing landscape.

Criteria	Assessment
<p>Density and layout of buildings – degree of spaciousness/enclosure, opportunities for infill within existing village boundary.</p>	<p>Spacious feel with gardens backing onto open countryside. There are potential opportunities for very modest infilling without compromising overall character.</p>
<p>Presence and character of open space – location and relationship with settlement.</p>	<p>The village is centred on the church and village green.</p>
<p>Interface with the surrounding landscape – settlement depth, rear garden character, glimpsed/panoramic views to the wider landscape, connectivity with landscape context.</p>	<p>There is a high degree of connection with the surrounding countryside, with the village forming an important part of the cultural landscape of this area.</p>

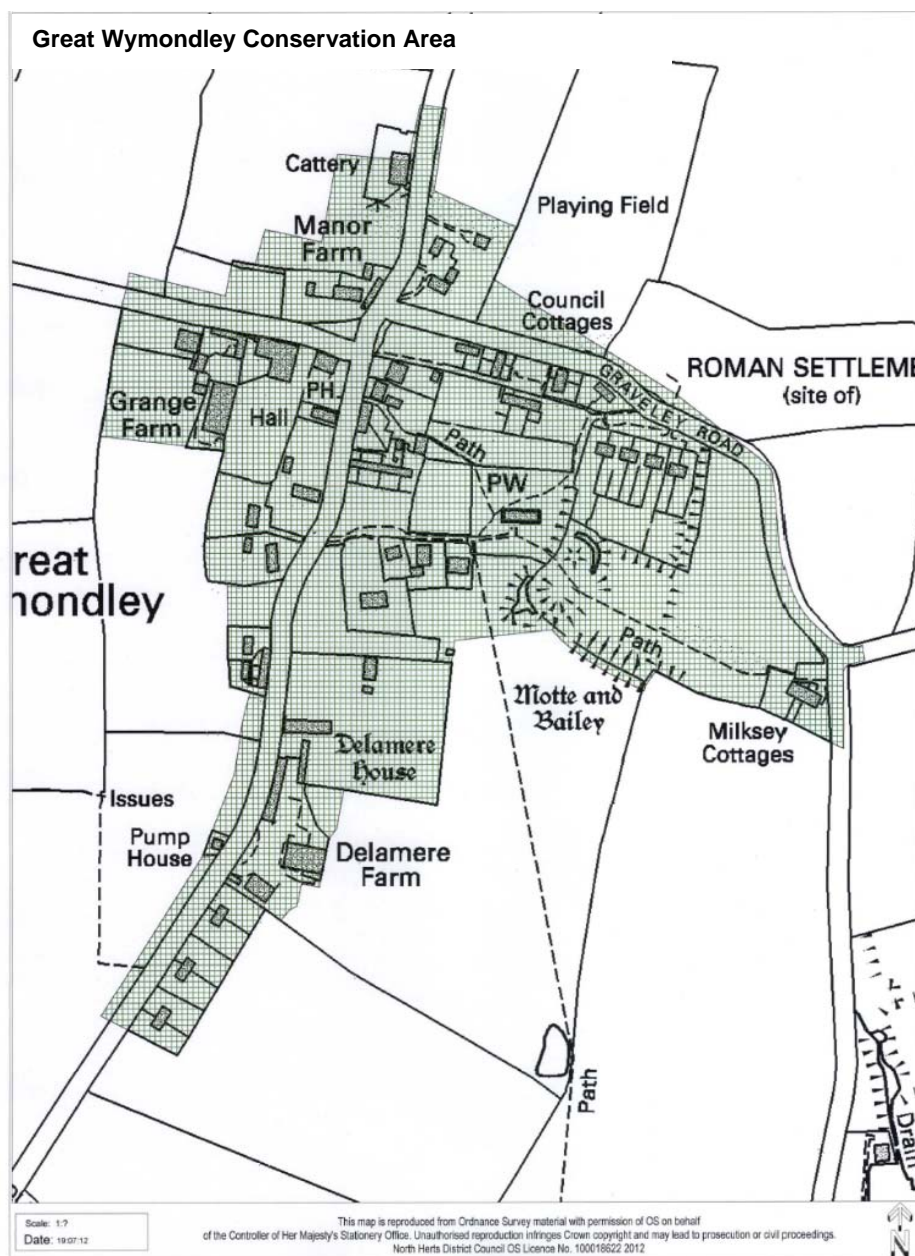


Table 4.6: Great Wymondley - Analysis of Contribution to Green Belt Purposes

Green Belt Purpose	Degree of Contribution	Assessment
To check the unrestricted sprawl of large built-up areas	Contribution	The village is set within the narrow gap between Stevenage and Hitchin, and the setting of the village is part of the land which contains the built edge of Hitchin.
To prevent neighbouring towns from merging	Significant Contribution	The village is set within the narrow gap between Stevenage and Hitchin and is a significant part of the remaining open countryside between them.
To assist in safeguarding the countryside from encroachment	Contribution	The open character of the village, albeit with a strong focal point in the church, means that it is closely related to the character of the wider countryside within which it sits. Any significant change in the built extent of the village would encroach into open countryside.
To preserve the setting and special character of historic towns	Contribution	The location of the village provides an indirect context for Hitchin, the built edge of which lies 1km to the north west.
To assist in urban regeneration by encouraging the recycling of derelict and other urban land.	Limited Contribution	The village is set within open countryside and not directly related to an urban area.
Overall assessment and recommendation	Significant Contribution	The open character of the village and its open aspect mean that it is very sensitive to change which would in turn affect the broader character of this land which sits directly in the narrow gap between Hitchin and Stevenage. Do not inset

4.4.3 Peters Green



Table 4.7: Peters Green - Analysis of Character

Criteria	Assessment
General character – location and overall setting, topography, settlement form, building type/age, overall sensitivity, sense of identity/unity/cohesion, key focal points, Conservation Area(s).	A small street village centred on a green, set within an extensive agricultural landscape. Properties are of a diverse character and age, added through incremental infill. Sensitive to change because of its size.
Density and layout of buildings – degree of spaciousness/enclosure, opportunities for infill within existing village boundary.	The scale of the village with properties typically only one deep off the arms of the village.
Presence and character of open space – location and relationship with settlement.	Village centred on the Green. No other formal open space.
Interface with the surrounding landscape – settlement depth, rear garden character, glimpsed/panoramic views to the wider landscape, connectivity with landscape context.	Despite its proximity to Luton Airport, the village has a largely rural aspect with a clear connection to the countryside within which it sits by virtue of its size and glimpsed views.

Table 4.8: Peters Green - Analysis of Contribution to Green Belt Purposes

Green Belt Purpose	Degree of Contribution	Assessment
To check the unrestricted sprawl of large built-up areas	Limited Contribution	The village is set within open countryside away from a large built up area.
To prevent neighbouring towns from merging	Limited Contribution	The village is set within open countryside and not between towns.
To assist in safeguarding the countryside from encroachment	Contribution	The size and largely open character of the village means that it is closely related to the character of the wider countryside within which it sits. Any significant change in the built extent of the village would encroach into open countryside.
To preserve the setting and special character of historic towns	Limited Contribution	The village is set within open countryside and not directly related to an historic town.
To assist in urban regeneration by encouraging the recycling of derelict and other urban land.	Limited Contribution	The village is set within open countryside and not directly related to an urban area.
Overall assessment and recommendation	Contribution	The size and open character of the village and its strongly rural aspect mean that it is sensitive to change, notwithstanding evidence of relatively recent infill. Do not inset

4.4.4 Lilley

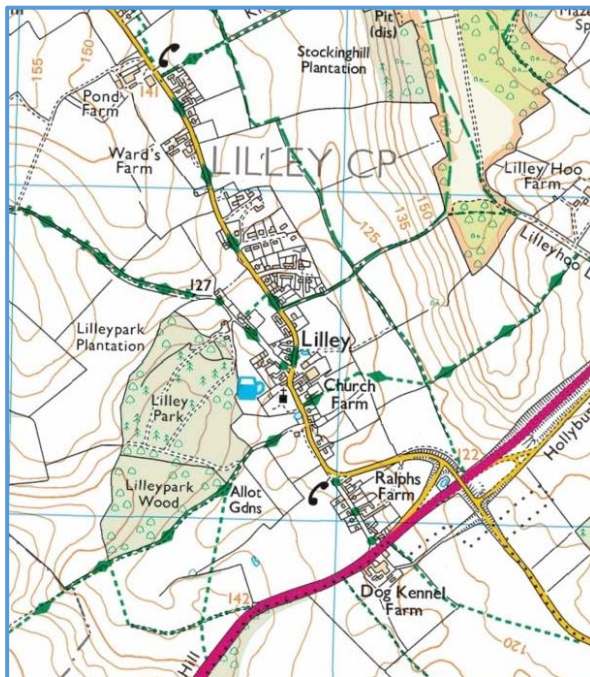


Table 4.9: Lilley - Analysis of Character

Criteria	Assessment
General character – location and overall setting, topography, settlement form, building type/age, overall sensitivity, sense of identity/unity/cohesion, key focal points, Conservation Area(s).	A street village, originally centred on a church which is the focus of the Conservation Area, but now extended northwards through infill and clusters of post-war additions. The village retains a largely open aspect with glimpsed views to the open countryside within which it is set. The A505 immediately to the south is not visually intrusive.
Density and layout of buildings – degree of spaciousness/enclosure, opportunities for infill within existing village boundary.	Of varying character, the original street village centred on the church contrasting with clusters of post-war development to the north.
Presence and character of open space – location and relationship with settlement.	No evidence of formal open space apart from the churchyard.
Interface with the surrounding landscape – settlement depth, rear garden character, glimpsed/panoramic views to the wider landscape, connectivity with landscape context.	Largely, but not exclusively one property deep with glimpsed views to the wider countryside.

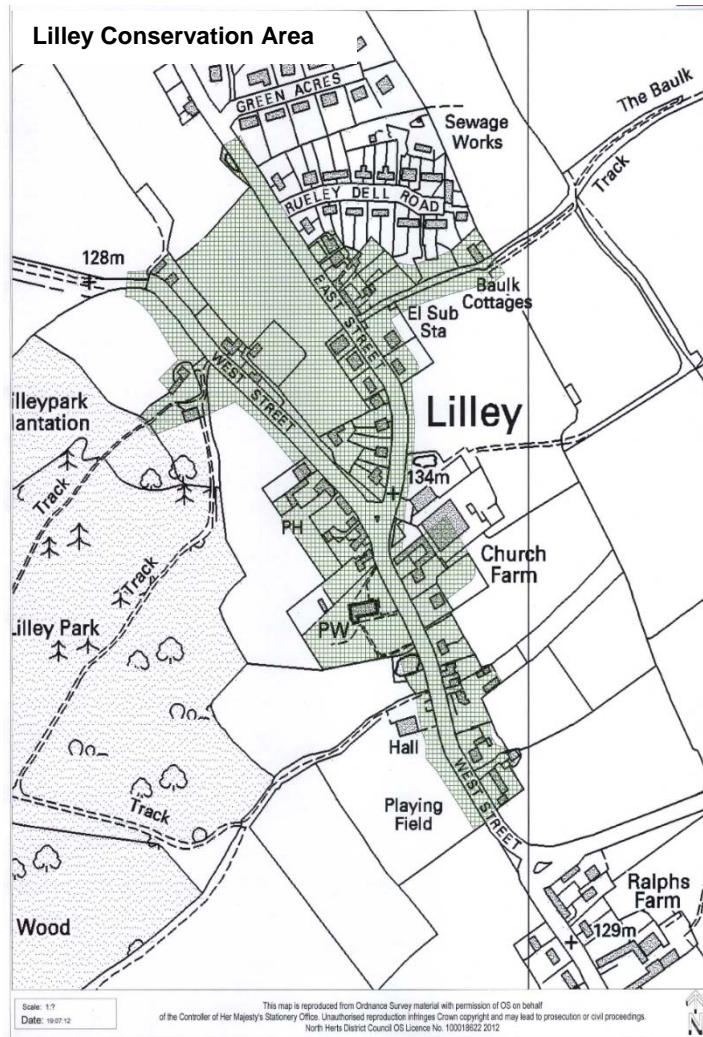


Table 4.10: Lilley - Analysis of Contribution to Green Belt Purposes

Green Belt Purpose	Degree of Contribution	Assessment
To check the unrestricted sprawl of large built-up areas	Limited Contribution	The village is set within open countryside away from a large built up area.
To prevent neighbouring towns from merging	Limited Contribution	The village is set within open countryside and not between towns.
To assist in safeguarding the countryside from encroachment	Contribution	The largely open character of the village means that it is closely related to the wider countryside within which it sits. Any significant change in the built extent of the village would encroach into open countryside.
To preserve the setting and special character of historic towns	Limited Contribution	The village is set within open countryside and not directly related to an historic town.
To assist in urban regeneration by encouraging	Limited Contribution	The village is set within open countryside and not directly related to an urban area.

Green Belt Purpose	Degree of Contribution	Assessment
the recycling of derelict and other urban land.		
Overall assessment and recommendation	Contribution	The open character of the village and its strongly rural aspect mean that it is reasonably sensitive to change, as is the Green Belt within which it sits, notwithstanding proximity to Luton. Do not inset

4.4.5 Willian

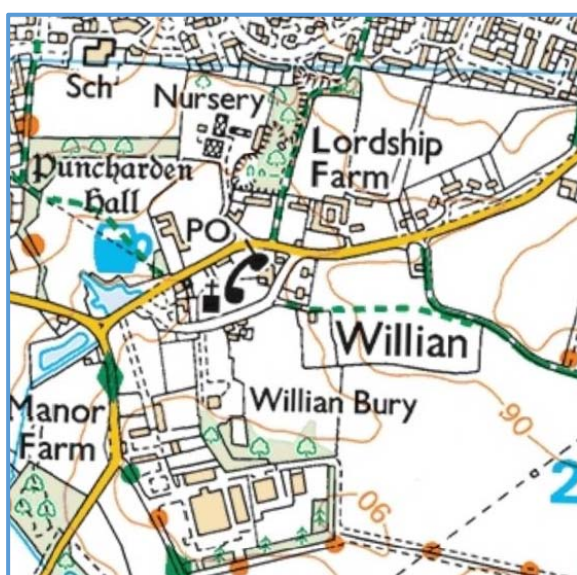


Table 4.11: Willian - Analysis of Character

Criteria	Assessment
General character – location and overall setting, topography, settlement form, building type/age, overall sensitivity, sense of identity/unity/cohesion, key focal points, Conservation Area(s).	Essentially a street village centred on a church and set within an extensive Conservation area, with some change along Baldock Road to the east through the addition of pockets of development. Notwithstanding the proximity of the village to Letchworth immediately to the north, a sense of separation has been retained.
Density and layout of buildings – degree of spaciousness/enclosure, opportunities for infill within existing village boundary.	The village has an open character, with several properties set within large grounds and glimpsed views to the wider countryside to the south.
Presence and character of open space – location and relationship with settlement.	No formal open space apart from the churchyard.

<p>Interface with the surrounding landscape – settlement depth, rear garden character, glimpsed/panoramic views to the wider landscape, connectivity with landscape context.</p>	<p>The village retains a strong connection to the wider countryside to the south, less so to the north where there is a minimal gap between the village and edge of Letchworth.</p>
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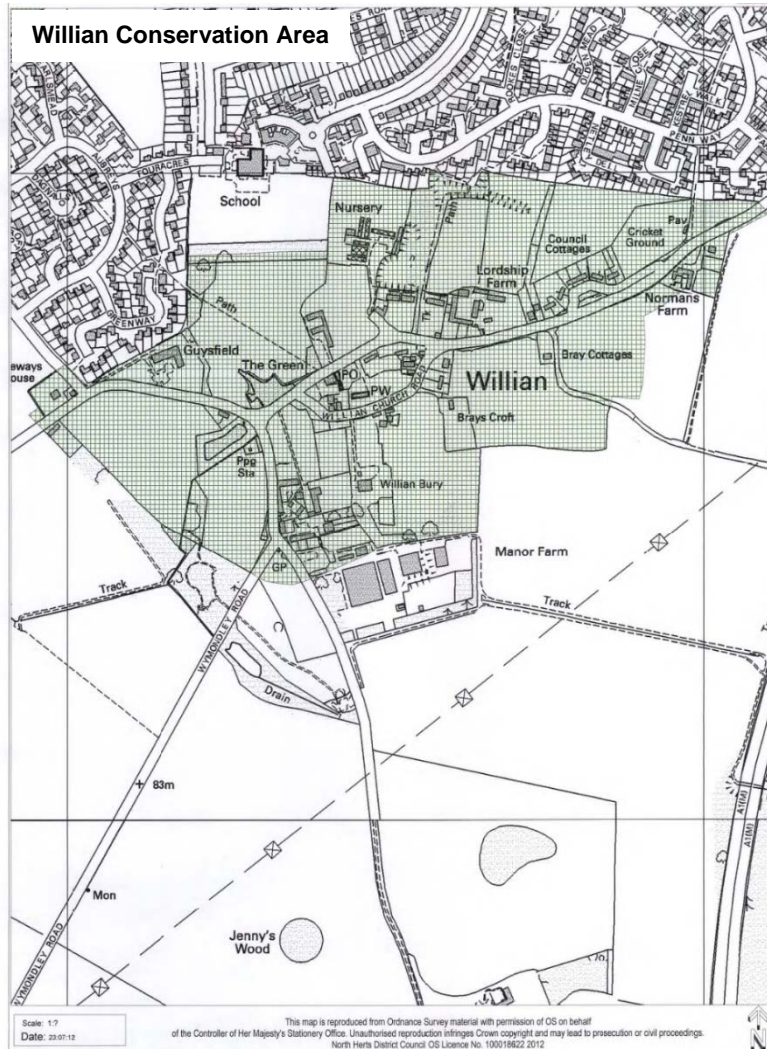


Table 4.12: Willian - Analysis of Contribution to Green Belt Purposes

Green Belt Purpose	Degree of Contribution	Assessment
To check the unrestricted sprawl of large built-up areas	Significant Contribution	The village is effectively the southern boundary of Letchworth which has largely been built out to meet Willian, and is contained by it in this location.
To prevent neighbouring towns from merging	Limited Contribution	The village is not set between towns.
To assist in safeguarding the countryside from encroachment	Significant Contribution	The fragmented, open character of the village means that it is closely related to the character of the wider countryside within which it sits. Any significant

Green Belt Purpose	Degree of Contribution	Assessment
		change in the built extent of the village would encroach into open countryside.
To preserve the setting and special character of historic towns	Contribution	The village forms part of the southerly context for Letchworth although there is no visual connection with the Conservation Area.
To assist in urban regeneration by encouraging the recycling of derelict and other urban land.	Limited Contribution	The village is not directly related to an urban area with regeneration opportunities.
Overall assessment and recommendation	Significant Contribution	<p>Whilst the character of the village has been altered in the post-war era, it nevertheless retains a reasonable degree of openness and remains part of the wider open countryside to the south, rather than Letchworth immediately to the north.</p> <p>Do not inset</p>

4.4.6 Old Knebworth



Table 4.13: Old Knebworth - Analysis of Character

Criteria	Assessment
General character – location and overall setting, topography, settlement form, building type/age, overall sensitivity, sense of identity/unity/cohesion, key focal points, Conservation Area(s).	A street village comprising an original core to the west (which along with Knebworth House is designated as a Conservation Area) with some recent infill, and a post-war extension along Park Lane to the west.
Density and layout of buildings – degree of spaciousness/enclosure, opportunities for infill within existing village boundary.	The village has an open character throughout, and infill has been sensitively incorporated into the settlement footprint, helping to retain a distinctive character. Opportunities for infill appear to have been taken.

<p>Presence and character of open space – location and relationship with settlement.</p>	<p>Small village green only.</p>
<p>Interface with the surrounding landscape – settlement depth, rear garden character, glimpsed/panoramic views to the wider landscape, connectivity with landscape context.</p>	<p>Built form is typically one property deep, with some denser clusters, but which retain a strong visual connection with the open countryside/parkland setting of the village. Throughout the village there are a variety of glimpsed and longer distance views to open countryside.</p>

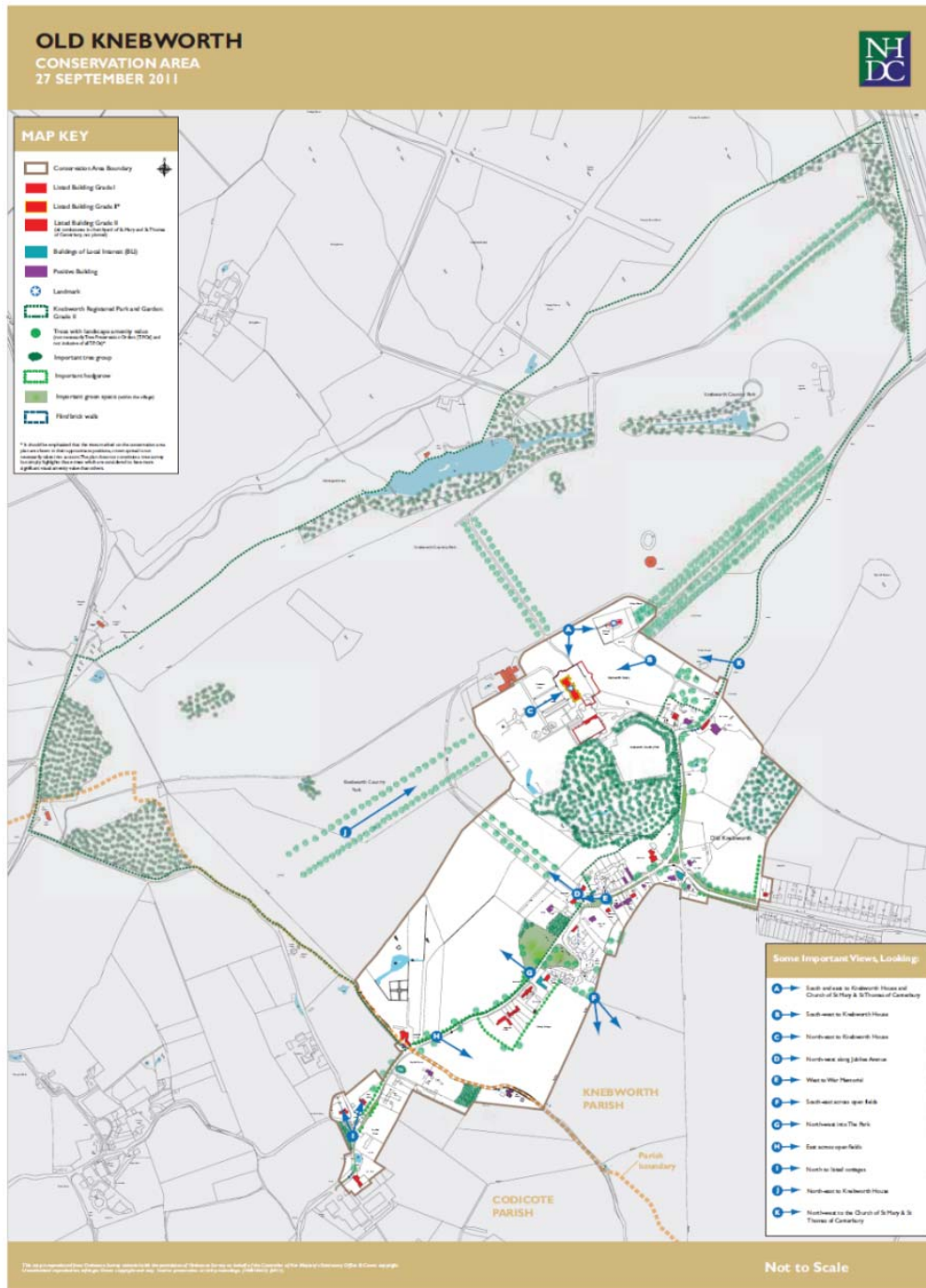


Table 4.14: Old Knebworth - Analysis of Contribution to Green Belt Purposes

Green Belt Purpose	Degree of Contribution	Assessment
To check the unrestricted sprawl of large built-up areas	Limited Contribution	The village is set within open countryside away from a large built up area.
To prevent neighbouring towns from merging	Limited Contribution	The village is set within open countryside and not between towns.
To assist in safeguarding the countryside from encroachment	Contribution	The largely open character of the village means that it is closely related to the character of the wider countryside within which it sits. Any significant change in the built extent of the village would encroach into open countryside and historic parkland immediately to the north.
To preserve the setting and special character of historic towns	Limited Contribution	The village is set within open countryside and not directly related to an historic town. The village has a large Conservation Area which extends to cover Knebworth House to the north.
To assist in urban regeneration by encouraging the recycling of derelict and other urban land.	Limited Contribution	The village is set within open countryside and not directly related to an urban area.
Overall assessment and recommendation	Contribution	The open character of the village and its strongly rural aspect mean that it is sensitive to change. Do not inset

4.4.7 Blackmore End



General character – location and overall setting, topography, settlement form, building type/age, overall sensitivity, sense of identity/unity/cohesion, key focal points, Conservation Area(s).	A relatively dense development of largely 1960s and later detached dwellings (of various sizes) built on the site of a country house and estate. The cohesion of the development rests in its relatively high density and modern housing styles. As such, this is not a village <i>per se</i> but a large housing estate, with no services or focal point.
Density and layout of buildings – degree of spaciousness/enclosure, opportunities for infill within existing village boundary.	A variety of property styles but typically detached dwellings with large front and rear gardens creating a spacious character.
Presence and character of open space – location and relationship with settlement.	No open space present.
Interface with the surrounding landscape – settlement depth, rear garden character, glimpsed/panoramic views to the wider landscape, connectivity with landscape context.	Limited connection with the wider countryside once inside the estate, with relatively dense development, garden fences and vegetation blocking any views the wider landscape.

Table 4.16: Blackmore End - Analysis of Contribution to Green Belt Purposes

Green Belt Purpose	Degree of Contribution	Assessment
To check the unrestricted sprawl of large built-up areas	Limited Contribution	The village is set within open countryside away from a large built up area.
To prevent neighbouring towns from merging	Limited Contribution	The village is set within open countryside and not between towns.
To assist in safeguarding the countryside from encroachment	Limited Contribution	The scale, spatial cohesion and built character of the development means that there is no contribution to safeguarding the countryside from encroachment through protecting openness for example.
To preserve the setting and special character of historic towns	Limited Contribution	The village is set within open countryside and not directly related to an historic town.
To assist in urban regeneration by encouraging the recycling of derelict and other urban land.	Limited Contribution	The village is set within open countryside and not directly related to an urban area.
Overall assessment and recommendation	Limited Contribution	Although situated within the Green Belt there is no immediate connection in respect of openness or contribution to its character. The separate identity means that there is no clear reason for keeping the development washed over by Green Belt. Inset

4.4.8 Breachwood Green

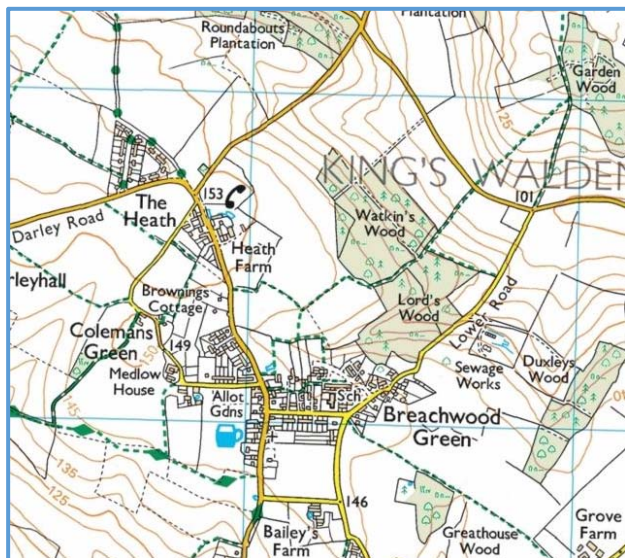


Table 4.17: Breachwood Green - Analysis of Character

Criteria	Assessment
<p>General character – location and overall setting, topography, settlement form, building type/age, overall sensitivity, sense of identity/unity/cohesion, key focal points, Conservation Area(s).</p>	<p>Essentially a street village which has grown incrementally from its original core along Chapel Road/Heath Road to substantial post-war development centred on Oxford Road, with various elements of infill scattered throughout.</p>
<p>Density and layout of buildings – degree of spaciousness/enclosure, opportunities for infill within existing village boundary.</p>	<p>There is a significant variety of building footprints, generally of a medium density, reflecting post-ward infill of various scales. The complex surrounding field pattern offers further opportunities for 'infill', although the result would be a change in character to the village as a whole.</p>
<p>Presence and character of open space – location and relationship with settlement.</p>	<p>Significant playing field off Chapel Road.</p>
<p>Interface with the surrounding landscape – settlement depth, rear garden character, glimpsed/panoramic views to the wider landscape, connectivity with landscape context.</p>	<p>The variety of development footprints across the settlement offers various glimpsed and more extensive views across open countryside, thereby retaining a strong connection with the landscape context.</p>

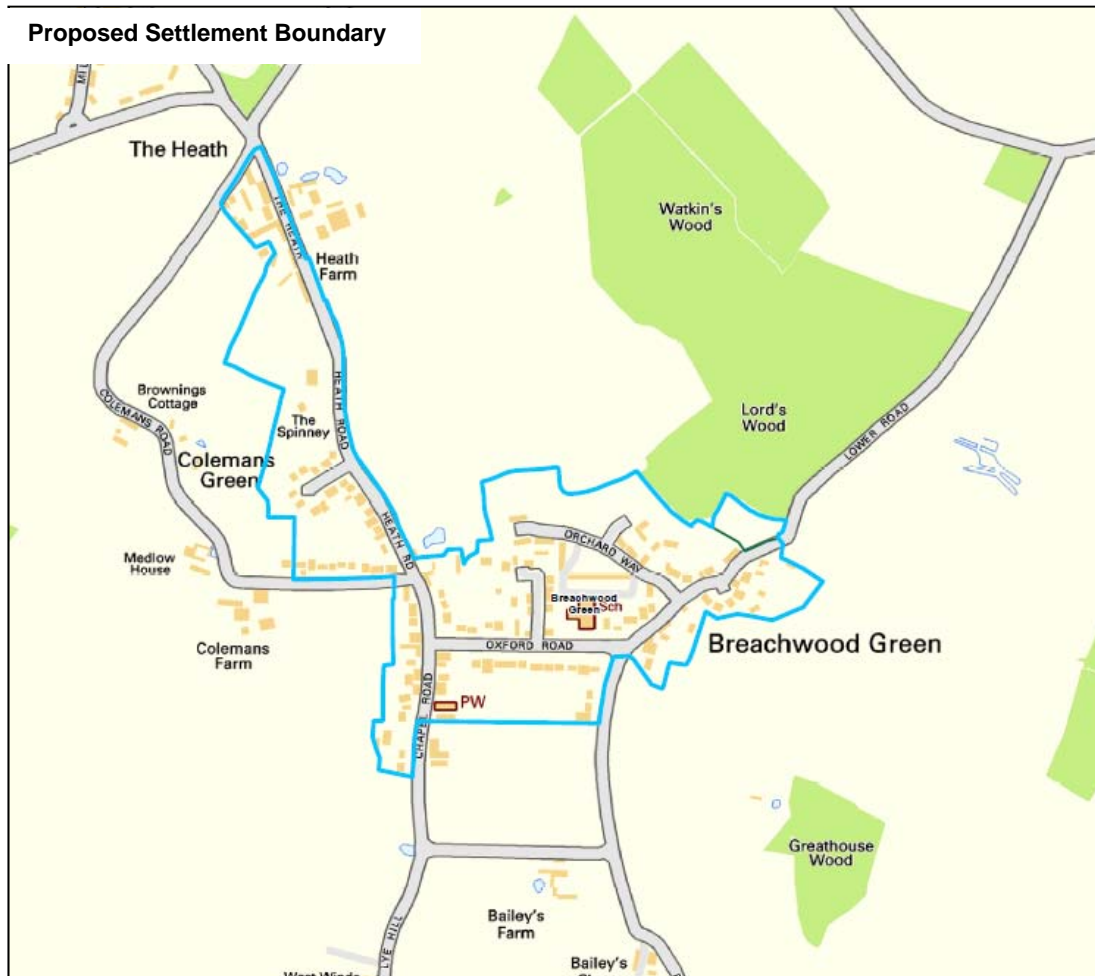


Table 4.18: Breachwood Green - Analysis of Contribution to Green Belt Purposes

Green Belt Purpose	Degree of Contribution	Assessment
To check the unrestricted sprawl of large built-up areas	Limited Contribution	The village is set within open countryside away from a large built up area.
To prevent neighbouring towns from merging	Limited Contribution	The village is set within open countryside and not between towns.
To assist in safeguarding the countryside from encroachment	Contribution	The largely open character of the village means that it has a strong visual connection with the wider countryside within which it sits. Further significant incremental development would encroach into open countryside.
To preserve the setting and special character of historic towns	Limited Contribution	The village is set within open countryside and not directly related to an historic town.
To assist in urban regeneration by encouraging the recycling of derelict and other urban land.	Limited Contribution	The village is set within open countryside and not directly related to an urban area.

Green Belt Purpose	Degree of Contribution	Assessment
Overall assessment and recommendation	Contribution	<p>There are some dense clusters of development, although as a whole the village retains a largely open character with a reasonably strong connection to the countryside within which it is set. This reflects an incremental development pattern which has resulted in a complex edge to the settlement, with many properties backing onto open countryside. However, additional infill will create a more extensive footprint thus meriting inseting.</p> <p>Inset</p>

4.4.9 Graveley

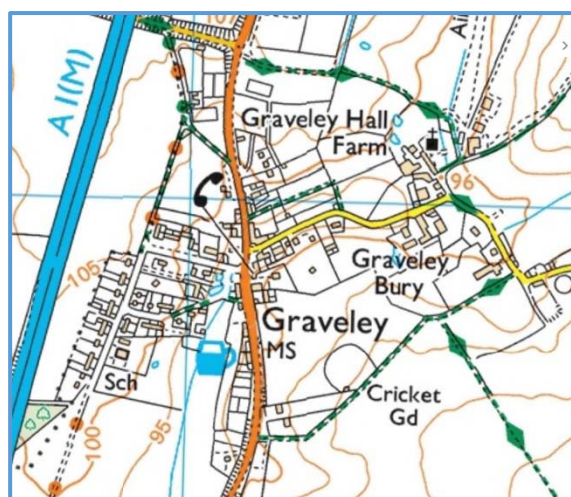


Table 4.19: Graveley - Analysis of Character

Criteria	Assessment
<p>General character – location and overall setting, topography, settlement form, building type/age, overall sensitivity, sense of identity/unity/cohesion, key focal points, Conservation Area(s).</p>	<p>An expanded street village which comprises an historic core centred on the B197 and eastwards along Church Lane. Modern development has been added to the west. A substantial Conservation Area covers much of the village, particularly across its historic eastern side which includes the church.</p>
<p>Density and layout of buildings – degree of spaciousness/enclosure, opportunities for infill within existing village boundary.</p>	<p>The village has a largely open character, particularly to the east where development is of low density and part of the wider countryside in this direction. New development to the west is of relatively high density but has been integrated into the landform such that a reasonable connection with the wider countryside is retained (notwithstanding the presence of the A1(M) to the west).</p>
<p>Presence and character of open space – location and relationship with settlement.</p>	<p>No formal open space.</p>

<p>Interface with the surrounding landscape – settlement depth, rear garden character, glimpsed/panoramic views to the wider landscape, connectivity with landscape context.</p>	<p>Built form is complex reflecting the evolution of the village but overall the sense of openness has been retained, reflecting the historic character of many properties, their plot size and the irregularity of the village footprint.</p>
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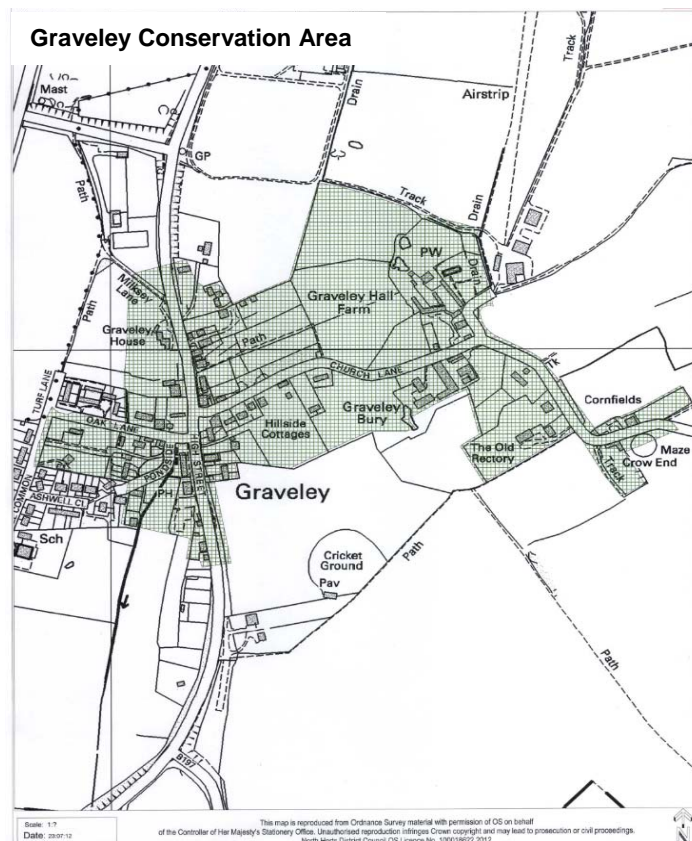


Table 4.20: Graveley - Analysis of Contribution to Green Belt Purposes

Green Belt Purpose	Degree of Contribution	Assessment
To check the unrestricted sprawl of large built-up areas	Contribution	The village is on the northern fringes of Stevenage within the busy transport corridor which characterises the area.
To prevent neighbouring towns from merging	Contribution	The village is set within the open countryside between Stevenage and Hitchin.
To assist in safeguarding the countryside from encroachment	Contribution	The largely open character of the village means that it has a strong visual connection with the wider countryside within which it sits, particularly to the east of the B197 along Church lane. Incremental development would encroach into open countryside.

Green Belt Purpose	Degree of Contribution	Assessment
To preserve the setting and special character of historic towns	Limited Contribution	The village is not directly related to an historic town.
To assist in urban regeneration by encouraging the recycling of derelict and other urban land.	Contribution	The village is part of land which helps to contain and thereby assist the regeneration of Stevenage.
Overall assessment and recommendation	Contribution	<p>Although there is a dense cluster of development to the west, as a whole the village retains a largely open character with a reasonably strong connection to the countryside within which it is set, particularly to the east. However, additional infill will create a more extensive footprint thus meriting inseting.</p> <p>Inset</p>

4.4.10 St Ippolyts

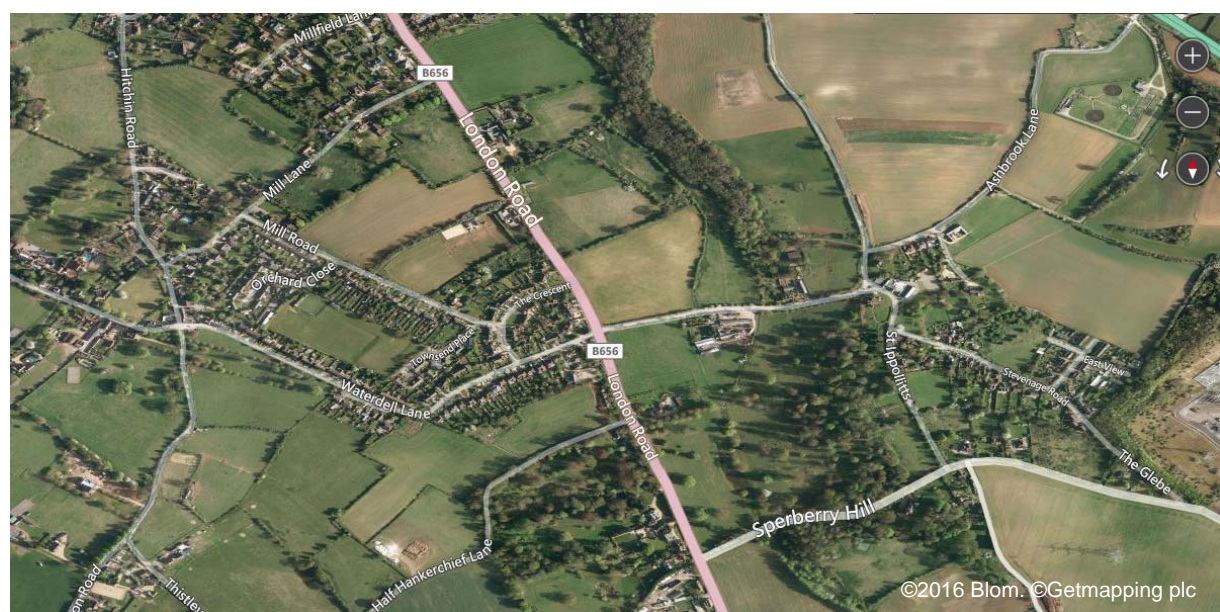
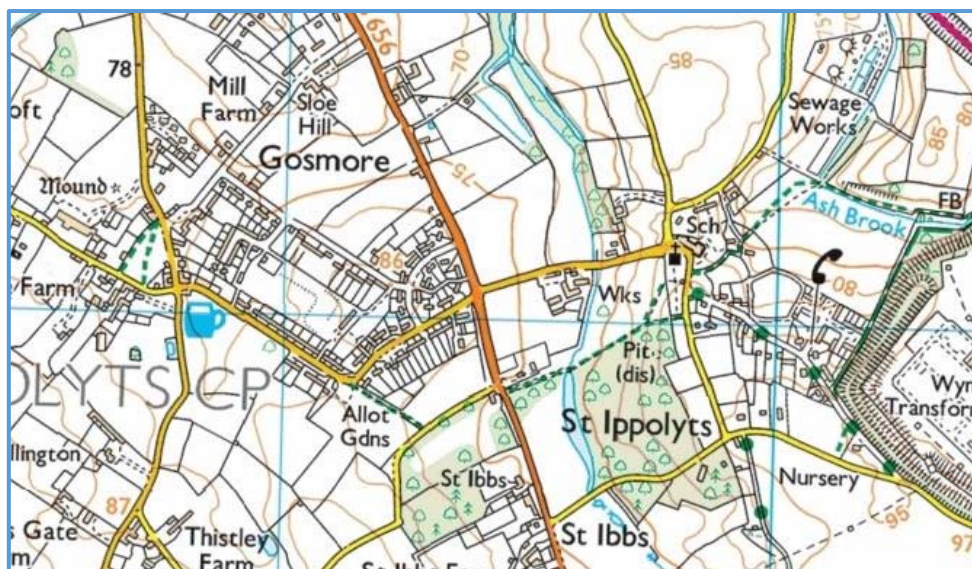


Table 4.20: St Ippolyts - Analysis of Character

Criteria	Assessment
<p>General character – location and overall setting, topography, settlement form, building type/age, overall sensitivity, sense of identity/unity/cohesion, key focal points, Conservation Area(s).</p>	<p>A hill-top settlement focused around the village green and church and schools, which is a Conservation Area, with a modest post-war extension to the south east, and more extensive postwar development across the B656 at Gosmore. Notwithstanding its relative accessibility and intrusions of built development in the area (notably the significant transformer site to the south east), the settlement retains a largely rural character with extensive views to the east and west. The relationship of the western part of the village at Gosmore to the open countryside is less strong.</p>
<p>Density and layout of buildings – degree of spaciousness/enclosure, opportunities for infill within existing village boundary.</p>	<p>To the east the village has a largely open character, reflecting a variety of building styles, although the newer development is of a uniform character. There are no clear opportunities for infill. To west, the village has a largely suburban character.</p>
<p>Presence and character of open space – location and relationship with settlement.</p>	<p>Village green and play area.</p>
<p>Interface with the surrounding landscape – settlement depth, rear garden character, glimpsed/panoramic views to the wider landscape, connectivity with landscape context.</p>	<p>Built form is complex reflecting the evolution of the village but overall the sense of openness has been retained to the east, reflecting the historic character of many properties, their plot size and the irregularity of the village footprint. To the east, the relationship with the open countryside is limited reflecting the density and uniformity of development.</p>

Proposed Settlement Boundary



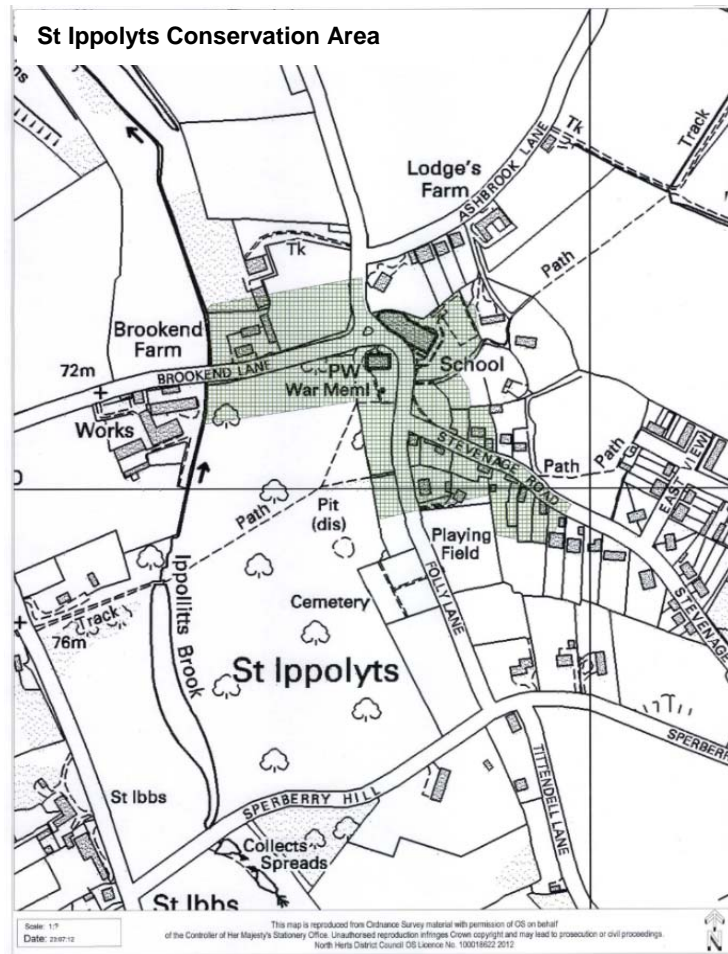


Table 4.22: St Ippolyts - Analysis of Contribution to Green Belt Purposes

Green Belt Purpose	Degree of Contribution	Assessment
To check the unrestricted sprawl of large built-up areas	Contribution	The village is on the southern fringes of Hitchin, although set well apart from the urban edge.
To prevent neighbouring towns from merging	Significant Contribution	The village is set within the open countryside between Stevenage and Hitchin.
To assist in safeguarding the countryside from encroachment	Contribution	The largely open character of the village and elevated location means that it has a strong visual connection with the wider countryside within which it sits throughout its extent.
To preserve the setting and special character of historic towns	Contribution	The village forms part of the southerly context for Hitchin, although the historic core is not visible.
To assist in urban regeneration by encouraging the recycling of derelict and other urban land.	Limited Contribution	No clear role.

Green Belt Purpose	Degree of Contribution	Assessment
Overall assessment and recommendation	Contribution	<p>The scale and largely open character of the original village means that it has a strong relationship with the surrounding landscape and the Green Belt in this location. However, the scale and density of development in the Gosmore area means that inseting of the village as a whole is appropriate.</p> <p>Inset</p>

4.4.11 Weston



Table 4.23: Weston - Analysis of Character

Criteria	Assessment
<p>General character – location and overall setting, topography, settlement form, building type/age, overall sensitivity, sense of identity/unity/cohesion, key focal points, Conservation Area(s).</p>	<p>A much expanded street village which is set within open countryside. Built form is complex, reflecting the evolution of the village, with a significant variety of sizes, densities and eras of construction. A Conservation Area covers the original street village. There has been significant infill, both towards the heart of the village and along its periphery.</p>
<p>Density and layout of buildings – degree of spaciousness/enclosure, opportunities for infill within existing village boundary.</p>	<p>Whilst a general sense of spaciousness is retained (reflecting the large detached character of many properties), the significant infill throughout the settlement overall creates a relatively dense, in places suburban, character.</p>
<p>Presence and character of open space – location and relationship with settlement.</p>	<p>Playing pitches to the south.</p>
<p>Interface with the surrounding landscape – settlement depth, rear garden character, glimpsed/panoramic</p>	<p>The scale and density of the village means that significant parts have no immediate physical or visual connection with the surrounding countryside, notwithstanding retention of a broad village character.</p>

views to the wider landscape, connectivity with landscape context.

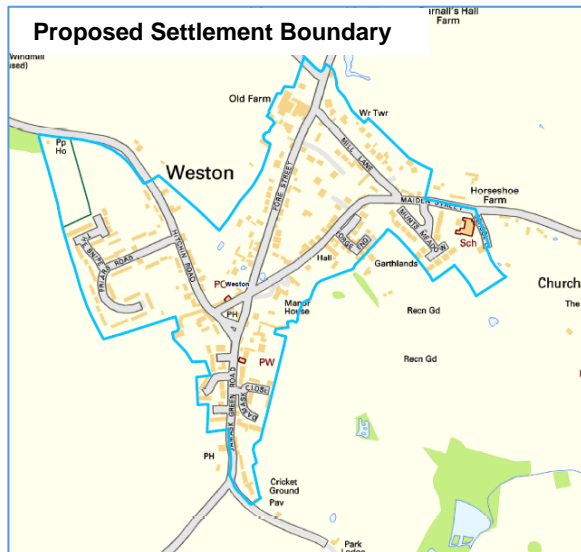


Table 4.44: Weston - Analysis of Contribution to Green Belt Purposes

Green Belt Purpose	Degree of Contribution	Assessment
To check the unrestricted sprawl of large built-up areas	Limited Contribution	The village is set within open countryside away from a large built up area.
To prevent neighbouring towns from merging	Limited Contribution	The village is set within open countryside and not between towns.
To assist in safeguarding the countryside from encroachment	Contribution	Notwithstanding the extent of infill across the village, there is nevertheless a contribution to maintaining openness though the relationship of the peripheral properties with the wider countryside.
To preserve the setting and special character of historic towns	Limited Contribution	The village is set within open countryside and not directly related to an historic town.
To assist in urban regeneration by encouraging	Limited Contribution	The village is set within open countryside and not directly related to an urban area.

Green Belt Purpose	Degree of Contribution	Assessment
the recycling of derelict and other urban land.		
Overall assessment and recommendation	Limited Contribution	<p>The extent and character of post-war infill development has created a village of significant scale in contrast to its relatively remote location. Whilst there is fragmented development on its periphery which retains a reasonably strong connection with the wider countryside, many areas of the village are of a relatively dense character and have no immediate connection with the surrounding countryside.</p> <p>Inset</p>

5. Analysis of Potential Development Sites in the Green Belt

5.1 Introduction

62. This section considers sites which have been proposed for development through the SHLAA process. They are assessed against the purposes of Green Belt as set out in paragraph 80 of the National Planning Policy Framework (NPPF). This review forms part of the evidence base in support of the North Hertfordshire District Council Local Plan.
63. The analysis of proposed sites will help inform decisions and potential changes that might be made to the extent and location of the North Hertfordshire Green Belt. **The assessment of the relationship of each site to the Green Belt in which it is located and the overall conclusion drawn does not constitute a recommendation for release or retention.**

Table 5.1: Summary of Approach to Assessing Potential Development Sites

Stage	Explanation
Potential development sites	Consider, at a more detailed scale, sites identified in the housing allocation study, within the Green Belt.
Assessment against Green Belt principles	Assess sites against four of the five Green Belt purposes. (Note that the fifth purpose has not been considered as the other four purposes are all deemed to contribute to urban regeneration).
Site visits	Check site boundaries.
Conclusion	Bring together the assessments for each of the four purposes to provide an overall evaluation of the contribution of the parcels to the Green Belt.

5.2 Methodology - potential development sites

64. There are over 300 potential development sites of which more than 100 are in the Green Belt. The remaining sites are either within settlements or on land beyond the Green Belt. The sites within the Green Belt that have been assessed range from individual fields to strategic sites. They have been assessed against the Green Belt purposes but the detailed criteria used to inform the assessment has been tailored to address the contribution individual sites can play in supporting the Green Belt purposes.
65. Site visits have been carried out as part of the original land allocation assessment of the sites.
66. As with the assessment of existing Green Belt, the fifth purpose, assisting in urban regeneration by encouraging the recycling of derelict and other urban land, was not assessed as the other four purposes are all deemed to contribute to urban regeneration.
67. The methodology for assessment against Green Belt purposes is set out below.
68. The following criteria have been derived from an analysis of other Green Belt Reviews and the establishment of a best practice approach with the intention of conducting an objective assessment of potential development sites in the Green Belt.

69. As part of this assessment the review considers what boundaries would result from potential allocation of any of these sites for development in the Green Belt. A boundary is a physical feature, easily recognisable and likely to be permanent. A strong boundary would be a road, railway line or possibly an established hedgerow. A weak boundary would be a ditch, fence or footpath.

Table 5.2: Site Assessment Criteria

1. Restricting sprawl of built-up areas.

Criteria	Score	Description	Reason
Openness	1	Enclosed on all but one side by the same built-up area.	The less open a site, the weaker its defence in checking sprawl
	2	Adjoining built-up areas on two sides with two sides open.	
	3	Adjoining a built-up area on one side or none.	The more open a site, the stronger its defence in checking sprawl
		OR	
Impeding ribbon development	1	Contains development along a distributor road which extends beyond the existing built-up area.	Sites containing ribbon development are weaker in checking unrestricted sprawl
	3	Does not contain development along a distributor road which extends beyond the existing built-up area	

2. Preventing towns merging

Criteria	Score	Description	Reason
For town site			
Distance between the site's outer boundary and nearest town built-up edge in direction of growth	1	More than 5km	A lower score denotes a lesser role in fulfilling the Green Belt purpose
	2	2 - 5km	
	3	Less than 2km	A higher score denotes a stronger fulfilment of the Green Belt purpose
		OR	

For village site			
Distance between the site's outer boundary and nearest village built-up edge in direction of growth	1	More than 2km	A lower score denotes a lesser role in fulfilling the Green Belt purpose
	2	Less than 2km	A higher score denotes a stronger fulfilment of the Green Belt purpose

3. Safeguarding the countryside

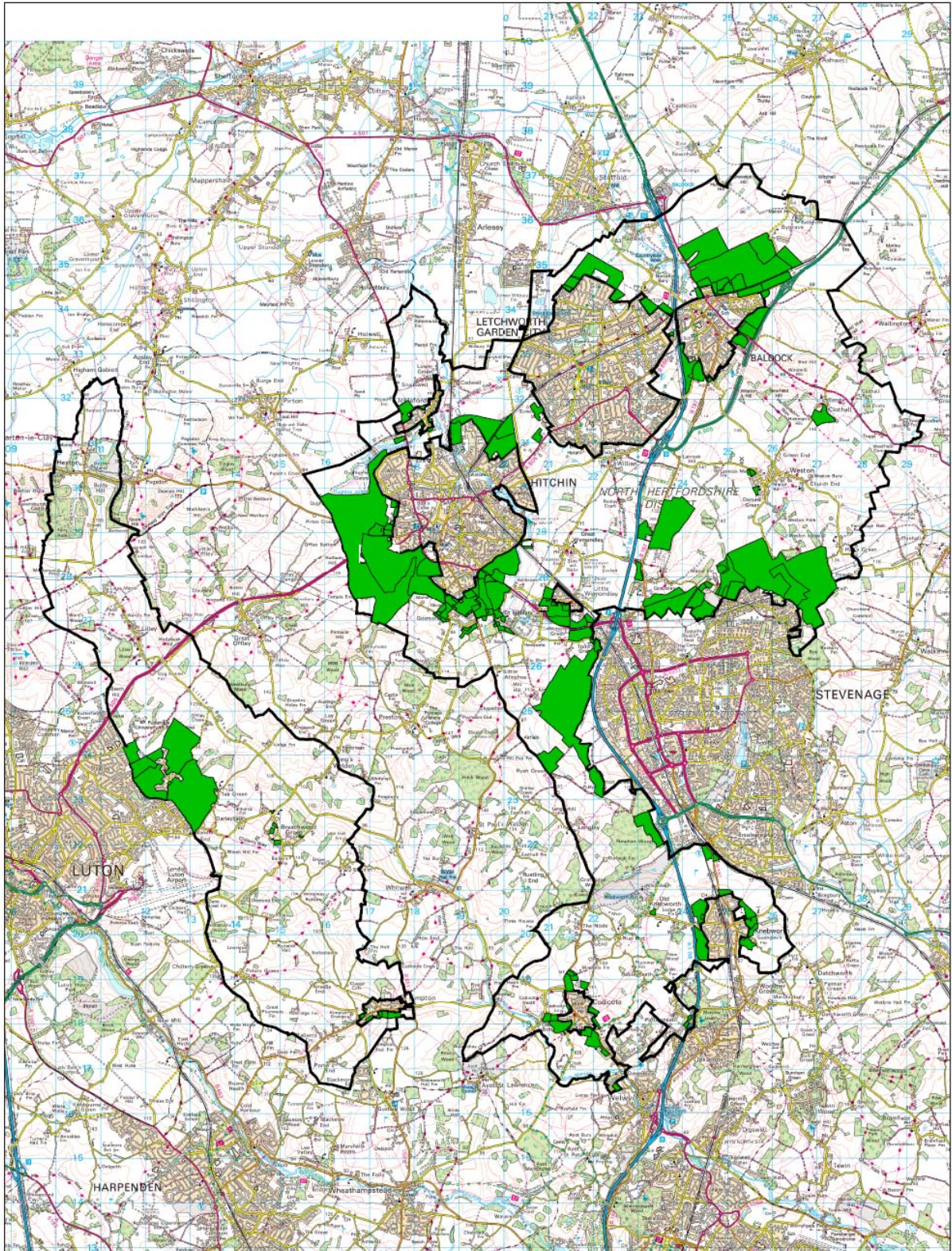
Criteria	Score	Description	Reason
Settlement boundary	1	The site is inside the existing settlement boundary	Sites within the settlement boundary make less contribution to the countryside
	2	The site is partly inside and partly outside the existing settlement boundary	
	3	The site is outside the existing settlement boundary	Sites outside the settlement boundary are already contributing to the countryside

4. Preserving the setting and character of historic towns

Criteria	Score	Description	Reason
Conservation Area	1	Not within, nor adjacent to nor affecting the setting of a conservation area of a historic town	
	2	Adjacent to a conservation area of a historic town or affecting the setting of a historic town	
	3	Within a conservation area of historic town	Sites containing or adjacent to a conservation area are considered to better contribute to and preserve the setting and character of historic towns

Figure 5.1: Potential Development Sites Considered in the Green Belt Review

NORTH HERTFORDSHIRE DISTRICT COUNCIL



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Date: 15.07.16

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5.3 Assessment of Potential Development Sites

70. Table 5.3 sets out the assessment of the contribution to Green Belt purposes of all sites within the Green Belt submitted to the Council.

Table 5.3: Assessment of Potential Development Sites by Green Belt Purpose

Key: Overall contribution of the Site to Green Belt purposes

Site makes a significant contribution to Green Belt purposes
Site makes a moderate contribution to Green Belt purposes
Site makes a limited contribution to Green Belt purposes

Property description				Attributes		Green Belt Assessment				Contribution to Greenbelt	Boundary Detail
Ref	Address	Street	Settlement or parish	Urban / rural	Primary proposed use	Sprawl	Towns merging	Safeguarding countryside	Preserve setting of historic towns		
9	Land r/o 1-23	Letchworth Road	Baldock	urban	residential	1 - Area contains ribbon development	3 - Site is within 2km of adjacent town.	3- Outside existing settlement boundary	1 - Site does not adjoin conservation area or affect the setting of Baldock.	The site makes a moderate contribution to Green Belt. Whilst the area is important for the separation of Letchworth and Baldock, the area around it is largely already developed and the site is enclosed. Site does not impact on historic towns.	Enclosed site screened by housing and employment units.
10	Land r/o 1-5	Letchworth Road	Baldock	urban	residential	1 - Area contains ribbon development	3 - Site is within 2km of adjacent town.	3- Outside existing settlement boundary	1 - Site does not adjoin conservation area or affect the setting of Baldock.	The site makes a moderate contribution to Green Belt. Whilst the area is important for the separation of Letchworth and Baldock, the area around it is largely already developed and the site is enclosed. Site does not impact on historic towns.	Enclosed site screened by housing and employment units.
11	Land r/o 7-9	Letchworth Road	Baldock	urban	residential	1 - Area contains ribbon development	3 - Site is within 2km of adjacent town.	3- Outside existing settlement boundary	1 - Site does not adjoin conservation area or affect the setting of Baldock.	The site makes a moderate contribution to Green Belt. Whilst the area is important for the separation of Letchworth and Baldock, the area around it is largely already developed and the site is enclosed. Site does not impact on historic towns.	Enclosed site screened by housing and employment units.
12	Land north of George IV PH	London Road	Baldock	urban	residential	2 - Adjoining built development on two sides of the site.	3 - Site is within 2km of adjacent town.	3- Outside existing settlement boundary	1 - Site does not adjoin conservation area or affect the setting of Baldock.	The site makes a moderate contribution to Green Belt. Whilst the site is outside settlement boundaries, it adjoins development and is well contained. Site does not impact on historic towns.	Site slopes creating good enclosure on the northern lower part but southern higher part is more exposed. Well defined site with roads on two sides.
14	Land west of	Weston Way	Baldock	urban	residential	3 - Development on one side of site	3 - Site is within 2km of adjacent town.	3- Outside existing settlement boundary	1 - Site does not adjoin conservation area or affect the setting of Baldock.	The site makes a significant contribution to Green Belt. The site is located between Baldock and Letchworth which has strategic importance. Site does not impact on historic towns.	Part of the green buffer between A1(M) and western edge of Baldock. Partly enclosed by trees and hedgerows.

Property description				Attributes		Green Belt Assessment				Contribution to Greenbelt	Boundary Detail
Ref	Address	Street	Settlement or parish	Urban / rural	Primary proposed use	Sprawl	Towns merging	Safeguarding countryside	Preserve setting of historic towns		
15	Land north of	Willian Road	Baldock	urban	residential	3 - Development on one side of site	3 - Site is within 2km of adjacent town.	2- Mostly outside existing settlement boundary	1 - Site does not adjoin conservation area or affect the setting of Baldock.	The site makes a significant contribution to Green Belt. The site is located between Baldock and Letchworth which has strategic importance. Site does not impact on historic towns.	Part of the green buffer between A1(M) and western edge of Baldock. Well screened from Baldock Lane by hedge.
Site 200	Land north of Baldock (Whole site)	Land north of Baldock	Baldock	rural	residential	3 - Development on one side of site	2 - More than 5km to nearest town, less than 2km to Bygrave	3 - outside existing settlement boundary.	2 - Potentially affects the setting although not adjacent to conservation area	The site makes a significant contribution to green belt based on the size and its open nature. Whilst the area doesn't prevent any towns merging the size and topography of the site means that it potentially impacts on historic elements of the town. The topography of the site does also mean that it well contained if it remains within the first contour.	Large area adjoining residential area on southern boundary. Farmland with minimal boundary enclosure in the northern part. Slightly more enclosure in the southern part. Highly visible from Bygrave Road and the railway.
201	Land South of	Bygrave Road	Baldock	rural	residential	3 - Development on one side of site	2 - More than 5km to nearest town, less than 2km to Bygrave	3 - outside existing settlement boundary.	1 - Site does not adjoin conservation area or affect the setting of Baldock.	The site makes a moderate contribution to Green Belt. The site is outside settlement boundaries, it is fairly well contained although not adjoining any development currently. The site does not prevent the merger of towns as Bygrave is a village. Site does not impact on historic towns.	Partly screened by existing buildings and vegetation from Bygrave Road. Forms part of the setting to Baldock.
202	Land east of	Clothall Common	Baldock	rural	residential	3 - Development on one side of site	2 - More than 5km to nearest town, less than 2km to Bygrave	3 - outside existing settlement boundary.	1 - No conservation area impact	The site makes a moderate contribution to Green Belt. Whilst the site is outside settlement boundaries, it is well contained. The site does not impact on the merger of towns as Bygrave is a village. Site does not impact on historic towns.	Site cuts into the bund, no sensible boundary other than site outline - more sensible to extend boundary to B656 and A505.
B/e 01 part	Land off	Royston Road, Baldock	Baldock	rural	employment	3 - development on no sides	2 - More than 5km to nearest town, less than 2km to Bygrave	2 - part inside settlement boundary	1 - Site does not adjoin conservation area or affect the setting of Baldock.	The site makes a moderate contribution to Green Belt. Whilst the site is outside settlement boundaries, it is well contained by road and rail boundaries. The site does not prevent the merger of towns as Bygrave is a village. Site does not impact on historic towns.	Royston Road and railway provide boundaries on either side.
B/e 02	Land off	Royston Road, Baldock	Baldock	urban	employment	2 - development on 2 sides of the site	2 - More than 5km to nearest town, less than 2km to Bygrave	3- Outside settlement boundary	1 - Site does not adjoin conservation area or affect the setting of Baldock.	The site makes a moderate contribution to Green Belt. Whilst the site is outside settlement boundaries, it is well contained by road a rail boundaries. The site does not prevent the merger of towns as Bygrave is a village. Site does not impact on historic towns.	Site bounded by cattery, railway line and Royston Road.
B/r0 1a	Land north of	Bygrave Road	Baldock	urban	residential	2 - Development on 2 sides	2 - More than 5km to nearest town, more than 2km of Bygrave	3- Outside settlement boundary	1 - Site does not adjoin conservation area or affect the setting of Baldock.	The site makes a moderate contribution to Green Belt. Whilst the site is outside settlement boundaries, it is well contained in landscape terms. The site does not prevent the merger of towns.	Residential development providing boundary to the west, railway line to the south, some hedgerow to

Property description				Attributes		Green Belt Assessment				Contribution to Greenbelt	Boundary Detail
Ref	Address	Street	Settlement or parish	Urban / rural	Primary proposed use	Sprawl	Towns merging	Safeguarding countryside	Preserve setting of historic towns		
											the east, open to the north
B/r0 1	Land at	Bygrave Road	Baldock	urban	residential	2 - Development on 2 sides	2 - More than 5km to nearest town, more than 2km of Bygrave	3- Outside settlement boundary	1 - Site does not adjoin conservation area or affect the setting of Baldock.	The site makes a moderate contribution to Green Belt. Whilst the site is outside settlement boundaries, it is well contained in landscape terms. The site does not prevent the merger of towns.	Residential development providing boundary to the west, railway line to the south, some hedgerow to the east, open to the north.
B/r0 2	Land south of	Bygrave Road	Baldock	urban	residential	3 - Site adjoins railway line to the south	2 - More than 5km to nearest town, more than 2km of Bygrave	3 - Outside existing settlement boundary	1 - Site does not adjoin conservation area or affect the setting of Baldock.	The site makes a moderate contribution to Green Belt. Whilst the site is outside settlement boundaries, it is well contained. The site does not prevent the merger of towns.	Open site, bounded by railway line to south and Bygrave Road to north.
B/r0 2a	Land south of	Bygrave Road	Baldock	urban	residential	3 - Site adjoins railway line to the south	2 - More than 5km to nearest town, more than 2km of Bygrave	3 - Outside existing settlement boundary	1 - Site does not adjoin conservation area or affect the setting of Baldock.	The site makes a moderate contribution to Green Belt. Whilst the site is outside settlement boundaries, it is well contained. The site does not prevent the merger of towns.	Open site, bounded by railway line to south and Bygrave Road to north.
B/r0 4	Land off	Clothall Road, Baldock	Baldock	urban	residential	2 - Development on 2 sides of the site	1 - More than 2km to the nearest village	3 - outside settlement boundary	1 - Site does not adjoin conservation area or affect the setting of Baldock.	The site makes a moderate contribution to Green Belt. Whilst the site is outside settlement boundaries, it is well contained and A505 provides sensible boundary to the SE. The site does not prevent the merger of towns.	Open site with limited screening from Clothall Road. Field in between site and Clothall Road.
B/r1 1	Land south of	Bygrave Road, Baldock	Baldock	urban	residential	3 - Site doesn't adjoin the built up area	2 - More than 5km to nearest town, less than 2km of Bygrave	3 - Outside settlement boundary	1 - No conservation area impact and no impact on setting	The site makes a moderate contribution to Green Belt. Whilst the site is outside settlement boundaries, it is fairly well contained. The site does not prevent the merger of towns.	Bygrave Road providing southern boundary, some hedgerow to the west and north, open to the east.
B/r1 1a	Land north of	Bygrave Road	Baldock	urban	residential	3 - Site doesn't adjoin the built up area	2 - More than 5km to nearest town, less than 2km of Bygrave	3 - Outside settlement boundary	1 - No conservation area impact and no impact on setting	The site makes a moderate contribution to Green Belt. Whilst the site is outside settlement boundaries, it is fairly well contained although open to the east. The site does not prevent the merger of towns.	Bygrave Road providing southern boundary, some hedgerow to the west and north, open to the east.
B/r1 2	South of	Clothall Common, Baldock	Baldock	urban	residential	3 - Development on one side of site	1 - More than 2km to the nearest village	3 - Outside existing settlement boundary	1 - No conservation area impact and no impact on setting	The site makes a moderate contribution to Green Belt. Whilst the site is outside settlement boundaries, it is well contained and A505 provides sensible boundary to the SE. The site does not prevent the merger of towns	Eastern edge abuts Baldock bypass, Clothall common provides western boundary.

Property description				Attributes		Green Belt Assessment				Contribution to Greenbelt	Boundary Detail
Ref	Address	Street	Settlement or parish	Urban / rural	Primary proposed use	Sprawl	Towns merging	Safeguarding countryside	Preserve setting of historic towns		
B/r2 3	Land at	North Road, Baldock	Baldock	urban	residential	3 - Development on one side of site	1 - Although within 2km of Radwell, village is the other side of the A1(M)	3- Outside existing settlement boundary	1 - No conservation area impact and no impact on setting	The site makes a moderate contribution to Green Belt. Whilst the site is outside settlement boundaries, it is well contained in landscape terms. The site does not prevent the merger of towns.	Bordered by residential development on southern boundary and A507 North Road on western boundary. Part of larger agricultural field so no boundary to the north and east.
310	Land south of Bygrave Road, Baldock		Bygrave	Rural	Residential	2 – development on two sides of site.	2 – more than 5km to nearest town, less than 2km to nearest village (Bygrave).	3 – Outside existing settlement boundary.	2 – potentially affecting the setting although not adjacent to a conservation area.	The site makes a moderate contribution to Green Belt. Whilst the site is outside settlement boundaries, it is well contained in landscape terms although with no defined boundary. The site does not prevent the merger of towns.	Strong boundary to the south in the form of the railway line and Larkins Close to the west. Site would likely form part of larger site 200.
371	Land south of Bygrave		Bygrave	Rural	Residential	3 - Not adjoining any built up area	2 - More than 5km to nearest town, less than 2km to Bygrave	3 – Outside existing settlement boundary.	1 - No conservation area impact and no impact on setting	The site makes a moderate contribution to Green Belt. The site does not adjoin any built up areas, although part of Bygrave is located to the north. The site does not prevent the merger of towns or have any impact on historic towns.	No boundary exists on the east and western sides of the site. The railway line provides solid boundary to the south. Bygrave located to the north
372	Land around the Nook		Bygrave	Rural	Residential	3 – Some development on one side of site	1 - Although within 2km of Radwell, village is the other side of the A1(M)	3 – Outside existing settlement boundary.	2- Potentially affects the setting due to topography of the site and its visibility from historic parts of Baldock, although not adjacent to conservation area.	The site makes a moderate contribution to Green Belt. The site partly adjoins Bygrave to the east. Site is potentially extending.	The footpath marked by the ridgeline provides the
373	Land west of Bygrave		Bygrave	Rural	Residential	3 - Not adjoining any built up area	2 - More than 5km to nearest town, less than 2km to Bygrave	3 – Outside existing settlement boundary.	1 - No conservation area impact and no impact on setting	The site makes a moderate contribution to Green Belt	
28	Land at Clothall House	Ashanger Lane	Clothall	rural	residential	3 - Not adjoining any built up area	2 - Within 2km of Weston	3 - No village boundary	1 - No conservation area impact	The site makes a moderate contribution to Green Belt. The site is outside settlement boundaries and is very open in nature. The site does not prevent the merger of towns and has no impact on historic towns. .	North sloping site screened by hedgerows from surrounding lanes. Internal hedgerows.

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Ref	Address	Street	Settlement or parish	Urban / rural	Primary proposed use	Sprawl	Towns merging	Safeguarding countryside	Preserve setting of historic towns		
29	Land south of	Cowards Lane	Codicote	rural	residential	2 - Site adjoining built up area on 2 sides	2- Site under 2km to Old Welwyn village	3 - Outside village boundary	1 - Not within or affecting setting of conservation area	The site makes a moderate contribution to Green Belt. The site is outside settlement boundaries, although bounded by development and hedgerows. The site does not prevent the merger of towns and has no impact on historic towns.	Cowards Lane and residential development provide boundaries to the north, southern hedgerows thicker than to the east, although adjoins farm.
30	Land at Codicote House	Heath Road	Codicote	rural	residential	2 - Site adjoining built up area on 2 sides	1 - no settlements to merge with	3 - outside settlement boundary	3 - site within Codicote conservation area	The site makes a moderate contribution to Green Belt. The site is outside settlement boundaries. The site does not prevent the merger of towns and has no impact on historic towns.	Walled garden provides defined boundary.
31	Land south of	Heath Road	Codicote	rural	residential	3 - Development on one side of site	1 - More than 2km to the nearest village	3 - outside settlement boundary	1 - Not within or affecting setting of conservation area	The site makes a moderate contribution to Green Belt. The site is outside settlement boundaries. The site does not prevent the merger of towns and has no impact on historic towns.	Heath Lane provides northern boundary and site adjoins residential development to the east. Open to the south vegetation to the west although hedgerows provide strong boundary around the site.
32	Land NE of	The Close	Codicote	rural	residential	2 - Site adjoining built up area on 2 sides	1 - More than 2km to the nearest village (Old Knebworth)	3 - outside settlement boundary	1 - Not within or affecting setting of conservation area	The site makes a moderate contribution to Green Belt. The site is outside settlement boundaries although adjoins development on two sides. The site does not prevent the merger of towns and has no impact on historic towns.	Residential development to the west and south, good hedgerows north and east.
205	Codicote Garden Centre,	High Street	Codicote	rural	residential	3 - Site adjoining development on one side	1 - More than 2km from nearest settlement	3 - outside settlement boundary	1 - Not within or affecting setting of conservation area	The site makes a moderate contribution to Green Belt. The site is outside settlement boundaries. The site does not prevent the merger of towns and has no impact on historic towns. The northern part of the site feels more open.	Garden centre in southern half contains some mature trees. Northern part has partial boundary hedgerow screening from London Road but open to Mansells Lane, a narrow country lane, along the northern boundary. Also open to adjacent playing field to the East.
206	Land At	Danesbury Park Road	Codicote	rural	residential	1 - development on three sides (2 residential and A1(M) with development over the other side)	2 - Less than 2km from Welwyn	3- No settlement boundary	1 - Not within or affecting setting of conservation area	The site makes a moderate contribution to Green Belt. The site is outside settlement boundaries, but is surrounded by built features. The site does not prevent the merger of towns and has no impact on historic towns.	Site bounded by A1(M) on east, caravan park to south and narrow country lanes to north and west.

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Ref	Address	Street	Settlement or parish	Urban / rural	Primary proposed use	Sprawl	Towns merging	Safeguarding countryside	Preserve setting of historic towns		
207	Land at	Kimpton Road, Welwyn	Codicote	rural	residential	2 - development on two sides of site	2 - Less than 2km from Welwyn	3 - outside settlement boundary	1 - Not within or affecting setting of conservation area	The site makes a moderate contribution to Green Belt. The site is outside settlement boundaries although adjoins development on two sides. The site does not prevent the merger of towns although close to Welwyn. There is no impact on historic towns.	Contained site within residential outlier to west of Welwyn. Bounded by rear gardens of houses on north and west sides, well screened by hedgerow from Kimpton Road along the south side and adjoining green open space along eastern boundary.
311	Land at Pottersheath Road, Welwyn		Codicote	Rural	Residential	1 - development on three sides, one of which is the A1(m).	2 - less than 2km to nearest village (Old Welwyn).	3 - No settlement boundary.	1 - Not within or affecting a conservation area.	The site makes a moderate contribution to Green Belt. The site is outside settlement boundaries, but is surrounded by built features including the A1(M). The site does not prevent the merger of towns and has no impact on historic towns	Strong motorway boundary to the east, residential development to the west.
312	Former Codicote Storm Overflow Tank, Rabley Heath Road		Codicote	Rural	Residential	2 - development on two sides of site.	2 - less than 2km to nearest village (Old Welwyn).	3 - Outside existing settlement boundary.	1 - Not within or adjacent to a conservation area.	The site makes a moderate contribution to Green Belt. The site is outside settlement boundaries although adjoins development on two sides. The site does not prevent the merger of towns and has no impact on historic towns.	Strong road boundary to the south. Existing residential properties to north and west, field boundary to the east.
313	Land south of Heath Road		Codicote	Rural	Residential	2 - development on two sides of site.	1 - more than 2km to nearest village.	3 - Outside existing settlement boundary	1 - Not within or adjacent to a conservation area.	The site makes a moderate contribution to Green Belt. The site is outside settlement boundaries although adjoins development on two sides. The site does not prevent the merger of towns and has no impact on historic towns.	Heath Road forms strong boundary to the north. Open boundary to the south.
314	Mansells Farm (A)		Codicote	Rural	Residential	3 - development on no sides	2 - less than 2km to Old Knebworth	3 - Outside existing settlement boundary	1 - Not within or adjacent to a conservation area.	The site makes a moderate contribution to Green Belt. The site is outside settlement boundaries and does not adjoin any built development. The site does not prevent the merger of towns and has no impact on historic towns	
315	Mansells Farm (B)		Codicote	Rural	Residential	3 - development on no sides	2 - less than 2km to Old Knebworth	3 - Outside existing settlement boundary	1 - Not within or adjacent to a conservation area.	The site makes a moderate contribution to Green Belt. The site is outside settlement boundaries and does not adjoin any built development. The site does not prevent the merger of towns and has no impact on historic towns.	
316	Mansells Farm (C)		Codicote	Rural	Residential	3 - development on no sides	2 - less than 2km to Old Knebworth	3 - Outside existing settlement boundary	1 - Not within or adjacent to a conservation area.	The site makes a moderate contribution to Green Belt. The site is outside settlement boundaries and does not adjoin any built development. The site does not prevent the merger of towns and has no impact on historic towns.	
317	Mansells Farm (D)		Codicote	Rural	Residential	3 - development on no sides	2 - less than 2km to Old Knebworth	3 - Outside existing	1 - Not within or adjacent to a	The site makes a moderate contribution to Green Belt.	

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Ref	Address	Street	Settlement or parish	Urban / rural	Primary proposed use	Sprawl	Towns merging	Safeguarding countryside	Preserve setting of historic towns		
								settlement boundary	conservation area of a historic town.	The site is outside settlement boundaries and does not adjoin any built development. The site does not prevent the merger of towns and has no impact on historic towns.	
318	Hollard's Farm		Codicote	Rural	Residential	3 – development on one side	2 – less than 2km to Welwyn	3 – Outside existing settlement boundary	1 – Not within or adjacent to a conservation area of a historic town.	The site makes a moderate contribution to Green Belt. The site is outside settlement boundaries and adjoins development on one side, although development of this site would create ribbon development along the B656 with Welwyn. The site does not prevent the merger of towns and has no impact on historic towns.	
35	Jacks Hill Park	Jacks Hill	Graveley	rural	residential	3 - Development on one side of site, but A1(m) provides an additional boundary	2 - Less than 2km to Little Wymondley and Graveley	3 - outside settlement boundary	1 - Not within or affecting setting of conservation area of a historic town	The site makes a moderate contribution to Green Belt. The site is outside settlement boundaries and adjoins development on one side. The area of Jacks Hill is detached from any other built form and the area is open. The site does not prevent the merger of towns and has no impact on historic towns.	Green buffer between A1(M) and Graveley. Open to the south, some vegetation on northern boundary.
208 (also 33)	Land at	Milksey Lane	Graveley	rural	residential	2 - Development on 2 sides of the site	2 - Less than 2km to Great Wymondley	3 - outside settlement boundary	1 - Site partly within conservation area but not within a historic town	The site makes a moderate contribution to Green Belt. The site is outside settlement boundaries and adjoins development on one side. The site does not prevent the merger of towns and has no impact on historic towns.	Site on corner of Milksey Lane and High Street adjoining residential properties. Bounded by footpath on western edge with hedgerow screening from railway line. Screened from roads by raised level, and embankment covered by mature trees and shrubs.
NS	N Stevenage		Graveley			3 - no development on any side of the site	2 - within 2km of Graveley, 2-5km of Hitchin and Letchworth	3 - Site is not within a settlement	1 - Site not within or affecting setting of a conservation area of a historic town	The site makes a moderate contribution to Green Belt. This is a large site, which relies on development in Stevenage Borough Council. The site is outside settlement boundaries. Whilst the site has no impact on historic towns it is narrowing the gap between Stevenage and Baldock / Letchworth.	Weak boundaries to the north - no current defensible boundary - some field boundaries elsewhere.
353	N of Stevenage(new boundary)		Graveley	rural	Residential	3 – no development on any side	2 – within 2km of Graveley, 2-5km of Hitchin and Letchworth	3 – site is not within a settlement boundary	1 – not adjacent to a conservation area of a historic town or affecting the setting of a historic town	The site makes a moderate contribution to Green Belt. This is a large site, which relies on development in Stevenage Borough Council. The site is outside settlement boundaries. Whilst the site has no impact on historic towns it is narrowing the gap between Stevenage and Baldock / Letchworth.	This additional area, means that the northern boundary is more defensible along hedgerows, although parts are still across fields.
319	Land at Chesfield Park (north)		Graveley	Rural	Residential	3 – No development on any side of site.	2 – between 2-5km to the nearest town.	3 – Site is not within a settlement.	1 – Not within or adjacent to a conservation area of a historic town	The site makes a moderate contribution to Green Belt. The site is outside settlement boundaries. Whilst the site has no impact on historic towns it is narrowing the gap between Stevenage and Baldock / Letchworth.	Church Lane forms strong boundary to the north. Weaker boundary to the south.

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Ref	Address	Street	Settlement or parish	Urban / rural	Primary proposed use	Sprawl	Towns merging	Safeguarding countryside	Preserve setting of historic towns		
320	Land at Chesfield Park (west)		Graveley	Rural	Residential	3 – No development on any side of the site.	2 – between 2-5km to the nearest town.	3 – Site is not within a settlement.	1 – Not within or adjacent to a conservation area of a historic town.	The site makes a moderate contribution to Green Belt. The site is outside settlement boundaries. Whilst the site has no impact on historic towns it is narrowing the gap between Stevenage and Baldock / Letchworth.	No significant boundary on any side. Footpath along western boundary. Noted that site would adjoin site NS1 to the west.
321	Land at Chesfield Park (south)		Graveley	Rural	Residential	3 – No development on any side of the site.	2 – between 2-5km to the nearest town.	3 – Site is not within a settlement.	1 – Not within or adjacent to a conservation area of a historic town.	The site makes a moderate contribution to Green Belt. The site is outside settlement boundaries. Whilst the site has no impact on historic towns it is narrowing the gap between Stevenage and Baldock / Letchworth.	Woodland boundary to the south and east, no other significant boundary.
322	NW of Chesfield		Graveley	Rural	Residential	3 – No development on any side of site.	2 – between 2-5km to the nearest town.	3 – Site is not within a settlement.	1 – Not within or adjacent to a conservation area of a historic town	The site makes a moderate contribution to Green Belt. The site is outside settlement boundaries. Whilst the site has no impact on historic towns it is narrowing the gap between Stevenage and Baldock / Letchworth.	Church Lane forms strong boundary to the west, no other significant boundary.
226	Land off	Mendip Way	Stevenage (adj.)	rural	residential	3 - development on one side	2 - Less than 2km to Weston	3 - outside settlement boundary	1 - not within or adjacent to a conservation area of a historic town	The site makes a moderate contribution to Green Belt. The site is outside settlement boundaries. Whilst the site has no impact on historic towns it is expanding Stevenage towards the village of Weston, albeit this is not a town.	No boundary currently other than field boundaries which are largely hedgerows.
227	Land at	Manor Farm, Chesfield	Great Ashby	rural	residential	3 - site does not adjoin any built up area	2 – between 2-5km to the nearest town.	3 - Site is not within a settlement	1 - Not within or affecting setting of conservation area of a historic town, although adjacent to Chesfield Park historic park	The site makes a moderate contribution to Green Belt. The site is outside settlement boundaries. Whilst the site has no impact on historic towns it is narrowing the gap between Stevenage and Baldock / Letchworth.	Small fields and hedgerows wrapping around small woodlands providing defensible boundaries.
NE S3	NES 3	Church Lane	Great Ashby	rural	residential	2 - development on 2 sides	2 – between 2-5km to the nearest town.	3 - Site is not within a settlement	1 - Not within or affecting setting of conservation area of a historic town, although adjacent to Chesfield Park historic park	The site makes a moderate contribution to Green Belt. The site is outside settlement boundaries. Whilst the site has no impact on historic towns it is narrowing the gap between Stevenage and Baldock / Letchworth.	Strong boundaries in the form of roads and existing development and woodland to the North and West.
323	Land north east of Great Ashby		Great Ashby / Weston	Rural	Residential	3 – development on one side	2 – less than 2km to nearest village (Weston).	3 – Outside existing settlement boundary.	1 – Not within or adjacent to a conservation area of a historic town.	The site makes a moderate contribution to Green Belt. Site is an expansion of 226. The site is outside settlement boundaries. Whilst the site has no impact on historic towns it is expanding Stevenage towards the village of Weston, albeit this is not a town.	No significant boundaries at present although some field margins and woods form part of the boundaries.
38	Land at junction with Pirton Road	Crow Furlong	Hitchin	urban	residential	2 - Site adjoining built up area on 2 sides (foxholes nursing home)	1 - site not within 2km of another settlement	3 - site outside settlement boundary	1 - Site not within or affecting setting of a conservation area of a historic town	The site makes a moderate contribution to Green Belt. The site is outside settlement boundaries although adjoins existing development on 2 sides. Whilst the site adjoins Hitchin, it has no impact on historic towns and does not affect the merger of towns.	Well contained as site is adjacent to existing residential development.

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Ref	Address	Street	Settlement or parish	Urban / rural	Primary proposed use	Sprawl	Towns merging	Safeguarding countryside	Preserve setting of historic towns		
39	Highover Farm	Stotfold Road	Hitchin	urban	residential	2 - Site adjoining built up area on 2 sides	3 - site within 2km of Letchworth	3 - outside existing settlement boundary	1 - Site not within or affecting setting of a conservation area of a historic town	The site makes a significant contribution to the Green Belt. The site is outside settlement boundaries although adjoins existing development on 2 sides. Whilst the site adjoins Hitchin, it has no impact on the historic part of the town. It does however lie within an area of strategic importance between Hitchin and Letchworth.	Sparse hedgerow forming a boundary on the edge of the site. Stotfold Road and Railway line providing other boundaries.
209	Reduced version of south west Hitchin		Hitchin	urban	residential	2 - Site adjoining built up area on 2 sides	2 – within 2km of Charlton	3 - outside existing settlement boundary	2 - site adjoins Charlton and Hitchin conservation area of a historic towns	The site makes a moderate contribution to Green Belt. The site is outside settlement boundaries although adjoins existing development on 2 sides. The site adjoins Hitchin and the conservation area and so has a potential impact on the historic setting. There are no towns in close proximity therefore does not affect towns merging.	Pirton Road, Hitchin Road, Charlton and urban edge provide hard boundaries. Field boundaries elsewhere.
H/e 02	Land north east of	Wilbury Way	Hitchin	urban	employment	3 - Development on one side	3 - Within 2km of Letchworth	3 - outside of settlement boundary	1 - Site not within or affecting setting of a conservation area of a historic town	The site makes significant contribution to the Green Belt. The site is outside settlement boundaries although adjoins existing development on 2 sides. Whilst the site adjoins Hitchin, it has no impact on the historic part of the town. It does however lie within an area of strategic importance between Hitchin and Letchworth albeit within the boundary of the new railcurve. .	Rail curve, railway line and existing employment area provide strong boundaries.
H/r1 4	Land at junction of Grays Lane and	Crow Furlong	Hitchin	urban	residential	3 - Development on one side	1 - site not within 2km of another settlement	3 - outside of settlement boundary	1 - Not within or affecting setting of a conservation area of a historic town	The site makes a moderate contribution to Green Belt. The site is outside settlement boundaries and adjoins existing development on one side. Whilst the site adjoins Hitchin, it has no impact on the historic element and does not affect the merger of towns.	Well contained as hedgerow exists on western edge of site.
H/r2 4	Land at	Lucas Lane	Hitchin	urban	residential	3 - Development on one side	1 - site not within 2km of another settlement	3 - outside of settlement boundary	1 - Not within or affecting setting of a conservation area of a historic town	The site makes a moderate contribution to Green Belt. The site is outside settlement boundaries and adjoins existing development on one side. Whilst the site adjoins Hitchin, it has no impact on the historic element and does not affect the merger of towns.	Well contained as hedgerow exists on western edge of site.
H/r2 5	Land at junction of Grays Lane &	Lucas Lane	Hitchin	urban	residential	2 - Development on two sides	1 - site not within 2km of another settlement	3 - outside of settlement boundary	1 - Not within or affecting setting of a conservation area of a historic town	The site makes a moderate contribution to Green Belt. The site is outside settlement boundaries and adjoins existing development on two side. Whilst the site adjoins Hitchin, it has no impact on the historic element and does not affect the merger of towns.	Well contained as hedgerow exists on western edge of site.
H/r3 0	Land south of	Oughtonhead Lane	Hitchin	urban	residential	2 - Development on two sides	1 - site not within 2km of another settlement	3 - outside of settlement boundary	1 - Not within or affecting setting of a conservation area of a historic town	The site makes a moderate contribution to Green Belt. The site is outside settlement boundaries and adjoins existing development on two sides. Whilst the site adjoins Hitchin, it has no impact on the historic element and does not affect the merger of towns.	Well contained as hedgerow exists on western edge of site

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Ref	Address	Street	Settlement or parish	Urban / rural	Primary proposed use	Sprawl	Towns merging	Safeguarding countryside	Preserve setting of historic towns		
SW H	whole site	SW Hitchin	Hitchin	rural		3 - development on one side	2 - surrounds villages and within 2-5 km of Stevenage	3 - outside settlement boundary	2 - adjoins Charlton and Hitchin conservation area of a historic towns	The site makes significant contribution to the Green Belt. The site is outside settlement boundaries and has development on one side. It adjoins Hitchin conservation area and based on the size of the development has the potential to impact negatively. The site is also in close proximity to Stevenage.	Site is open on the edges of the development, some field boundaries and roads do provide a degree of boundary although this varies across the site.
94	Eastern section of South West Hitchin	SW Hitchin	Hitchin	rural	residential	3 - development on no sides	2 - less than 2km to Gosmore, St Ippolyts, 2-5km to Stevenage	3 - outside of settlement boundary	1- site adjoins St Ippolyts conservation not a conservation area of a historic town	The site makes a moderate contribution to the Green Belt. The site is outside settlement boundaries and has development on one side. The site is relative close proximity to Stevenage.	Large site of many land parcels, road and field boundaries to perimeter.
324	Land at Foxholes Care Home, Pirton Road		Hitchin	Rural	Residential	3 – No development on any side of the site.	1 – more than 2km to any settlement.	3 – Outside existing settlement boundary.	1 – Not within or adjacent to a conservation area of a historic town.	The site makes a moderate contribution to the Green Belt. The site is outside settlement boundaries and does not adjoin any other built development. The site does not affect historic elements or towns merging.	Pirton Road forms strong boundary to the south. Tree and hedgerow boundary to north west and east.
325	Land at Ickleford Bury, Old Hale Way		Hitchin	Semi-rural	Residential	2 – development on two sides of the site	2 – less than 2km to nearest town.	3 – Outside existing settlement boundary.	1 – Not within or adjacent to a conservation area of a historic town.	The site makes a moderate contribution to the Green Belt. The site is outside settlement boundaries and has development on two sides. The site is relative close to Hitchin, however as Ickleford is not a town, this is not significant.	Arlesey Road forms strong boundary to the west, River Purwell to the north and hedge boundary to the south.
326	North of Highover Farm		Hitchin	Rural	Residential	3 – No development on any side of the site.	3 – less than 2km to nearest town.	3 – Outside existing settlement boundary.	1 – Not within or adjacent to a conservation area of a historic town	The site makes significant contribution to the Green Belt. The site is outside settlement boundaries although adjoins site 39, currently there is no development on any sides. Whilst the site adjoins Hitchin, it has no impact on the historic part of the town. It does however lie within an area of strategic importance between Hitchin and Letchworth.	Railway to north forms strong boundary as does Stotfold Road to the east. Southern boundary is open, however it is noted that this area forms site HT1 in preferred options.
359	Priory Fields		Hitchin	Peri-urban	Residential	2 – adjoins development on half of its boundaries	1 – more than 5km to nearest town but less than 1km to Charlton	3 – site is outside the existing settlement boundary	2 – adjoins the Hitchin and Charlton Conservation area of a historic towns	The site makes a moderate contribution to Green Belt. The site is outside settlement boundaries although adjoins existing development on two sides. The site adjoins Hitchin and the conservation area and so has a potential impact on the historic setting. There are no towns in close proximity therefore this site does not affect towns merging.	No main settlement within 5km but villages such as Preston and Charlton in particular are less than 5km
40	Burford Grange	Bedford Road	Ickleford	rural	residential	3 - development on one side	2 - Site within 2km of Hitchin	3 - outside settlement boundary	1 - not within conservation area of a historic town or affecting setting	The site makes a moderate contribution to Green Belt. The site is outside settlement boundaries although adjoins existing development on one side. The site is close to Hitchin, however as Ickleford isn't a town, this isn't significant in Green Belt terms.	River corridor to the south.

Property description				Attributes		Green Belt Assessment				Contribution to Greenbelt	Boundary Detail
Ref	Address	Street	Settlement or parish	Urban / rural	Primary proposed use	Sprawl	Towns merging	Safeguarding countryside	Preserve setting of historic towns		
41	Land off	Duncots Close	Ickleford	rural	residential	2 - development on two sides the side	2- site within 2km of Hitchin	3 - outside settlement boundary	1 - not within conservation area of a historic town or affecting setting	The site makes a moderate contribution to Green Belt. The site is outside settlement boundaries although adjoins existing development on two sides. The site is close to Hitchin, however as Ickleford isn't a town, this isn't significant in Green Belt terms.	Fenced boundary exists along with hedgerow. Also adjoins existing residential area.
328	Land at Ickleford Manor, Turnpike Lane		Ickleford	Semi-rural	Residential	1 – development on three sides	2 – less than 2km to nearest settlement.	3 – Outside existing settlement boundary.	1 – adjacent to Ickleford conservation area but not a historic town.	The site makes a moderate contribution to Green Belt. The site is outside settlement boundaries although adjoins existing development on three sides. The site is close to Hitchin, however as Ickleford isn't a town, this isn't significant in Green Belt terms.	Turnpike Lane forms strong boundary to the north. Residential and commercial development to the south and east. Western boundary has trees and hedgerow.
329	Arnolds Farm, Chambers Lane		Ickleford	Rural	Residential	2 – development on two sides	2 – less than 2km to nearest village (Holwell).	3 – Outside existing settlement boundary.	1 – part of the site is within a conservation area of a historic town.	The site makes a moderate contribution to Green Belt. The site is outside settlement boundaries although adjoins existing development on two sides. The site is close to Holwell, however as neither Ickleford nor Holwell are towns, this isn't significant in Green Belt terms.	Chambers Lane forms strong boundary to the south. Strong wooded boundary to the north. Residential development to the east.
330	Land at Bedford Road		Ickleford	Rural	Residential	3 – development on one side	2 – less than 2km to nearest village (Holwell).	3 – Outside existing settlement boundary.	1 – not within or adjacent to a conservation area of a historic town.	The site makes a moderate contribution to Green Belt. The site is outside settlement boundaries although adjoins existing development on one side. The site is close to Holwell, however as neither Ickleford nor Holwell are towns, this isn't significant in Green Belt terms.	Bedford Road forms strong boundary to the west. Existing residential areas to the south. Other boundaries are open.
42	Land at	Hall Lane	Kimpton	rural	residential	2 - development on two sides of the side	2 - within 2km of Blackmore End	3 - outside settlement boundary	1 - not within conservation area of a historic town or affecting setting	The site makes a moderate contribution to Green Belt. The site is outside settlement boundaries although adjoins existing development on two sides. The site is close to Blackmore End, however as neither Kimpton nor Blackmore End are towns, this isn't significant in Green Belt terms. No impact on Historic towns.	Strong boundary located to the south of the site. Also adjoins existing residential area and Halls Lane.
43	Land east of	Hall Lane	Kimpton	rural	residential	3 - development on one side of the site	2 - within 2km of Blackmore End	3 - outside settlement boundary	1 –adjacent to conservation area but not that of a historic town	The site makes a moderate contribution to Green Belt. The site is outside settlement boundaries although adjoins existing development on one side. The site is close to Blackmore End, however as neither Kimpton nor Blackmore End are towns, this isn't significant in Green Belt terms.. No impact on Historic towns.	Strong boundary located to the south of the site. Adjoins existing school playing fields and allotments to the North.
44	Land west of	Hall Lane	Kimpton	rural	residential	2 - development on two sides of the side	2 - within 2km of Blackmore End	3 - outside settlement boundary	1 - not within conservation area of a historic town or affecting the setting	The site makes a moderate contribution to Green Belt. The site is outside settlement boundaries although adjoins existing development on one side. The site is close to Blackmore End, however as neither Kimpton nor Blackmore End are towns, this isn't significant in Green Belt terms. No impact on Historic towns.	Strong boundary located to the south of the site. Also adjoins existing residential area.
332	Land at Colemans Green		Kings Walden	Rural	Residential	1 – development on three sides.	2 – less than 2km to nearest settlement.	3 – No existing village boundary.	1 – Not within or adjacent to a	The site makes a moderate contribution to Green Belt. The site is outside settlement boundaries although adjoins existing development on three sides. Luton is	Colemans Road forms strong boundary to south and west. Existing

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Ref	Address	Street	Settlement or parish	Urban / rural	Primary proposed use	Sprawl	Towns merging	Safeguarding countryside	Preserve setting of historic towns		
									conservation area of a historic town.	located less than 2km to the east, however as Breachwood Green is a village this is not significant in Green Belt terms. No impact on Historic towns.	residential development to the east and menage to the north.
333	Land east of Brownings Cottage, Colemans Road		Kings Walden	Rural	Residential	3 – No significant development on any side of the site.	2 - within 2km of Luton	3 – No existing village boundary.	1 – Not within or adjacent to a conservation area of a historic town.	The site makes a moderate contribution to Green Belt. The site is outside settlement boundaries and doesn't adjoin any existing development. Luton is located less than 2km to the east, however as Breachwood Green is a village this is not significant in Green Belt terms. No impact on Historic towns.	Hedgerow and trees on all sides. Slightly more open to the west.
49	Allotments south of	Colemans Road, Breachwood Green	King's Walden	rural	residential	2 - development on two sides of the site	2 - within 2km of Luton	3 - outside settlement boundary	1 - not within or adjacent to a conservation area of a historic town	The site makes a moderate contribution to Green Belt. The site is outside settlement boundaries and adjoins development on two sides. Luton is located less than 2km to the east, however as Breachwood Green is a village this is not significant in Green Belt terms. No impact on Historic towns.	No boundary currently to the South. Adjoins existing village to the east, Colemans Road to the North and Colemans Farm to the West.
50	Land north of	Lower Road, Breachwood Green	King's Walden	rural	residential	3 - development on one side of the site	1 - more than 2km of nearest settlement	3 - outside existing settlement	1 - not within or adjacent to a conservation area of a historic town	The site makes a moderate contribution to Green Belt. The site is outside settlement boundaries and adjoins development on one side. Site does not cause merger with towns and has no impact on Historic towns.	Woodland boundary to north and west. Adjoins existing village to the south and Lower Road to the East.
51	Allotments west of	The Heath	King's Walden	rural	residential	3 - development on one side	2 less than 2km to Luton	3 - outside settlement boundary	1 - not within or adjacent to a conservation area of a historic town	The site makes a moderate contribution to Green Belt. The site is outside settlement boundaries and adjoins development on one side. Luton is located less than 2km to the east, however as Breachwood Green is a village this is not significant in Green Belt terms. No impact on Historic towns.	Allotments have fence boundaries to the South and West. Site adjoins Heath Road to the East.
370	Manor Farm	The Heath	King's Walden	Rural	Residential	3 – No significant development on any side of the site.	1 - more than 2km of nearest settlement	3 - outside settlement boundary	1 - not within or adjacent to a conservation area of a historic town	The site makes a moderate contribution to Green Belt. The site is outside settlement boundaries and does not adjoin any existing development. No impact on historic towns.	Site bounded by roads to the east and west and the site includes scrub, hedgerows and trees.
52	Land at	Deards End	Knebworth	rural	residential	3 - development on one side, but A1(M) on adjacent side	2 - Less than 2km to Old Knebworth	3 - outside settlement boundary	1 - adjacent to conservation area of a historic town	The site makes a moderate contribution to Green Belt. The site is outside settlement boundaries and adjoins development on one side as well as being bounded by the A1(M) Old Knebworth is located less than 2km to the east, however as it is a village this is not significant in Green Belt terms. No impact on Historic towns although adjacent to Knebworth conservation area.	A1 (m) makes a strong boundary to the West beyond existing field boundary.

Property description				Attributes		Green Belt Assessment				Contribution to Greenbelt	Boundary Detail
Ref	Address	Street	Settlement or parish	Urban / rural	Primary proposed use	Sprawl	Towns merging	Safeguarding countryside	Preserve setting of historic towns		
53	Land at	Gypsy Lane	Knebworth	rural	residential	3 - development on one side, but A1(M) on adjacent side	2 - Less than 2km to Old Knebworth	3 - outside settlement boundary	1 - adjacent to conservation area of a historic town	The site makes a moderate contribution to Green Belt. The site is outside settlement boundaries and adjoins development on one side as well as being bounded by the A1(M) Old Knebworth is located less than 2km to the east, however as it is a village this is not significant in Green Belt terms. No impact on Historic towns although adjacent to Knebworth conservation area.	A1 makes a strong boundary to the West. Settlement edge provides strong boundary to the East. Open boundary to the South would need to be enhanced.
54	Odyssey Health Centre	Old Knebworth Lane	Knebworth	rural	other	3 - Development on one side, but road and rail on 2 other sides	3 - less than 2km to Knebworth	3 - outside settlement boundary	1 - Site not within or affecting setting of a conservation area of a historic town	Site makes a significant contribution to Green Belt. The site is well bounded but only has development on one side. It is within close proximity to Knebworth and outside the settlement boundary. The site is bringing Stevenage and Knebworth closer together. There is no impact on historic towns.	Hedge to the south of the site, but not definitive.
55	Land north of	Old Lane	Knebworth	rural	residential	3 - development on one side	3 - less than 2km to Knebworth	3 - outside settlement boundary	1 - Site not within or affecting setting of a conservation area of a historic town	Site makes a significant contribution to Green Belt. The site only has development on one side. It is within close proximity to Stevenage and outside the settlement boundary. The site is bringing Stevenage and Knebworth closer together. There is no impact on historic towns.	Boundaries in the form of roads and hedges on all sides.
56	Land east of	Stevenage Road	Knebworth	rural	residential	3 - development on one side	3 - less than 2km to Knebworth	3 - outside settlement boundary	1 - Site not within or affecting setting of a conservation area of a historic town	Site makes a significant contribution to Green Belt. The site has development on one side. It is within close proximity to Stevenage and outside the settlement boundary. The site is bringing Stevenage and Knebworth closer together. Stevenage is well contained at this point, this site would break the boundary. There is no impact on historic towns.	Hedge to the south of the site, but not dense. Road and railway line provide other boundaries.
57	Land south of	Swangley's Lane	Knebworth	rural	residential	3 - development on one side	2 - Less than 2km to Datchworth	3 - outside settlement boundary	1 - Site not within or affecting setting of a conservation area of a historic town	Site makes a Moderate contribution to Green Belt. The site has development on one side. This site is less than 2km to Datchwood, but as this is a village it isn't significant in Green Belt terms. The site is well contained, with a strong boundary around it. The slope faces towards the village. There is no impact on historic towns.	Hedge boundary surrounds the site. Adjoins residential development to the west.
58	Land north of	Watton Road	Knebworth	rural	residential	3 - development on one side	3 - Less than 2km to Stevenage	3 - outside settlement boundary	1 - Site not within or affecting setting of a conservation area of a historic town	Site makes a significant contribution to Green Belt. The site has development on one side. It is within close proximity to Stevenage and outside the settlement boundary. The site is bringing Knebworth and Stevenage closer together. The site is not that well contained although slightly rising in landscape terms.	No real boundaries currently. Other than recreation ground and small amounts of residential. Very open to the east.

Property description				Attributes		Green Belt Assessment				Contribution to Greenbelt	Boundary Detail
Ref	Address	Street	Settlement or parish	Urban / rural	Primary proposed use	Sprawl	Towns merging	Safeguarding countryside	Preserve setting of historic towns		
211	Land north of	Oakfield Avenue	Knebworth	rural	residential	3 - development on one side	3 - less than 2km to Stevenage	3 - outside settlement boundary	1 - Site not within or affecting setting of a conservation area of a historic town	Site makes a significant contribution to Green Belt. The site has development on one side. It is within close proximity to Stevenage and outside the settlement boundary. The site is bringing Knebworth and Stevenage closer together. The site is not well contained.	No boundary to the North and East. Existing residential area to the south. B197 road boundary to the West
NE W	Junction 7	A1(M)	Knebworth	urban	employment	3 - some development on one site	2 - Less than 2km to Old Knebworth	3 - outside settlement boundary	1 - Site not within or affecting setting of a conservation area of a historic town	Site makes a moderate contribution to Green Belt. The site has development on one side. This site is less than 2km to Old Knebworth, but as this is a village it isn't significant in Green Belt terms. The site is well contained, with a strong boundary around it in the form of woodland.	A1 (m) to the east (in Stevenage) western and northern boundaries contained by Knebworth Woods.
334	Cnebba's Field, Old Knebworth		Knebworth	Rural	Residential	3 – development on one side.	2 – less than 2km to nearest village.	3 – No existing village boundary.	1 – Site is entirely within a conservation area but not that of a historic town.	Site makes a moderate contribution to Green Belt. The site has development on one side. This site is less than 2km to Knebworth but as Old Knebworth is a village it isn't significant in Green Belt terms. Site fairly open. No impact on historic towns.	Park Lane forms strong boundary to the south. Wooded area to north, other boundaries are open.
335	Land rear of Redwood, Deards End Lane		Knebworth	Rural	Residential	3 – development on one side	2 – less than 2km to nearest village.	3 – Outside existing settlement boundary.	1 – adjacent to a conservation area but not that of a historic town.	Site makes a moderate contribution to Green Belt. The site has development on one side. This site is less than 2km to Old Knebworth but as this is a village it isn't significant in Green Belt terms. Site will adjoin Site 52. No impact on historic towns.	Rear gardens to the east. Remaining boundaries are open. It is noted that the site would adjoin site KB1 in preferred options.
336	Land east of Old Lane		Knebworth	Rural	Residential	3 – development on one side	2 – less than 2km to nearest village (Datchworth).	3 – Outside existing settlement boundary.	1 – Not within or adjoin a conservation area of a historic town.	Site makes a moderate contribution to Green Belt. The site has development on one side. This site is less than 2km to Datchwood, but as this is a village it isn't significant in Green Belt terms. The site is open although there is a slope that faces towards the village. There is no impact on historic towns.	Swangleys Lane forms strong boundary to the south. Old Lane forms strong boundary to the north and west. No boundary to the east.
RG	Rush Green		Langley	rural	residential	3 - no development on any side of the site	2 - within 1km of Stevenage	3 - outside settlement boundary	1 - not within or adjacent to a conservation area of a historic town	Site makes a moderate contribution to Green Belt. The site is a potential free standing settlement and so doesn't adjoin any development on any side. The site has poor boundaries, however the landscape rises to the east, being within a river valley. There is no impact on historic towns.	Poor boundaries, open to the North, some planting on Eastern and Western boundaries Southern road boundary is defensible.

Property description				Attributes		Green Belt Assessment				Contribution to Greenbelt	Boundary Detail
Ref	Address	Street	Settlement or parish	Urban / rural	Primary proposed use	Sprawl	Towns merging	Safeguarding countryside	Preserve setting of historic towns		
WS	West Stevenage		Langley			3 - one side adjoins the A1(M, rest is open	2 - within 2-5km of Hitchin	3 - outside settlement boundary	1 - not within or adjacent to a conservation area of a historic town	Site makes a moderate contribution to Green Belt. The site adjoins the A1(M) on one side and is open on the rest.. Hitchin is located to the north west and so impacts on town merging. The site is large and relatively flat, although slopes down to the West into Langley valley. There is no impact on historic towns.	Weak field boundaries - A1 to the east, although in Stevenage. Very large arable field with localised sections of remnant hedgerows. Open, exposed landscape with views out in all directions.
59	Land adjoining Household Waste Recycling Centre	Blackhorse Road	Letchworth	urban	employment	3 - Development on one side	3 - site within 2km of Baldock	3 - outside settlement boundary	1 - not within or adjacent to a conservation area of a historic town	Site makes a significant contribution to Green Belt. The site has development on one side. It is within close proximity to Baldock and outside the settlement boundary. The site is bringing Letchworth and Baldock closer together. The site is not that well contained. Site does not impact on historic towns.	Within an area of vegetation, existing development and railway line provide existing boundaries.
60	Land east of	Blackhorse Road	Letchworth	urban	employment	3 - Development on one side	3 - site within 2km of Baldock	3 - outside settlement boundary	1 - not within or adjacent to a conservation area of a historic town	Site makes a significant contribution to Green Belt. The site has development on one side. It is within close proximity to Baldock and outside the settlement boundary. The site is bringing Letchworth and Baldock closer together. The site is not that well contained. Site does not impact on historic towns.	Weak boundaries on northern and eastern sides, other boundaries adjoin existing employment area.
L/r13	Land east of	Talbot Way	Letchworth	urban	residential	1 - Development on 3 sides of the site	3 - Less than 2km to Baldock	3 - site outside settlement boundary	2 - site adjoins Norton Conservation area of a historic town	Site makes a moderate contribution to Green Belt. The site has development on three sides and is enclosed by a footpath. It is within close proximity to Baldock and outside the settlement boundary. Whilst the site is potentially bringing Letchworth and Baldock closer together its outer edge is level with existing development. The site does adjoin the Norton Conservation area potentially affecting the historic part of Letchworth	Footpath to the North-East, development on remaining 3 sides including residential and employment uses.
L/r33	Land north of	Croft Lane	Letchworth	urban	residential	2 - Development on two sides	1 - More than 2km to Ashwell	3 - outside settlement boundary	2 - adjacent to conservation area of a historic town	Site makes a moderate contribution to Green Belt. The site has development on two sides and is enclosed by a footpath. Site does not impact on towns merging as it is extending north east towards Ashwell. site does adjoin the Norton Conservation area potentially affecting the historic part of Letchworth	Hedgerow boundaries exist to the North-East and existing residential development on remaining boundaries.

Property description				Attributes		Green Belt Assessment				Contribution to Greenbelt	Boundary Detail
Ref	Address	Street	Settlement or parish	Urban / rural	Primary proposed use	Sprawl	Towns merging	Safeguarding countryside	Preserve setting of historic towns		
NL (inc L/r2 7 and L/r1 5)	North Letchworth		Letchworth	rural	residential	2 - development on two sides	3 - within 2km of Stotfold	3 - outside settlement boundary	1 - Site not within or affecting setting of a conservation area of a historic town	<p>Site makes a moderate contribution to Green Belt.</p> <p>The site has development on two sides. The site is relatively flat and is enclosed at certain points by footpaths and field boundaries.</p> <p>The site is within 2km of Stotfold.</p> <p>Site does not impact on historic towns as it adjoins a modern part of Letchworth. .</p>	Urban areas provide existing boundaries to the South. Parts of the outer boundaries have hedgerows, however much of the site is open to the countryside.
212 a	SW of Cockernhoe		Offley	rural	residential	2 - development on 2 sides	2 - Site abuts Cockernhoe and Mangrove Green. Site is more than 5km to Hitchin	3 - outside settlement boundary	1 - Site not within or affecting setting of a conservation area of a historic town	<p>Site makes a moderate contribution to Green Belt.</p> <p>The site has development on two sides. The site is relatively flat and is enclosed at certain points by footpaths and field boundaries.</p> <p>Site adjoins Cockernhoe and Mangrove Green, but as they are not towns this is not significant from a Green Belt perspective. Site does not impact on historic towns.</p>	Urban area boundaries and field boundaries are defensible Site adjoins residential development on the eastern edge of Luton and extends eastwards to Mangrove Green wrapping around the western side of Cockernhoe.
212 b	NW of Cockernhoe		Offley	rural	residential	3 - development on one side	2 - Site abuts Mangrove Green. Site is more than 5km to Hitchin	3 - outside settlement boundary	1 - Site not within or affecting setting of a conservation area of a historic town	<p>Site makes a moderate contribution to Green Belt.</p> <p>The site has development on two sides. The site is relatively flat and is enclosed at certain points by footpaths and field boundaries.</p> <p>Site adjoins Mangrove Green, but as this is not a town this is not significant from a Green Belt perspective. Site does not impact on historic towns.</p>	Field boundaries and footpath abutting the northeast edge of Mangrove Green
212 c	NE of Cockernhoe		Offley	rural	residential	3 - development on one side	2 - Site abuts Mangrove Green. Site is more than 5km to Hitchin	3 - outside settlement boundary	1 - Site not within or affecting setting of a conservation area of a historic town	<p>Site makes a moderate contribution to Green Belt.</p> <p>The site has development on two sides. The site is relatively flat and is open with weak boundaries. Lilley Valley lies to the east</p> <p>Site adjoins Mangrove Green, but as this is not a town this is not significant from a Green Belt perspective. Site does not impact on historic towns.</p>	Weak boundaries, line across field for northern boundary. Chalk Hill provides Southern boundary.
ELa	East of Luton - North of Brick Kiln Lane		Offley	rural	residential	3 - no development on any side of the site	2 - Site abuts Cockernhoe and Tea Green. Site is more than 5km to Hitchin	3 - outside settlement boundary	1 - Site not within or affecting setting of a conservation area of a historic town	<p>Site makes a moderate contribution to Green Belt.</p> <p>The site does not adjoin any existing development as it is an extension to an existing proposed site. Site adjoins Tea Green but as this is not a town this is not significant from a Green Belt perspective. Site does not impact on historic towns.</p>	Chalk Hill, Brickkiln Lane and Stony Lane as well as existing settlements provide the boundaries.

Property description				Attributes		Green Belt Assessment				Contribution to Greenbelt	Boundary Detail
Ref	Address	Street	Settlement or parish	Urban / rural	Primary proposed use	Sprawl	Towns merging	Safeguarding countryside	Preserve setting of historic towns		
ELb	East of Luton - south of Brick Kiln Lane		Offley	rural	residential	3 - development on 1 side	2 - Site abuts Cockernhoe and Tea Green. Site is more than 5km to Hitchin	3 - outside settlement boundary	1 - Site not within or affecting setting of a conservation area of a historic town	<p>Site makes a moderate contribution to Green Belt.</p> <p>The site adjoins the existing built up area of Luton. Site adjoins Tea Green and Cockernhoe but as these are not towns this is not significant from a Green Belt perspective.</p> <p>Site rises to the NE and feels more open towards Brick Kiln Lane.</p> <p>Site does not impact on historic towns.</p>	Chalk Hill, Brickkiln Lane and Stony Lane as well as existing settlements provide the boundaries.
340	Dancote, Cockernhoe Green, Cockernhoe		Offley	Rural	Residential	3 – development on one side.	1 – More than 2km to nearest village.	3 – No existing village boundary.	1 – not within or adjacent to a conservation area of a historic town.	<p>Site makes a moderate contribution to Green Belt.</p> <p>Site adjoins existing village of Cockernhoe although also adjoins ELb. Currently no village boundary exists.</p> <p>Site is a large garden, which is well contained.</p> <p>Site does not impact on historic towns.</p>	Luton Road forms strong boundary to the west. Trees and hedgerow to remaining sides. Note that site would adjoin site EL1 in preferred options.
341	Land east of Selsey Drive, Luton		Offley	Rural	Residential	3 – development on one side.	1 – more than 5km to nearest settlement.	3 – Outside existing settlement boundary (Luton).	1 – not within or adjacent to a conservation area of a historic town. Noted that the site falls within a designated historic park and garden.	<p>Site makes a moderate contribution to Green Belt.</p> <p>Site adjoins Luton, although district boundary doesn't adjoin built up area.</p> <p>Site is well contained and flat. Close to recreational space.</p> <p>Site does not impact on historic towns.</p>	Selsey Drive forms strong boundary to the west. Putteridge Road forms strong boundary to the north. Well vegetated boundary to the east and south.
360	Extra field, East of Luton		Offley	rural	Residential	3 – adjoins Luton settlement edge on one side	2 – Site abuts Mangrove Green but more than 5km to Hitchin	3 – site is outside the existing settlement boundary	1 – not within or adjacent to a conservation area of a historic town. Noted that the site adjoins a designated historic park and garden.	<p>Site makes a moderate contribution to Green Belt.</p> <p>Site adjoins Luton, although district boundary doesn't adjoin built up area.</p> <p>Site is well contained and flat.</p> <p>Site does not impact on historic towns.</p>	
98	Land north of Pound Farm	London Road	St Ippolyts	rural	residential	3 - development on one side	2 - within 2km of St Ippolyts	3 - outside settlement boundary	1 - not within or adjacent to a conservation area of a historic town	<p>Site makes a moderate contribution to Green Belt.</p> <p>Site adjoins development on one side. St Ippolyts is located to the south although as this is not a town it is not significant from a Green Belt perspective.</p> <p>Site is flat and well contained.</p> <p>Site does not impact on historic towns.</p>	Hedgerow boundaries exist on all sides.
99	Land north of The Crescent	London Road	St Ippolyts	rural	residential	3 - development on one side	2 - within 2km of St Ippolyts	3 - outside settlement boundary	1 - not within or adjacent to a conservation area of a historic town	<p>Site makes a moderate contribution to Green Belt.</p> <p>Site adjoins development on one side. Hitchin is located to the north, but as St Ippolyts is not a town it is not significant from a Green Belt perspective.</p> <p>Site does not impact on historic towns.</p>	Hedgerow boundaries exist on all sides.

Property description				Attributes		Green Belt Assessment				Contribution to Greenbelt	Boundary Detail
Ref	Address	Street	Settlement or parish	Urban / rural	Primary proposed use	Sprawl	Towns merging	Safeguarding countryside	Preserve setting of historic towns		
103	Land at	Mill Lane	St Ippolyts	rural	residential	2 - Development on two sides	3 - within 2km of St Ippolyts	3 - outside settlement boundary	1 - not within or adjacent to a conservation area of a historic town	Site makes a moderate contribution to Green Belt. Site adjoins development on one side. St Ippolyts is located to the south although as this is not a town it is not significant from a Green Belt perspective. Site does not impact on historic towns.	Between built area of Hitchin and edges of Gosmore, road and field boundaries.
110	Oakfield Farm	Stevenage Road	St Ippolyts	rural	residential	3 - development on one side	2 - Less than 2km to Wymondley and 2 - 5km to Stevenage	3 - outside settlement boundary	1 - not within or adjacent to a conservation area of a historic town	Site makes a moderate contribution to Green Belt. Site adjoins development on one side. Site is within 2-5km of Stevenage, reducing the gap between the settlements. Site has low landscape capacity, difficult to contain development. Site does not impact on historic towns.	Hedgerow boundaries exist, northern boundary backs on to existing properties, although floodplain from St Ippolyts Brook.
219	Land at	London Road	St Ippolyts	rural	residential	3 - development on one side	2 - less than 2km to St Ippolyts	3 - outside settlement boundary	1 - not within or adjacent to a conservation area of a historic town	Site makes a moderate contribution to Green Belt. Site adjoins development on one side. Hitchin is located to the north, but as St Ippolyts is not a town it is not significant from a Green Belt perspective. Site does not impact on historic towns.	Site screened from Mill Lane and Mill Road by hedgerow. Links to housing on Mill Road. Partly screened from London Road by trees in hedgerow.
220	Land off	Mill Lane, Gosmore	St Ippolyts	rural	residential	2 - development on 2 sides	2 - less than 2km to St Ippolyts	3 - outside settlement boundary	1 - not within or adjacent to a conservation area of a historic town	Site makes a moderate contribution to Green Belt. Site adjoins development on one side. Hitchin is located to the north, but as St Ippolyts is not a town it is not significant from a Green Belt perspective. Site does not impact on historic towns.	Site fronts onto Mill Lane with fields to south. Screened from Mill Lane by embankment with mature hedgerow.
221	Land south of	Waterdell Lane	St Ippolyts	rural	residential	3 - development on one side	1 - more than 2km to Preston	3 - outside settlement boundary	1 - not within or adjacent to a conservation area of a historic town	Site makes a moderate contribution to Green Belt. Site adjoins development on one side. Site does not affect towns merging or historic towns criteria. Most of site well contained and flat.	Boundary hedging with hedgerow trees. Northern boundary backs onto housing along Waterdell Lane. Bounded by London Road on east side and Hill Lane on south side with fields to west.
222	Land at	Hitchin Lane	St Ippolyts	rural	residential	3 - no development on any side of the site	2 - Less than 2km to Wymondley and 2 - 5km to Stevenage	3 - outside settlement boundary	1 - adjacent to conservation area but not that of a historic town	Site makes a moderate contribution to Green Belt. Site does not adjoin development on any side as Ippolitts Brook provides buffer, Site is within 2-5km of Stevenage, reducing the gap between the settlements. Site does not impact on historic towns.	Screened by hedgerow along Hitchin Lane with occasional hedgerow trees. Trees and hedgerows next to Ippolyts Brook.

Property description				Attributes		Green Belt Assessment				Contribution to Greenbelt	Boundary Detail
Ref	Address	Street	Settlement or parish	Urban / rural	Primary proposed use	Sprawl	Towns merging	Safeguarding countryside	Preserve setting of historic towns		
223	Playing field,	Folly Lane, St Ippolyts	St Ippolyts	rural	residential	2 - development on 2 sides	2 - less than 2km to Gosmore	3 - outside settlement boundary	1 - adjacent to conservation area but not that of a historic town	Site makes a moderate contribution to Green Belt Site proximate to Gosmore, but as neither St Ippolyts of Gosmore are towns this isn't significant in Green Belt terms. Site does not impact on historic towns. Flat well contained site.	Hedgerows and trees provide strong boundaries as well as Ashbrook Lane.
224 (also 108)	Land east of Hitchin Lane at junction with A602	Stevenage Road, Hitchin	St Ippolyts	rural	residential	3 - no development on any side of the site	2 - Less than 2km to Wymondley and 2 - 5km to Stevenage	3 - outside settlement boundary	1 - not within or adjacent to a conservation area of a historic town	Site makes a moderate contribution to Green Belt. Site does not adjoin development on any side and is outside settlement boundaries. Site is within 2-5km of Stevenage, reducing the gap between the settlements. Site does not impact on historic towns.	A602 Stevenage Road, and Hitchin Lane, opposite Kingshott School. Screened by embankment and hedgerow with trees from Hitchin Lane.
225 (also 109)	Land west of Hitchin Lane at junction with A602	Stevenage Road, Hitchin	St Ippolyts	rural	residential	3 - development on one side	2 - Less than 2km to Wymondley and 2 - 5km to Stevenage	3 - outside settlement boundary	1 - not within or adjacent to a conservation area of a historic town	Site makes a moderate contribution to Green Belt. Site adjoins development on one side and is outside settlement boundaries. Site is within 2-5km of Stevenage, reducing the gap between the settlements. Site does not impact on historic towns.	A602 Stevenage Road, and Hitchin Lane, opposite Kingshott School. Screened by embankment and hedgerow with trees from Hitchin Lane. Trees and hedgerows next to Ippolyts Brook.
Sl/r 3	Land south of	Stevenage Road	St Ippolyts	rural	residential	2 - development on two sides	1 - 2-5km to Stevenage	3 - outside settlement boundary	1 - not within or adjacent to a conservation area of a historic town	Site makes a moderate contribution to Green Belt. Site adjoins development on two sides and is outside settlement boundaries. Site does not impact on towns merging or historic towns. Site is flat and well bounded	Site bounded by Stevenage Road and Sperberry Hill and residential development.
347	Land east of London Road		St Ippolyts	Rural	Residential	3 - No development on any side	2 - less than 2km to nearest town.	3 - outside settlement boundary	1 - Not within or adjacent to a conservation area of a historic town	Site makes a moderate contribution to Green Belt. Site does not adjoins development on any side and is outside settlement boundaries. Site is less than 2km to Site does not impact on historic towns. Site is flat.	London Road forms strong boundary to the west. Other boundaries more open field boundaries.
228	Land off	Hitchin Road	Weston	rural	residential	3 - development on one side	1 - site 2 -5 km to Baldock	3 - outside settlement boundary	1 - not within or adjacent to a conservation area of a historic town	Site makes a moderate contribution to Green Belt. Site adjoins development on one side and is outside settlement boundaries. Site does not impact on towns merging or historic towns. Site is flat and well bounded	Site has defensible boundaries partially screened from Hitchin Road by vegetation. Adjoins housing development on southern side and bordered by field boundary hedge on west.

Property description				Attributes		Green Belt Assessment				Contribution to Greenbelt	Boundary Detail
Ref	Address	Street	Settlement or parish	Urban / rural	Primary proposed use	Sprawl	Towns merging	Safeguarding countryside	Preserve setting of historic towns		
351	Land off Hitchin Road		Weston	Rural	Residential	3 – No development on any side.	1 – between 2-5km from nearest town.	3 – No existing settlement boundary.	1 – Not within or adjacent to a conservation area of a historic town	Site makes a moderate contribution to Green Belt. Site does not adjoin development on any side and is outside settlement boundaries. Site adjoins site 228. Site does not impact on towns merging or historic towns. Site is flat and well bounded	Hitchin Road forms strong boundary to the north. Remaining boundaries are hedges and trees.
352	Rear of Town Farm, Hitchin Road		Weston	Rural	Education/Residential	2 – Development on two sides	2 – less than 2km to nearest town.	3 – No existing settlement boundary.	2 – adjacent to existing conservation area of a historic town.	Site makes a moderate contribution to Green Belt. Site adjoins development on one side and is outside settlement boundaries. Site is within 2km of nearest town; however as Weston is a village this isn't significant in Green Belt terms. Site does not impact on historic towns. Site is flat and relates to existing village.	Strong boundary to north and east in form of existing village. Weaker field boundaries to the south and west.
NE S	whole site		Weston	rural	residential	3 - development on one site	2 - within 2km of Weston, 2-5 km of Letchworth	3 - outside settlement boundary	1 - not within or adjacent to a conservation area of a historic town	Site makes a moderate contribution to Green Belt. Site adjoins development on one side and is outside settlement boundaries. Site is within 2km of Letchworth, bringing Stevenage and Letchworth closer together. Site does not impact on historic towns. Site is open and exposed although includes pockets of hedgerows and woodland.	Mixture of roads and field boundaries away from areas that adjoin existing development.
120	Land west of	Gypsy Lane	Wymondley	rural	residential	3 - no development on any side of the site	2 - 2-5 km to Stevenage, less than 2km to Wymondley	3 - outside settlement boundary	1 - not within or adjacent to a conservation area of a historic town	Site makes a moderate contribution to Green Belt. Site does not adjoin development on any side and is outside settlement boundaries. Site within 2-5km of Stevenage bringing Hitchin and Stevenage closer together. Odd shaped field with limited capacity in landscape to accommodate.	No boundary currently.
121	Land north of	Stevenage Road, Little Wymondley	Wymondley	rural	residential	3 - development on one site	2 - within 2km of Hitchin	3 - outside settlement boundary	1 - not within or adjacent to a conservation area of a historic town	Site makes a moderate contribution to Green Belt. Site adjoins development on one side and is outside settlement boundaries. Whilst this location is a village site, it is potentially bringing Stevenage and Hitchin closer together. No impact on historic towns. Well contained site	Strong boundaries on all sides consisting of roads on two sides, a field boundary and the boundary with the school.

Property description				Attributes		Green Belt Assessment				Contribution to Greenbelt	Boundary Detail
Ref	Address	Street	Settlement or parish	Urban / rural	Primary proposed use	Sprawl	Towns merging	Safeguarding countryside	Preserve setting of historic towns		
122	Land south of	Stevenage Road, Little Wymondley	Wymondley	rural	residential	3 - development on one site	2 - Within 2km of both Hitchin and Stevenage (less than 1km) bringing towns closer together	3 - outside settlement boundary	1 - not within or adjacent to a conservation area of a historic town	<p>Site makes a moderate contribution to Green Belt.</p> <p>Site adjoins development on one side and is outside settlement boundaries.</p> <p>Whilst this location is a village site, it is potentially bringing Stevenage and Hitchin closer together.</p> <p>Site does not impact on historic towns..</p> <p>Site slopes towards existing village providing containment, strong boundaries.</p>	A602 provides boundary to south, Chiltern Way to the east.
123	Land west of	Todds Green	Wymondley	rural	residential	2 - development on two sides	2 - within 2km of nearest settlement	3 - outside settlement boundary	1 - not within or adjacent to a conservation area of a historic town	<p>Site makes a moderate contribution to Green Belt.</p> <p>Site adjoins development on two sides and is outside settlement boundaries.</p> <p>Site proximate to Stevenage, but as Todds Green is a village this isn't significant in Green Belt terms.</p> <p>Site does not impact on historic towns.</p>	Adjacent to other properties and the road on all sides.
125	Land south of	Wymondley Road	Wymondley	rural	residential	3 - development on one side of the site	2 - 2-5 km to Stevenage, less than 2km to Wymondley	3 - outside settlement boundary	1 - not within or adjacent to a conservation area of a historic town	<p>Site makes a moderate contribution to Green Belt.</p> <p>Site adjoins development on one side and is outside settlement boundaries.</p> <p>Site within 2-5km of Stevenage bringing Hitchin and Stevenage closer together.</p> <p>Odd shaped field with limited capacity in landscape to accommodate.</p> <p>Site does not impact on historic towns.</p>	No boundary currently.
229	Land south of	Wymondley Bury	Wymondley	rural	residential	3 - no development on any side of the site	2 - less than 1km to Stevenage edge	3 - outside settlement boundary	1 - not within or adjacent to a conservation area of a historic town	<p>Site makes a moderate contribution to Green Belt.</p> <p>Site does not adjoin development on any side and is outside settlement boundaries.</p> <p>Site within 2-5km of Stevenage bringing Hitchin and Stevenage closer together.</p> <p>Site does not impact on historic towns.</p>	Roads, railways lines and footpaths provide boundaries.
230	Land east of	Wymondley Bury	Wymondley	rural	residential	3 - no development on any side of the site	2 - less than 1km to Stevenage edge	3 - outside settlement boundary	1 - not within or adjacent to a conservation area of a historic town	<p>Site makes a moderate contribution to Green Belt.</p> <p>Site does not adjoin development on any side and is outside settlement boundaries.</p> <p>Site within 2-5km of Stevenage bringing Hitchin and Stevenage closer together.</p> <p>Site does not impact on historic towns.</p>	Roads, railways lines and footpaths provide boundaries.

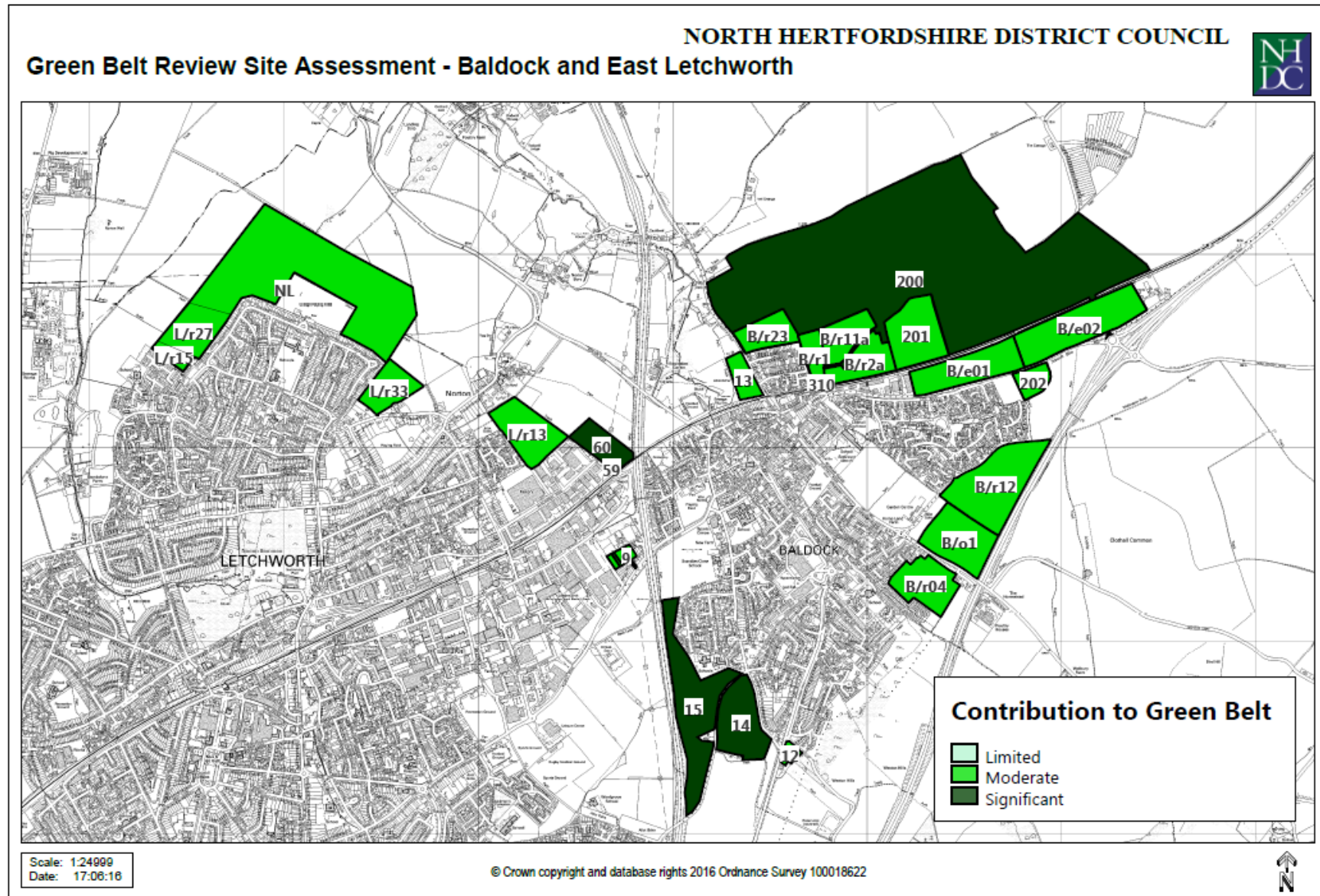
Property description				Attributes		Green Belt Assessment				Contribution to Greenbelt	Boundary Detail
Ref	Address	Street	Settlement or parish	Urban / rural	Primary proposed use	Sprawl	Towns merging	Safeguarding countryside	Preserve setting of historic towns		
231	Land west of	Todds Green	Wymondley	rural	residential	3 - development on one side	2 - less than 1km to Stevenage edge	3 - outside settlement boundary	1 - not within or adjacent to a conservation area of a historic town	Site makes a moderate contribution to Green Belt. Site adjoins development on one side and is outside settlement boundaries. Site within 2-5km of Stevenage bringing Hitchin and Stevenage closer together. Site does not impact on historic towns.	Roads, railways lines and footpaths provide boundaries.
232	Amended site 122,	land south of Little Wymondley	Wymondley	rural	residential	3 - development on one site	2 - Within 2km of both Hitchin and Stevenage (less than 1km) bringing towns closer together	3 - outside settlement boundary	1 - not within or adjacent to a conservation area of a historic town	Site makes a moderate contribution to Green Belt. Site adjoins development on one side and is outside settlement boundaries. Whilst this location is a village site, it is potentially bringing Stevenage and Hitchin closer together. Site does not impact on historic towns. Site slopes towards existing village providing containment, strong boundaries.	Some boundaries in the form of roads and hedgerows. Southern boundary of site would have to provide boundary as A602 is located too far south.

SITE ASSESSMENTS - OVERALL CONTRIBUTION TO GREEN BELT

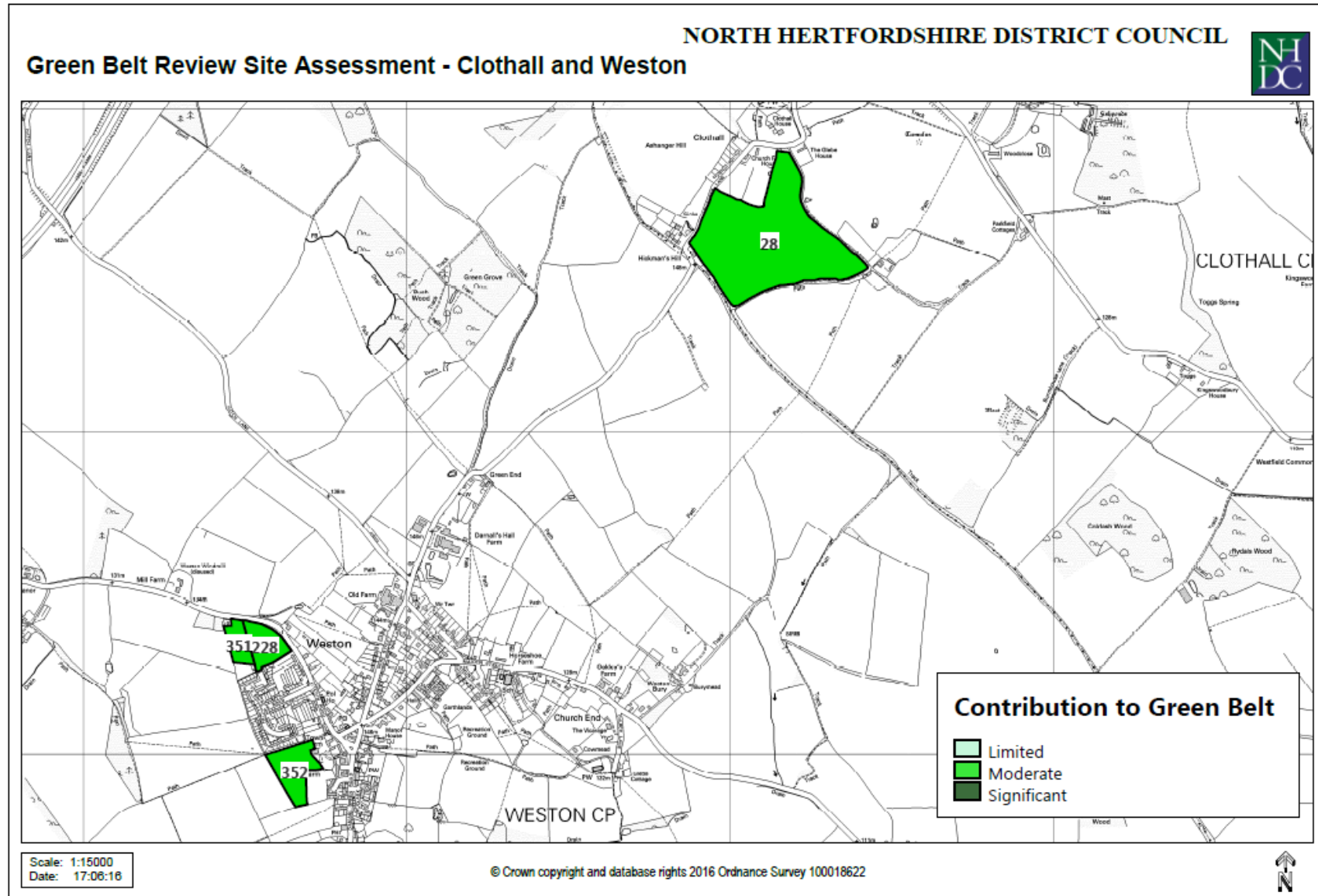
71. The maps of sites are presented below as follows:

Baldock and East Letchworth
 Clothall and Weston
 Codicote (and adjoining Welwyn)
 East of Luton and Breachwood Green
 Graveley and North Stevenage
 Kimpton
 Knebworth and South Stevenage
 North Hitchin, Ickleford and West Letchworth
 South West Hitchin, St Ippolyts and Little Wymondley
 West of Stevenage

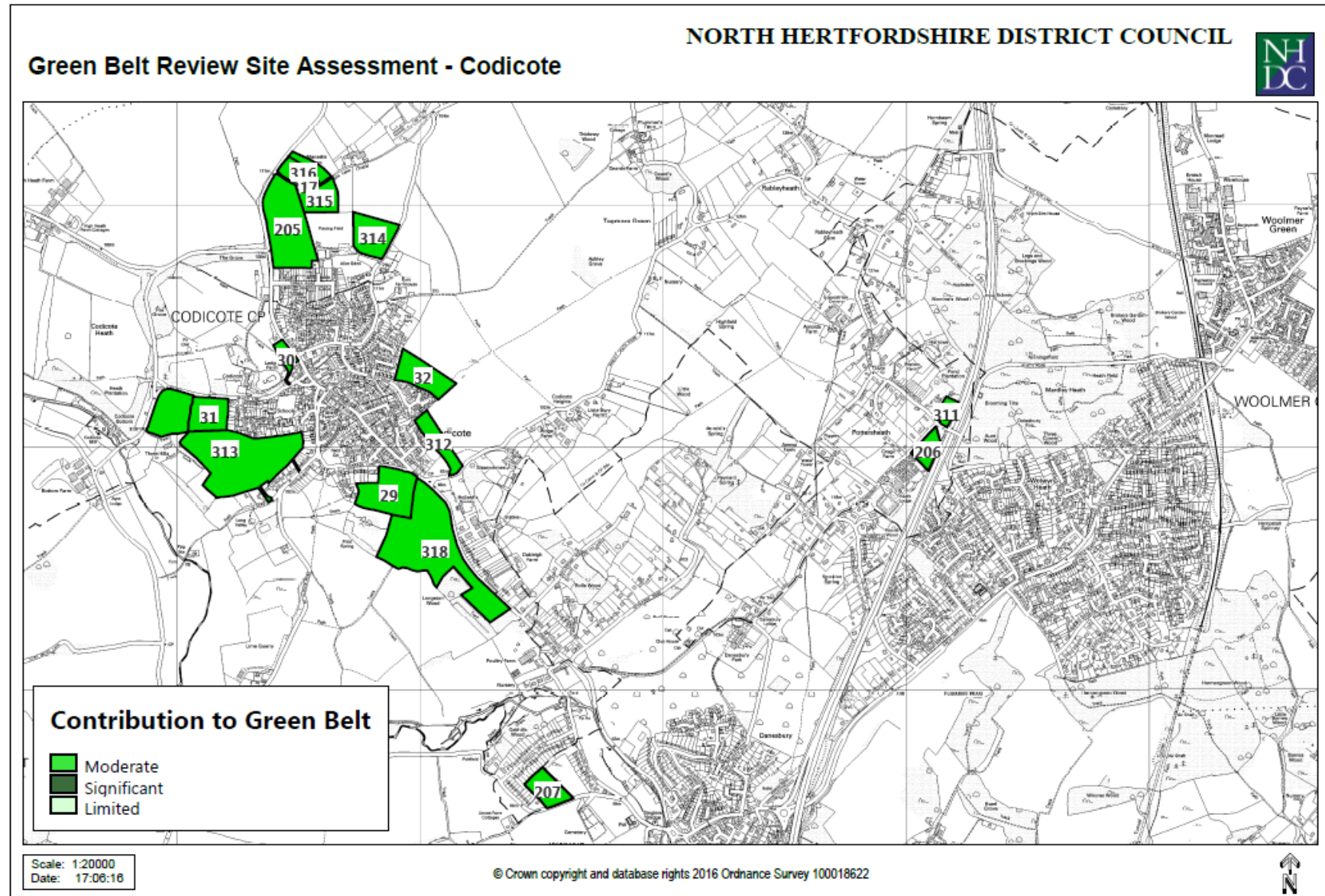
Baldock and East Letchworth



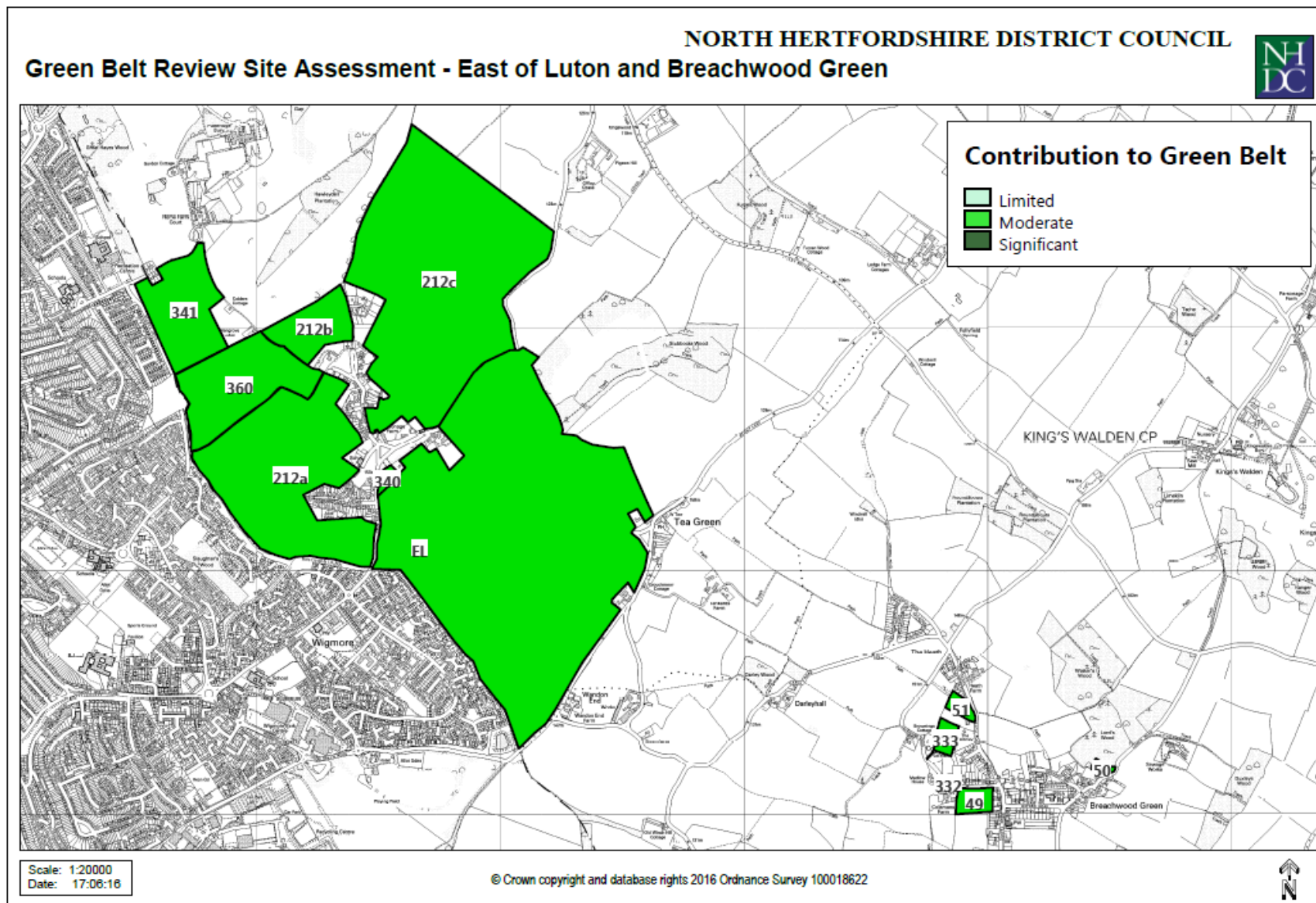
Clothall and Weston



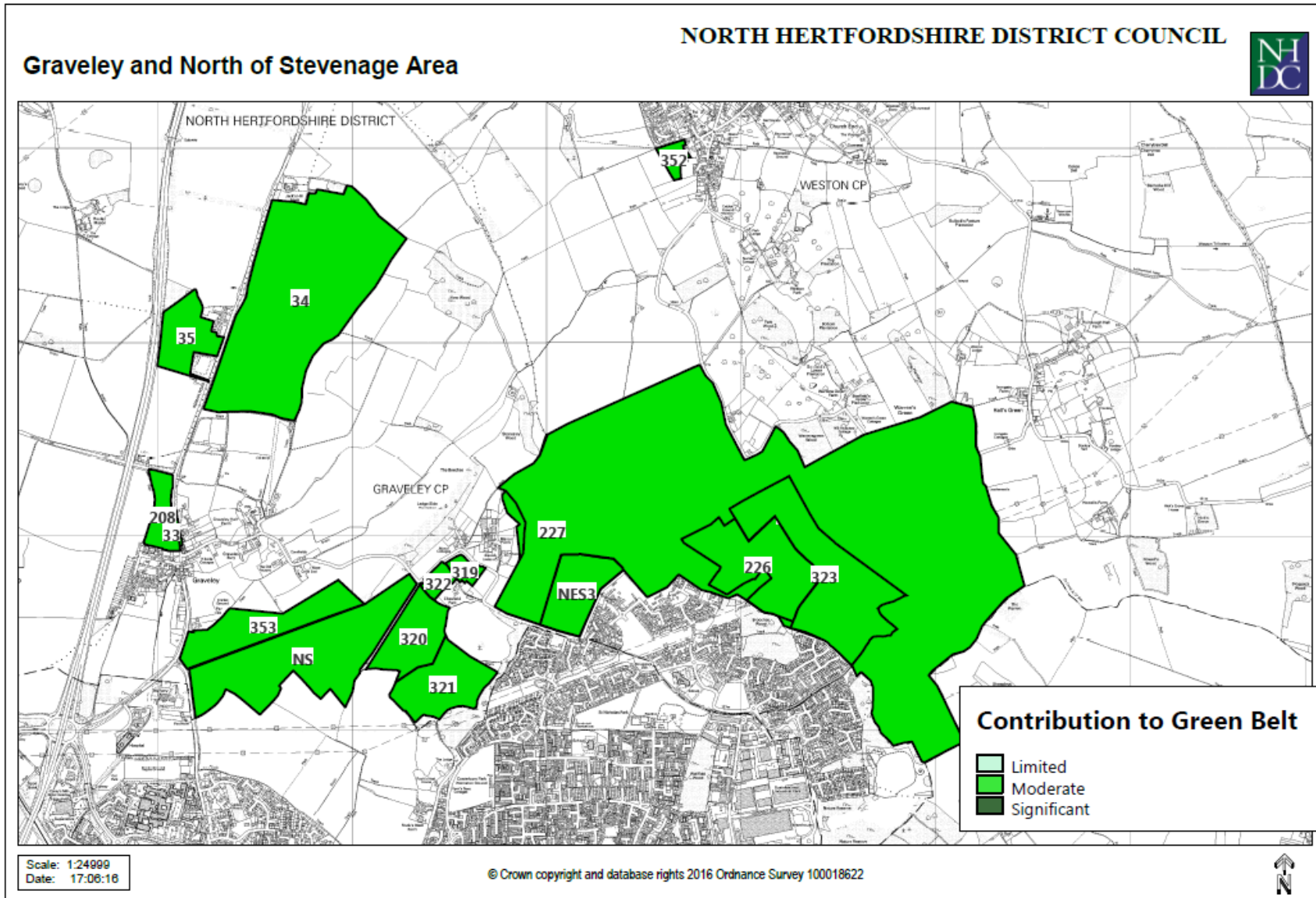
Codicote (and adjoining Welwyn)



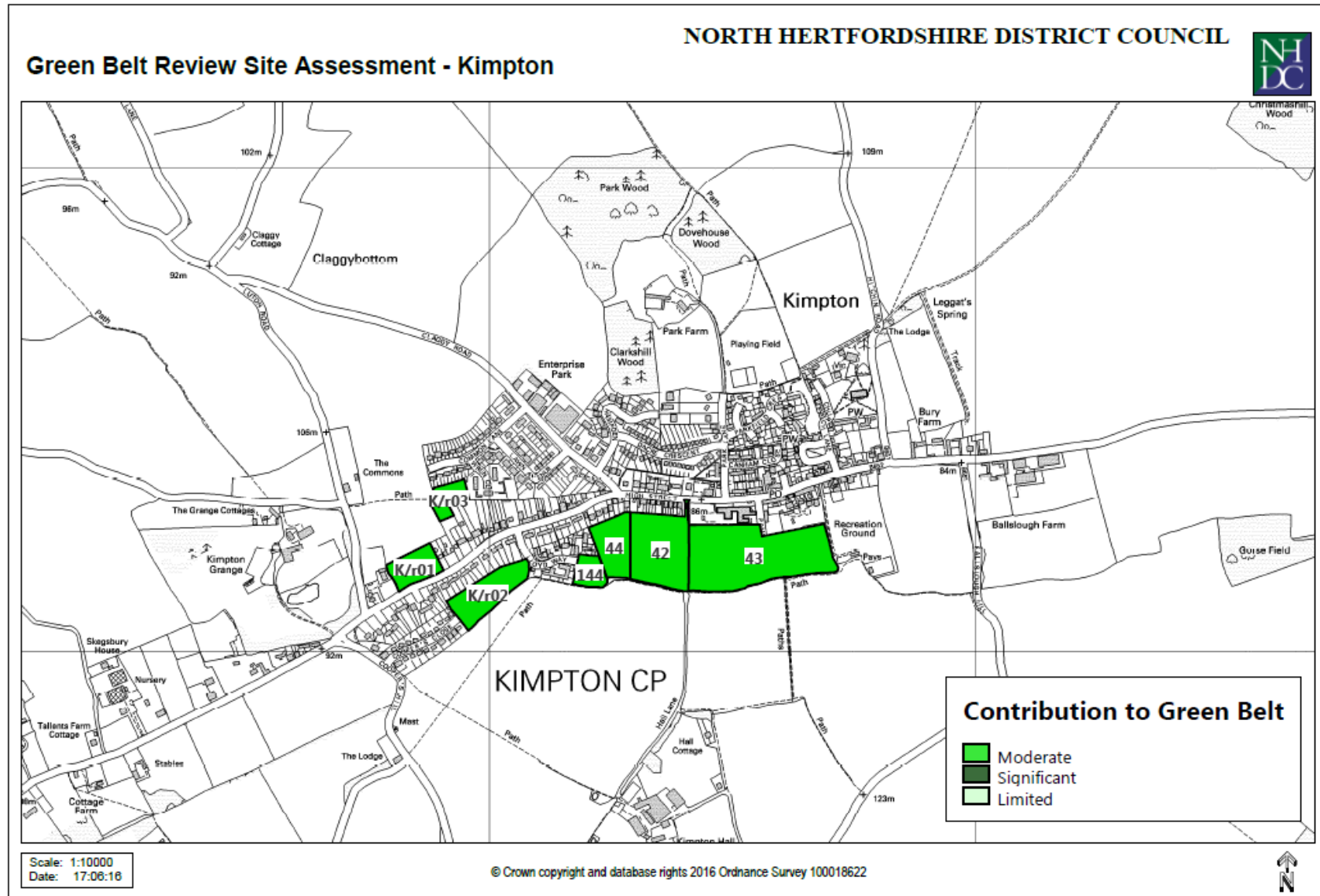
East of Luton and Breachwood Green



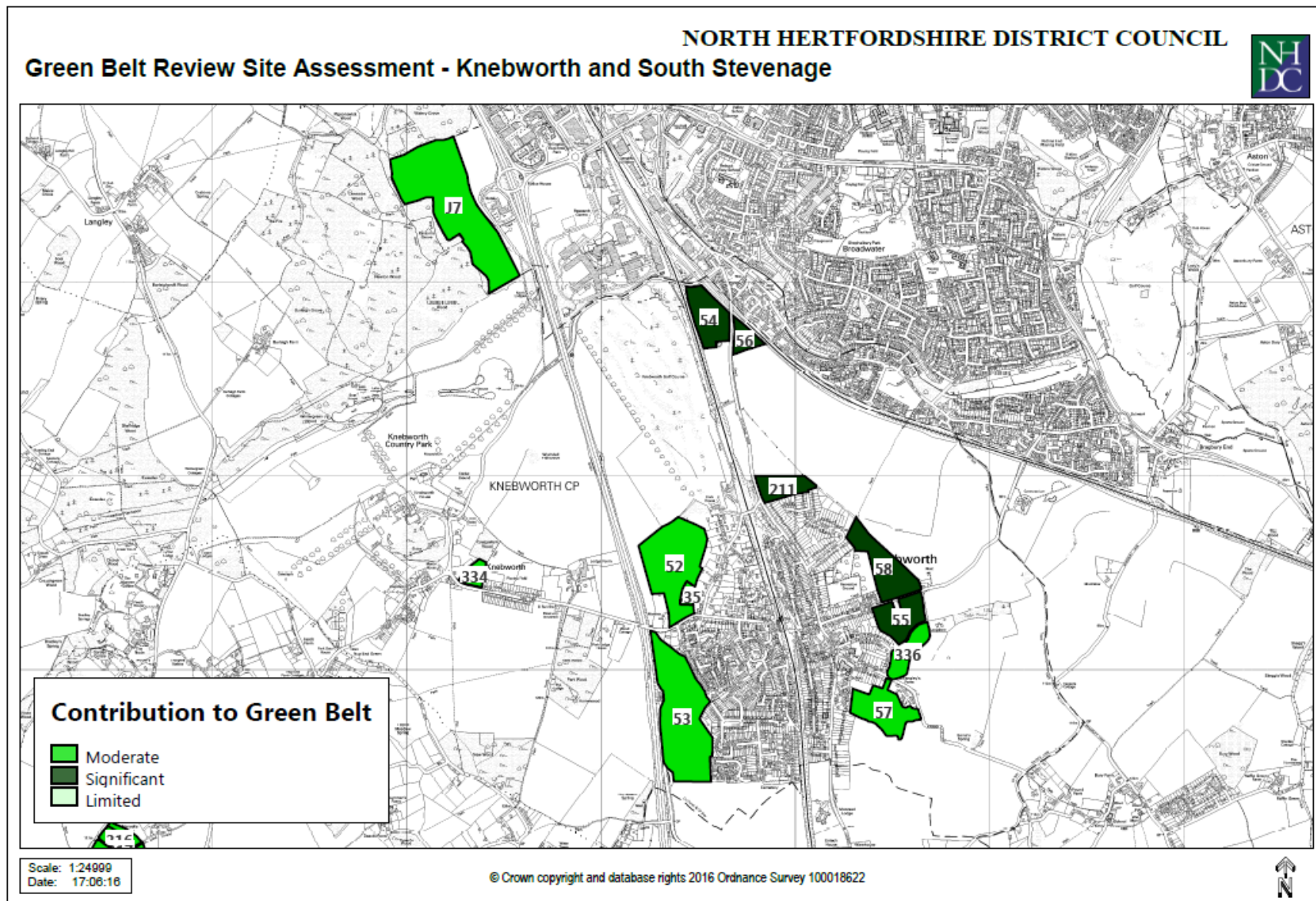
Graveley and North Stevenage



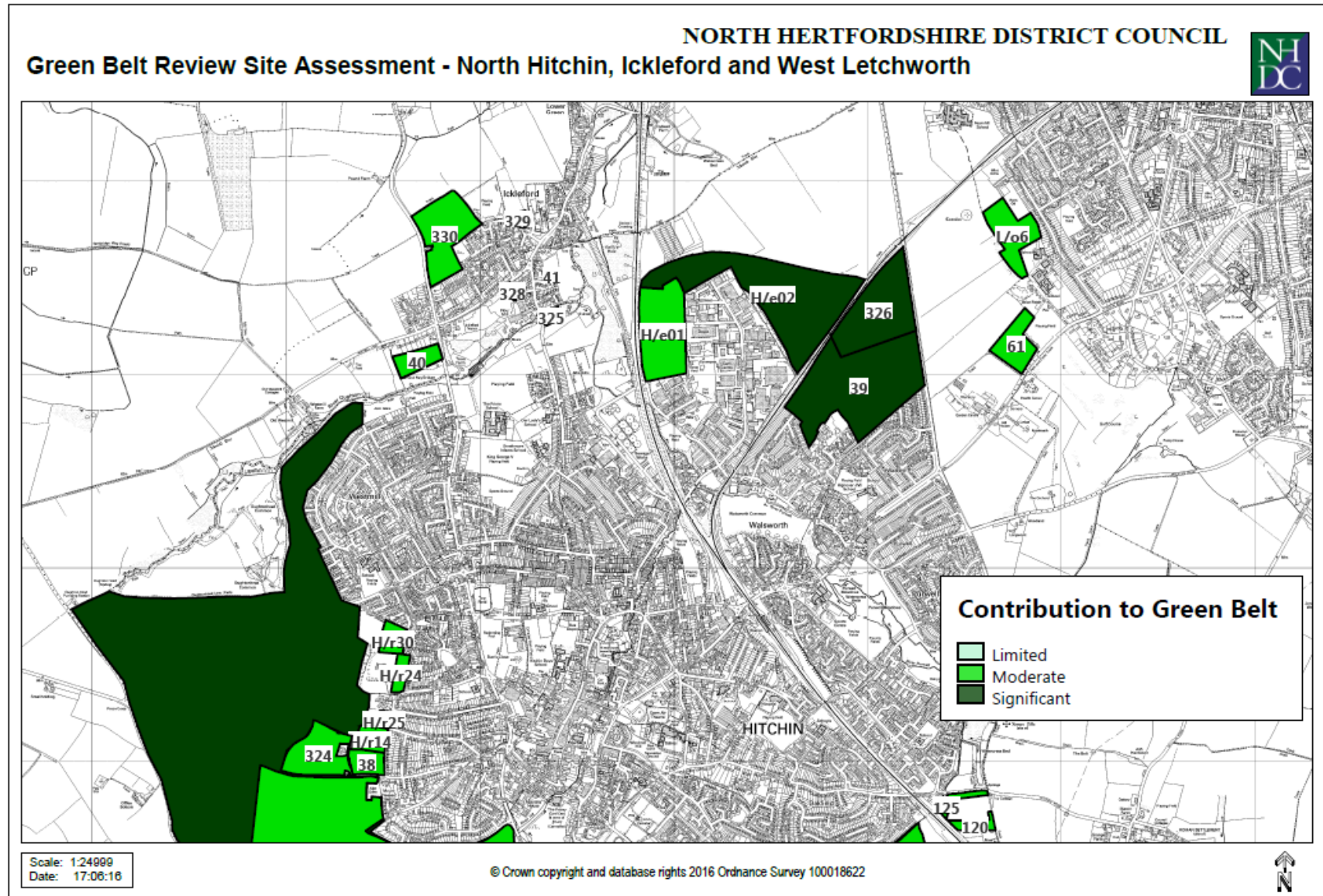
Kimpton



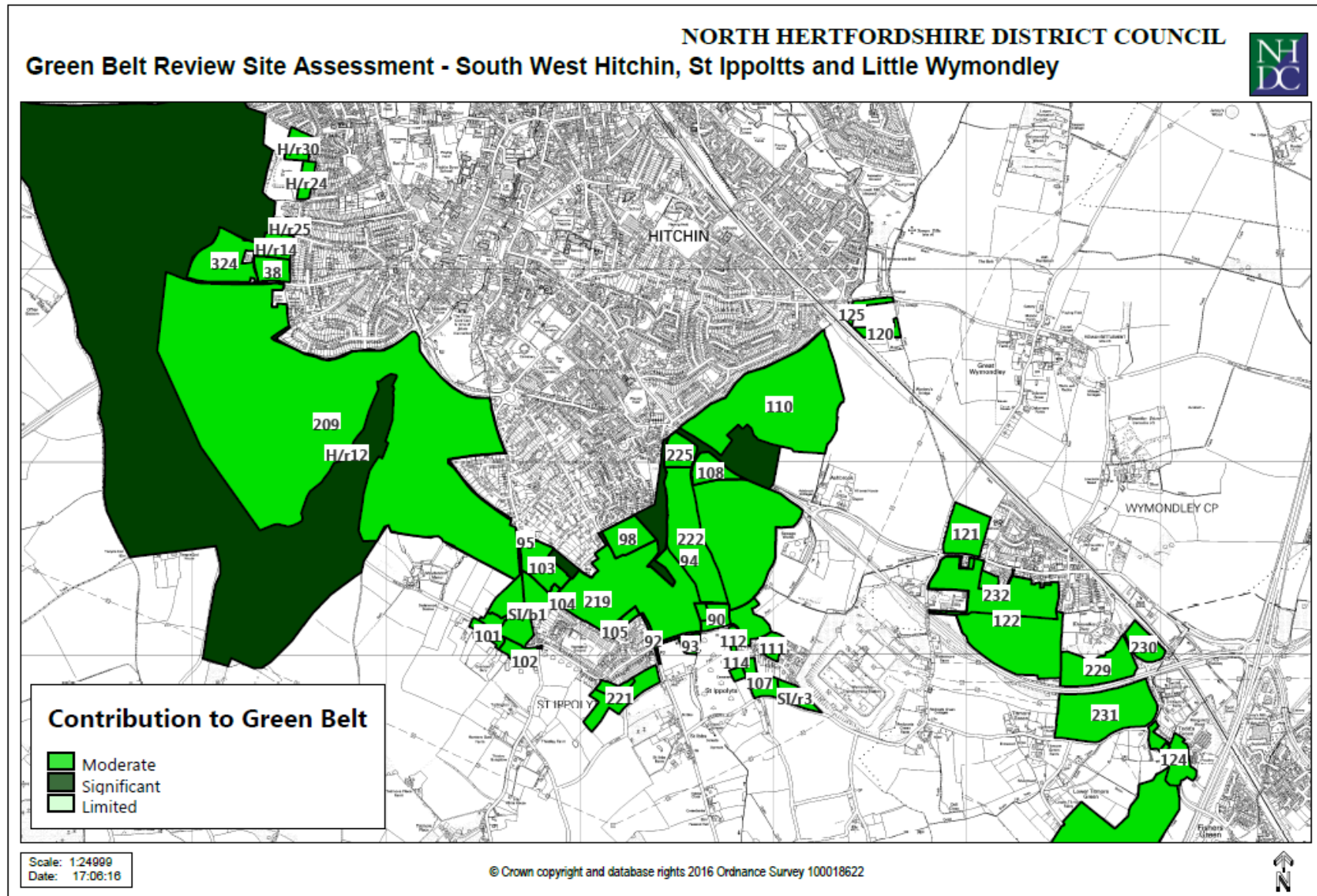
Knebworth and South Stevenage



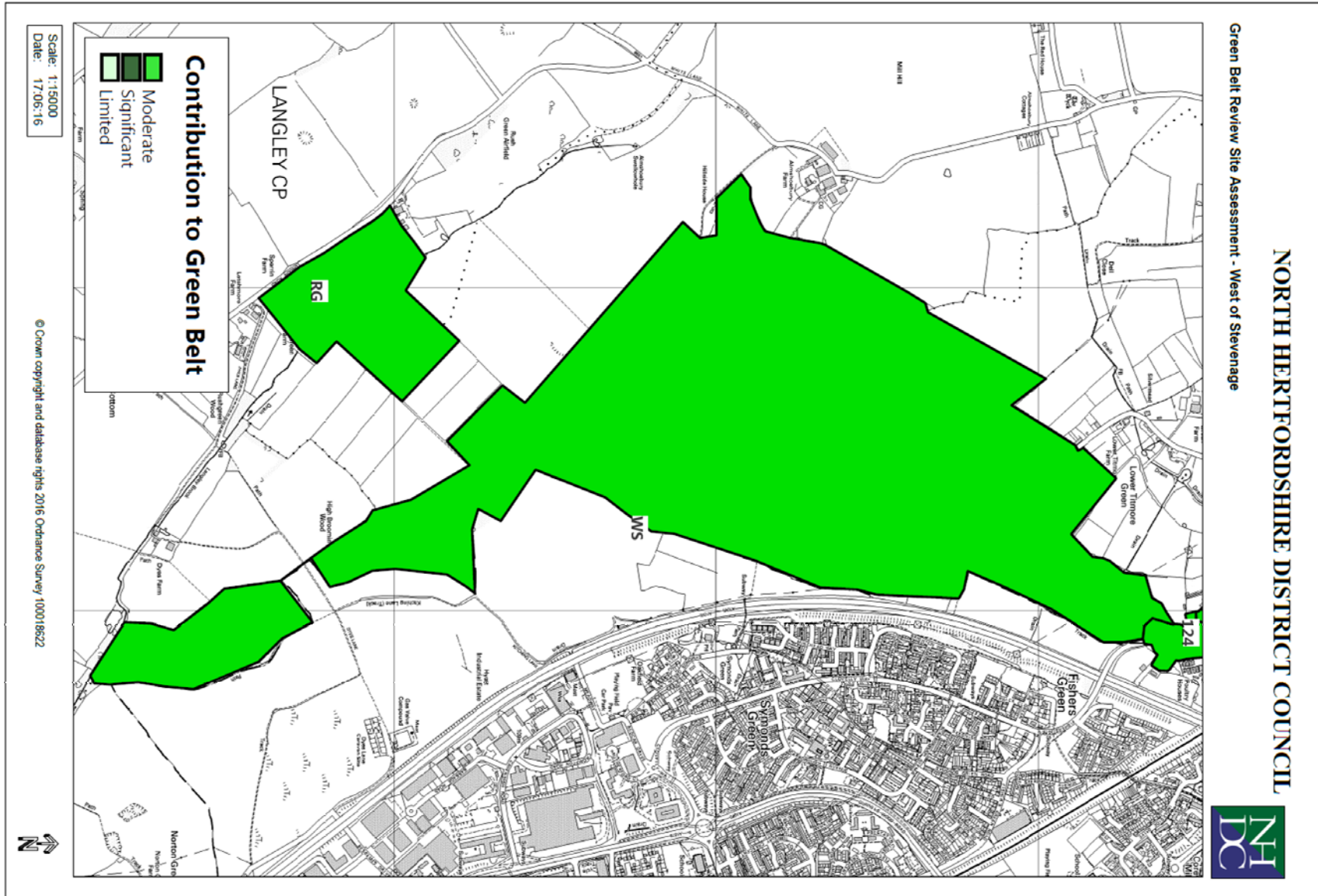
North Hitchin, Ickleford and West Letchworth



South West Hitchin, St Ippolyts and Little Wymondley



West of Stevenage



**PART TWO:
ASSESSMENT OF POTENTIAL ADDITIONS
TO THE GREEN BELT**

6. Assessment of Countryside Beyond the Green Belt

6.1 Introduction

72. This part of the Green Belt Review considers land which is currently outside the Green Belt but which could contribute to the functions of Green Belt as set out in paragraph 80 of the National Planning Policy Framework (NPPF). As with the review of existing Green Belt land, the outputs constitute part of the evidence base in support of the North Hertfordshire District Council Local Plan.
73. Growing development pressure and the fact that there are limited brownfield sites or sites within North Hertfordshire settlement boundaries available for development mean that areas within the Green Belt are potentially needed to accommodate new housing and related development. This will result in a loss of Green Belt. This assessment looks at whether land which is currently non-Green Belt fulfils Green Belt purposes and therefore could be designated as Green Belt.

6.2 Role and purpose of Green Belt

74. The NPPF (paragraph 85) states that: *“When defining boundaries, local planning authorities should:*
- *Ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development;*
 - *Not include land which it is unnecessary to keep permanently open;*
 - *Where necessary, identify in their plans areas of ‘safeguarded land’ between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period;*
 - *Make clear that the safeguarded land is not allocated for development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following a Local Plan review which proposes the development;*
 - *Satisfy themselves that Green Belt boundaries will not need to be altered at end of the development plan period; and*
 - *Define boundaries clearly, using features that are readily recognisable and likely to be permanent.”*

75. Therefore, in line with NPPF guidance, the Council needs to ensure that the current Green Belt is fit for purpose. Any changes the review identifies to the Green Belt boundary must be capable of enduring beyond the plan period and that the requirement for sustainable development is considered when making decisions on release of existing Green Belt or designation of new Green Belt.

6.3 Methodology - potential Green Belt areas

76. The review followed a staged approach as set out in Table 6.1.

Table 6.1: Overall Methodology for Assessing Countryside Beyond the Green Belt

Stage	Explanation
Countryside beyond the Green Belt	Consider land parcels outside the Green Belt, as to their potential contribution to Green Belt purposes.
Desktop study to identify scope of review of non-Green Belt land	Define parcels of land within non-Green Belt land based on topography; physical characteristics; roads; railway lines; etc to form basis of assessment.
Assessment against Green Belt principles	Assess parcels against four of the five Green Belt purposes. (Note that the fifth purpose has not been considered as the

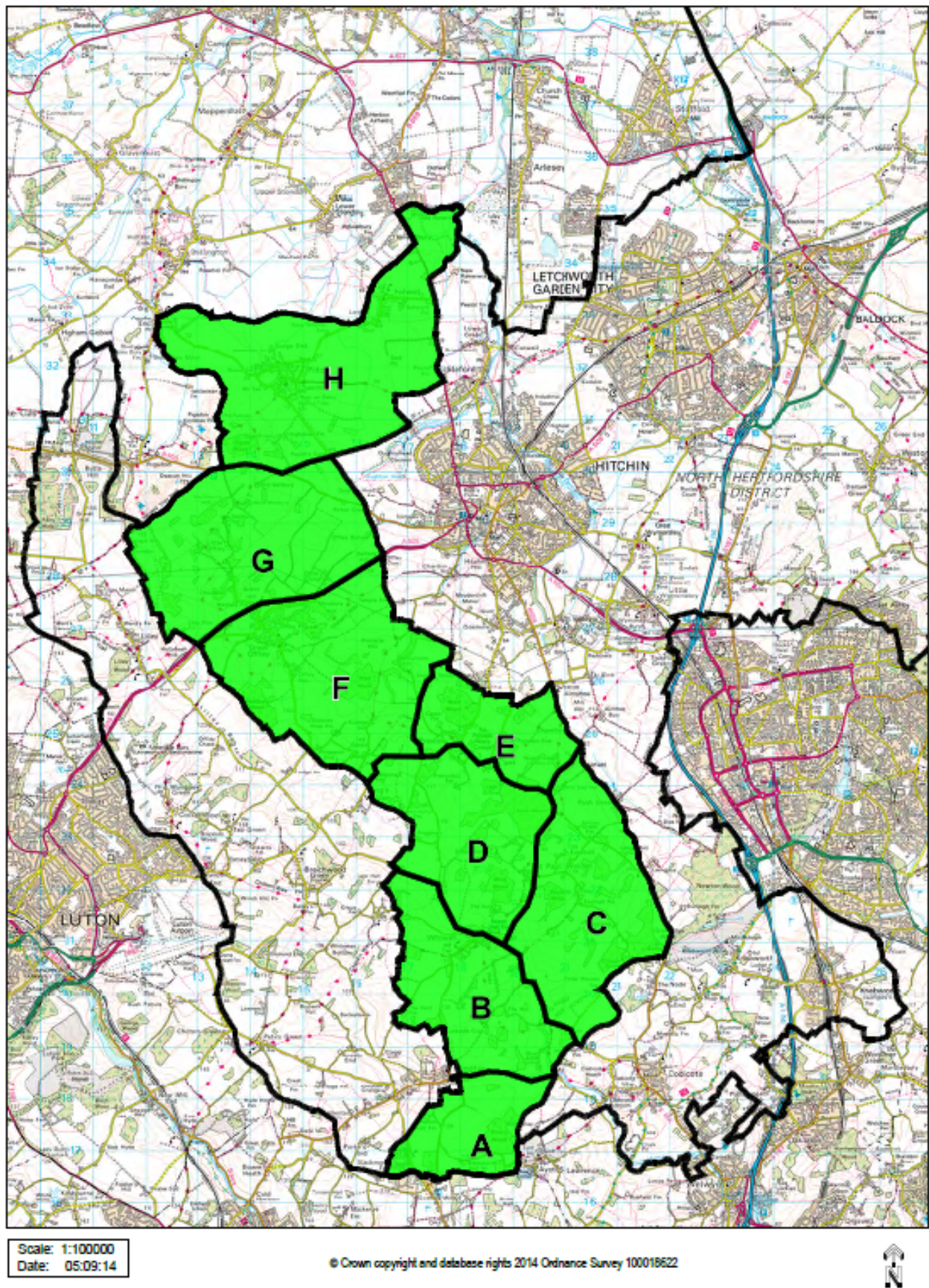
	other four purposes are all deemed to contribute to urban regeneration).
Site visits	Check appropriateness of land parcels and existing boundaries.
Conclusion	Bring together the assessments for each of the four purposes to provide an overall evaluation of the contribution of the parcels to the Green Belt.

77. Only countryside between the two existing areas of Green Belt within North Hertfordshire has been assessed. The eastern part of the district, between Baldock and Royston has not been assessed, reflecting the relatively remote countryside in this district and the lesser pressures for growth. Royston is the only town in the eastern part of the district, although there are a number of villages. Cambridge, Buntingford and Bishop's Stortford are the nearest growth centres and these are at a considerable distance from Royston and the eastern part of North Hertfordshire. Therefore, land in the eastern part of the District has less contribution to make to Green Belt purposes than areas in the western part.
78. As with the review of the existing Green Belt, the fifth purpose of the Green Belt, assisting in urban regeneration by encouraging the recycling of derelict and other urban land, was not assessed as the other four purposes are all deemed to contribute to urban regeneration.
79. The area for consideration was divided into 8 parcels illustrated on Figure 6.1. The boundaries used for the parcels were well defined features such as roads.
80. The non-Green Belt parcels were visited in order to determine how they perform against Green Belt purposes and to ensure that the parcels drawn were logical.
81. In order to help assess the Green Belt against the purposes more detailed criteria were developed/agreed to provide a consistent analysis (Table 6.2).

Table 6.2: Assessment of Green Belt

Green Belt Purpose	Criteria used in Assessment
To check the unrestricted sprawl of large built-up areas	What role does the land play in preventing the spread of development outwards from larger settlements?
To prevent neighbouring towns merging into one another	What role does the land play in maintaining the separation of towns and significant urban areas?
To assist in safeguarding the countryside from encroachment	Are there already urbanising influences? Does a strong boundary exist to contain development?
To preserve the setting and special character of historic towns	Is there a link with or views to the historic parts? What relationship or connection does the land have with the character of the town?
To assist in urban regeneration by encouraging the recycling of derelict and other urban land	The four criteria above promote the reuse of previously developed land.

Figure 6.1: Study area for land with potential for inclusion in the Green Belt



82. Each section was assessed in relation to the contribution they make to the individual Green Belt purposes (Table 6.3).

Table 6.3: Assessment score

Assessment	Colour
Land making a limited contribution to Green Belt purposes.	1. Light green
Land making a moderate contribution to Green Belt purposes.	2. Mid green
Land making a significant contribution to Green Belt purposes.	3. Dark green

83. For the overall contribution each of the scores from the individual purposes were used to determine an overall assessment of contribution to Green Belt purposes using the grading set out in Table 6.4.

Table 6.4: Overall assessment for each parcel

Assessment	Colour
Land making a limited overall contribution to Green Belt purposes.	Light green
Land making a moderate overall contribution to Green Belt purposes.	Mid green
Land making a significant overall contribution to Green Belt purposes.	Dark green

6.4 Assessment against Green Belt purposes

84. Table 6.5 sets out the results of the assessment of each of the parcels against Green Belt purposes (excluding regeneration) and the overall contribution that each is likely to make.

Table 6.5: Assessment of Potential Additions to the Green Belt

Key: Contribution of the land to Green Belt purposes

Land makes a significant contribution to Green Belt purposes
Land makes a moderate contribution to Green Belt purposes
Land makes a limited contribution to Green Belt purposes

Parcel	Check unrestricted sprawl of large built-up areas	Prevent merger of neighbouring towns	Safeguard countryside from encroachment	Preserve setting and special character of historic towns	Overall evaluation and contribution to Green Belt purposes
A Blackmore End	1 - Would make a limited contribution to restricting sprawl but links the two existing areas of Green Belts in North Herts and abuts the Green Belt in St Albans District.	1 - Would make a limited contribution to preventing merger of towns but would contain the expansion of villages and limit any spread of development northwards from St Albans district.	3 - Would make a significant contribution in safeguarding countryside.	1 - Would have limited impact on preserving setting of historic towns.	This land is a natural extension of Green Belt immediately to the south in St Albans District, being accessible countryside and thereby vulnerable to encroachment from incremental development deflected from the surrounding Green Belt. The parcel retains a largely rural, open character but is sensitive to change as peripheral development increases. Designation as Green Belt would complement and reinforce Green Belt to the south, east and west, providing a consistent approach to containing development across this area. Would make a moderate overall contribution to Green Belt purposes.
B Hoo End	1 - Would make a limited contribution to	1 - Would make a limited contribution to	3 - Would make a significant contribution	1 - Would have limited impact on preserving	As with countryside to the south, east and west, the land is relatively

Parcel	Check unrestricted sprawl of large built-up areas	Prevent merger of neighbouring towns	Safeguard countryside from encroachment	Preserve setting and special character of historic towns	Overall evaluation and contribution to Green Belt purposes
	restricting sprawl but is a link between the two existing Green Belt areas.	preventing merger of towns but would aid separation of villages	in safeguarding countryside	setting of historic towns.	accessible and thereby vulnerable to incremental change The parcel would contribute to Green Belt purposes as a complement to Green Belt to the east and west, which is itself under pressure from urban expansion. This parcel would thus serve to reinforce Green Belt function by creating a substantial tract of protected land between Luton and Stevenage. Would make a moderate overall contribution to Green Belt purposes.
C Rusling End	2 - The area is additional defence in limiting the sprawl of Stevenage westwards.	2 - Would contribute to the strategic separation of Stevenage and Luton.	3 - Would make a significant contribution in safeguarding countryside	1 - Would have limited impact on preserving setting of historic towns	Green Belt immediately to the west of Stevenage is currently unusually narrow and any further incursion would create a remnant strip which serves a limited function. Reinforcement of this eastern arc would substantiate overall Green Belt function in this area. Would make a moderate overall contribution to Green Belt purposes.
D Stagenhoe	1 - Would make a limited contribution to restricting sprawl.	1 - Would make a limited contribution to preventing merger of towns	3 - Would make a significant contribution in safeguarding countryside	1 - Would have limited impact on preserving setting of historic towns	This is a relatively remote area but nevertheless vulnerable to encroachment through incremental change. This parcel would thus serve to reinforce Green Belt function by creating a substantial tract of protected land between Luton and Stevenage.

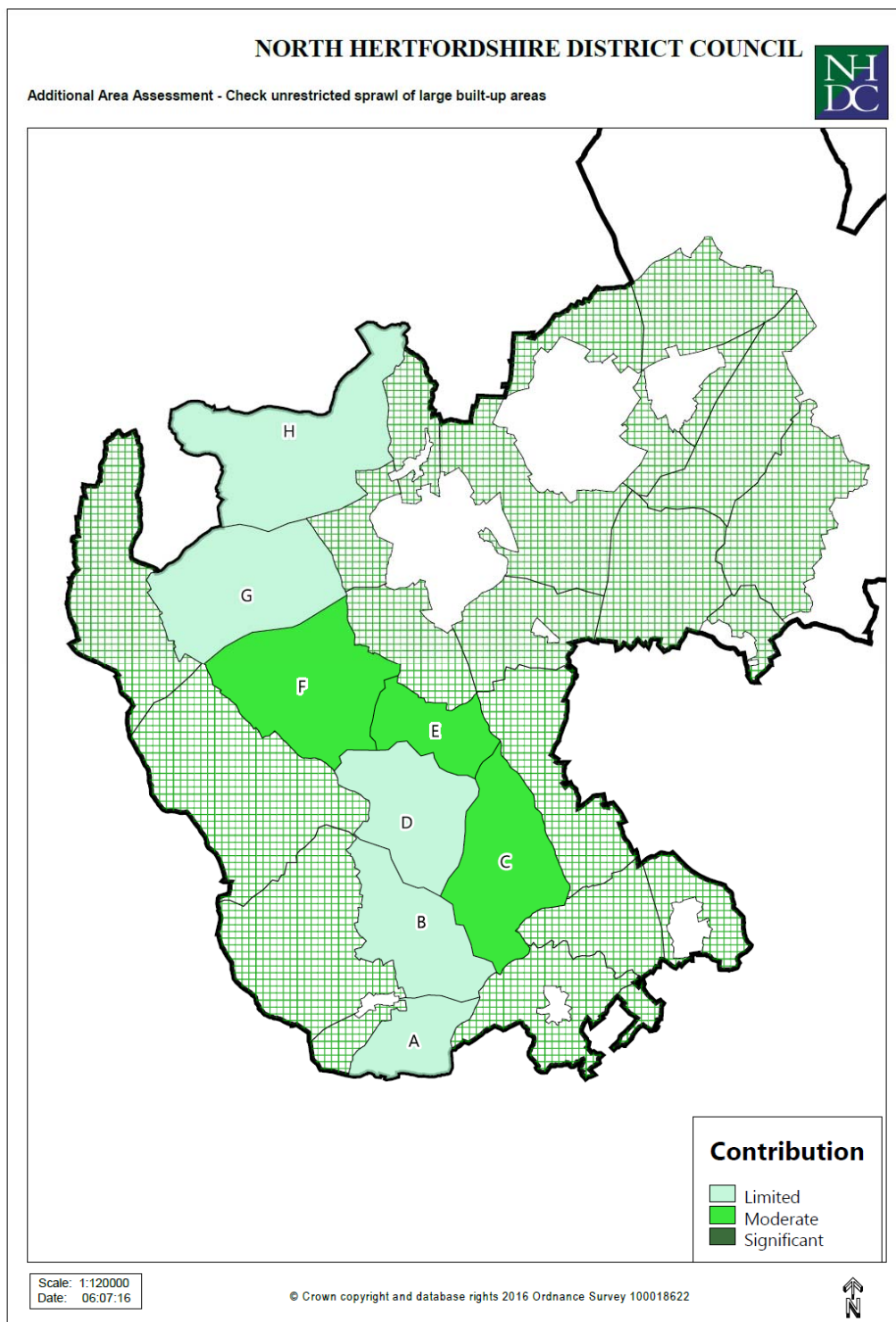
Parcel	Check unrestricted sprawl of large built-up areas	Prevent merger of neighbouring towns	Safeguard countryside from encroachment	Preserve setting and special character of historic towns	Overall evaluation and contribution to Green Belt purposes
					Would make a moderate overall contribution to Green Belt purposes.
E Poynders End	2 - The area would be additional defence in limiting the sprawl of Stevenage westwards.	2 - Would contribute to the strategic separation of Stevenage and Luton.	3 - Would make a significant contribution in safeguarding countryside	1 - Would have limited impact on preserving setting of historic towns	Green Belt immediately to the west of Stevenage is currently unusually narrow and any further incursion would create a remnant strip which serves a limited function. Reinforcement of this eastern arc would substantiate overall Green Belt function in this area. Would make a moderate overall contribution to Green Belt purposes.
F Great Offley	2 - Would be additional contribution to restricting the sprawl of Luton and complements the existing Green Belt around Hitchin and Luton.	2 - Would have some contribution to preventing merger of Luton and Hitchin.	3 - Would make a significant contribution in safeguarding countryside	2 - Would make a contribution to protecting the setting of Hitchin approach from the west along the A505, although there is no visual connection with the town.	Whilst being a predominantly rural area, it is nevertheless very accessible bordered by the A505 with potential to be under pressure from development including the potential expansion of Luton and Hitchin. The land would complement the role of existing Green Belt to the east and west. Would make a moderate overall contribution to Green Belt purposes.
G Little Offley	1 - Would make a limited contribution to restricting sprawl but is a link between existing Green Belts around Luton and Hitchin.	1 - Would make a limited contribution to preventing merger of towns	3 - Would make a significant contribution in safeguarding countryside	2 - Would make a contribution to protecting the setting of Hitchin approach from the west along the A505, although there is no visual	Whilst being a predominantly rural area, it is nevertheless very accessible, bordered by the A505 with potential to be under pressure from development including the potential expansion of Luton and Hitchin. The land would

Parcel	Check unrestricted sprawl of large built-up areas	Prevent merger of neighbouring towns	Safeguard countryside from encroachment	Preserve setting and special character of historic towns	Overall evaluation and contribution to Green Belt purposes
				connection with the town.	complement the role of existing Green Belt to the east and west. Would make a moderate overall contribution to Green Belt purposes.
H Pirton	1 - Would make a limited contribution to restricting sprawl but is additional defence in limiting the spread of Hitchin northwards.	1 - Would make a limited contribution to preventing merger of towns.	2 - Would make a contribution in safeguarding countryside.	1 - Would have limited impact on preserving setting of historic towns.	A predominantly rural although accessible area with potential to be under pressure from development, particularly incremental change. Whilst it would provide reinforcement to existing Green Belt to south east surrounding Hitchin, the overall contribution to Green Belt purposes is less strong. Would make a limited overall contribution to Green Belt purposes.

6.5 Checking the unrestricted sprawl of large built-up areas

85. Parcels A, B, D, G and H make a limited contribution to checking the unrestricted sprawl of large built-up areas based on their location away from larger settlements. Parcels C, E and F make a moderate contribution based on their proximity to Stevenage and Luton. Although these parcels contain mainly villages and hamlets they provide additional support to areas which adjoin the major urban areas and so do play a role in the overall purpose of checking unrestricted sprawl.

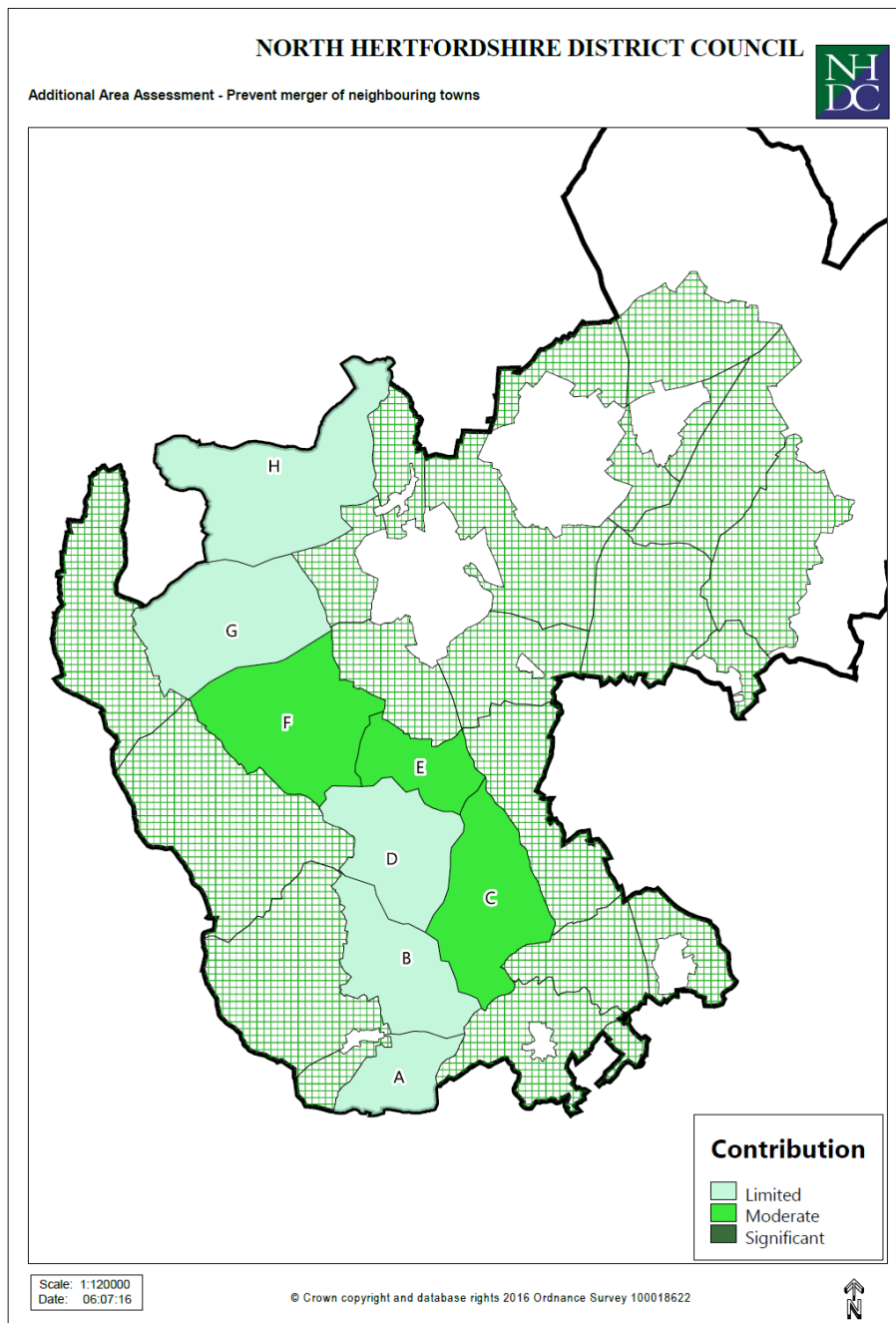
Figure 6.3: Checking the unrestricted sprawl of large built-up areas



6.6 Preventing neighbouring towns merging into one another

- 86. Five of the eight parcels make a limited contribution to preventing neighbouring towns merging into one another. This is largely based on the lack of pressure from surrounding settlements and the large distances between any settlements that do exist in this area.
- 87. Parcels C, D and F are judged to make a moderate contribution, based on their location between Stevenage and Luton and Luton and Hitchin. Stevenage Borough Council has removed an area from the Green Belt to the west of the A1(M). Land further west, in North Hertfordshire, represents the larger West of Stevenage development area and could create a significant incursion into the Green Belt. This, together with pressure for development to the East of Luton, has the potential to expand development towards this parcel meaning the Green Belt gap could be narrow at this point. In the future this parcel, between the two different Green Belt areas could come under increasing pressure and so is considered important in preventing coalescence.

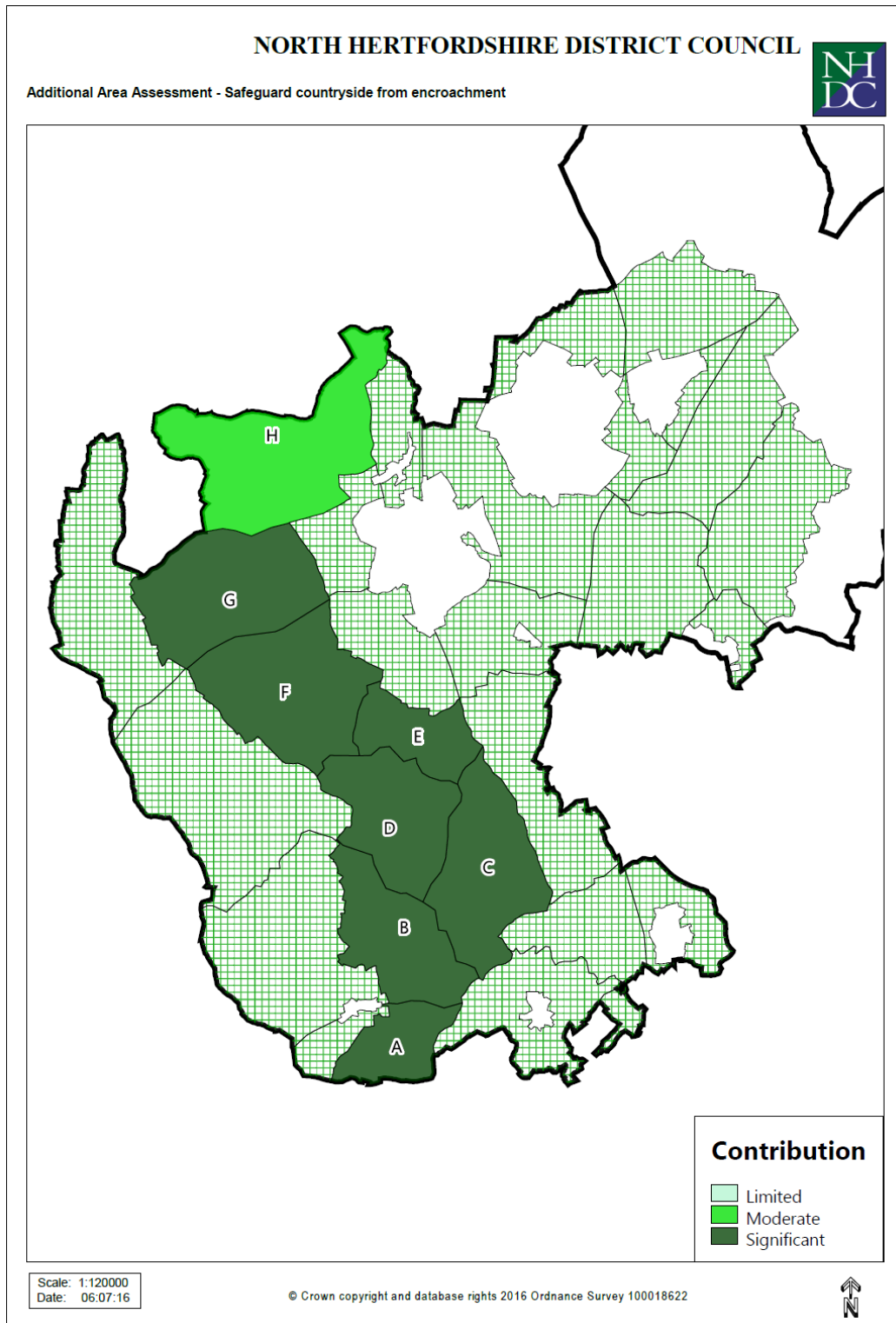
Figure 6.4: Preventing neighbouring towns merging into one another



6.7 Assisting in safeguarding the countryside from encroachment

88. The area covered by these parcels is an important part of North Hertfordshire’s countryside and plays an important role in preserving the openness of the character of this part of the district. Seven of the eight areas make a significant contribution to this purpose of Green Belt based on the potential for development from all settlements within the District and from Luton and Stevenage, while parcel H is judged to make a moderate contribution, reflecting its relative remoteness.

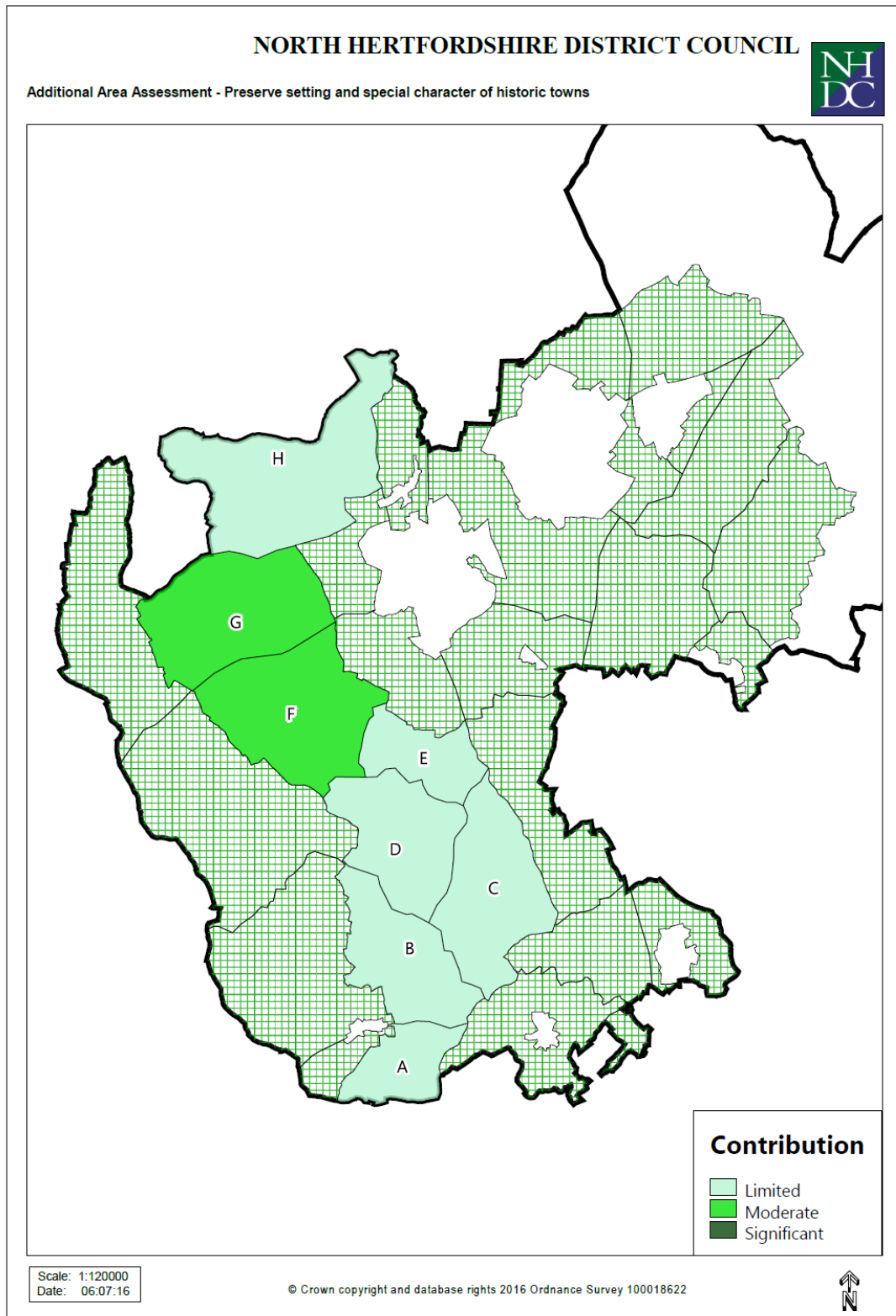
Figure 6.5: Assisting in Safeguarding the Countryside from Encroachment



6.8 Preserving the setting and special character of historic towns

89. Most of the areas are judged to have a limited influence on the setting of historic towns as the area is mainly villages with some scattered hamlets, whilst parcels F and G have a moderate contribution reflecting influence of the A505 which runs between them as part of the western gateway into Hitchin.

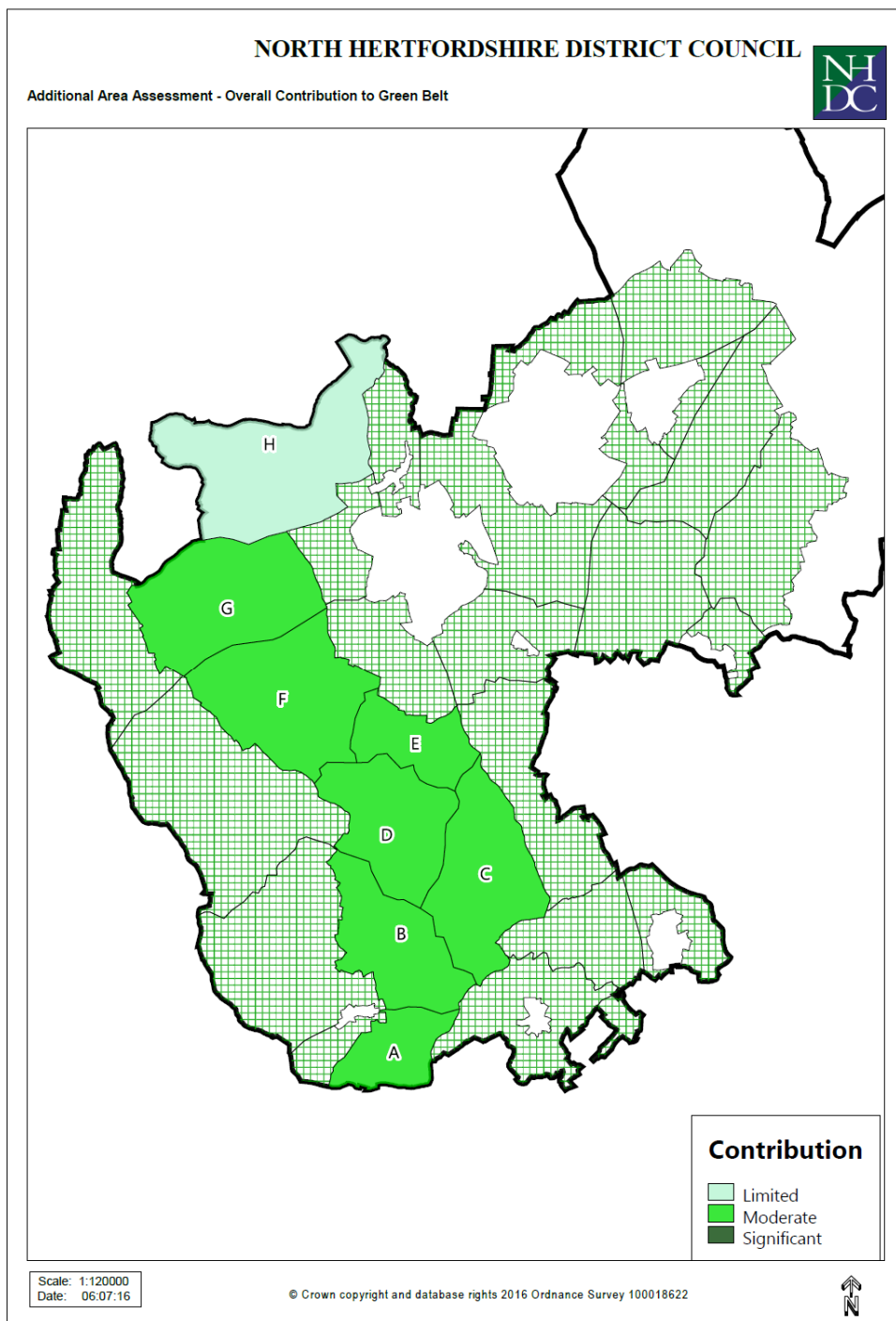
Figure 6.6: Contribution to preserving the setting and special character of historic towns



6.9 Overall contribution to Green Belt purposes

90. Parcels A to G make a moderate contribution to Green Belt purposes, largely on the basis of protecting this relatively accessible countryside from encroachment, and in doing so supporting the existing Green Belt to the east and west. This reflects the increases in accessibility that have taken place since the Green Belt was designated, development within and on the periphery of surrounding settlements and past release of Green Belt land to the west of Stevenage in anticipation of development. Proposed development, which could require the release of Green Belt, will serve to place additional pressure on the existing Green Belt and the open countryside beyond it. Only parcel H is judged to make an overall limited contribution to Green Belt purposes, reflecting its detachment from both urban areas and transport corridors.

Figure 6.2: Overall Contribution to Green Belt purposes



6.10 Conclusions on Potential Areas for Inclusion

91. Having regard to the results of the assessment of potential areas of new Green Belt, and the guidance of paragraph 85 of the NPPF, parcels A, B, C, D, E and F could be added to the Green Belt in order to substantiate its role in this location based on potential encroachment of built development into this relatively accessible open countryside. The case for parcels G and H is less strong. All of parcel G and a large part of parcel H lie within the Chilterns AONB and therefore have a higher level of protection from development under that provision. It is noted that non Green Belt areas in this part of North Hertfordshire were identified previously through the East of England plan as appropriate locations for compensatory strategic Green Belt extensions in the light of proposed growth of Stevenage.
92. The addition of these areas to the Green Belt would be consistent with the Local Plan strategy for meeting the Council's requirements for sustainable growth. They would take account of the allocation of large strategic development sites on the eastern edge of Luton and the western edge of Stevenage as well as the growth of Hitchin. The addition of these parcels would therefore provide a more durable and defensible area of Green Belt which it is necessary to keep permanently open between the three settlements. It would be proposed to 'cut out' boundaries to the existing small village settlements which are found within the new areas of Green Belt.
93. In making this recommendation, consideration has been given to the need to identify safeguarded land for meeting development needs in the longer term. This function is met by the removal of the west Stevenage strategic site and employment land at Baldock from the Green Belt. A consequence of removing the west Stevenage area from the Green Belt is that only a very small section of existing Green Belt between the site and the B656 would remain. This provides further justification for the inclusion of parcels C, D and E within the Green Belt moving forward.
94. In the interests of providing clearly defined boundaries which will be recognisable and permanent, it is considered appropriate to include parcels A, B and F as well. Parcel A is located in a small gap in the south of the district between the villages of Kimpton and Codicote. This area would also adjoin the existing Green Belt area within St Albans City and District Council area.
95. Having made the recommendation to include parcels A, C and D, it is also appropriate to include parcel B on the basis that to do otherwise would result in an incoherent Green Belt boundary. The inclusion of parcel F is also made in order to provide a strong northern boundary to the Green Belt in this part of the District in the form of the A505 dual carriageway. Having regard to these considerations it is proposed to include these areas as both compensation to the removal of existing Green Belt for sustainable development growth in the District and also in the interests of maintaining the overall value of the Green Belt in North Hertfordshire as a measure for maintaining the separation of towns and the openness of the countryside.
96. The areas of non-Green Belt assessed form a narrow corridor between the existing bands of Green Belt along the eastern edge of Luton and the western edge of Hitchin/Stevenage. Although they do not directly adjoin the major urban settlements they do play a role in preserving the openness of the countryside. In particular, the parcels to the south of the A505 Luton to Hitchin dual carriageway which are directly between the towns of Hitchin and Luton and Luton and Stevenage could perform a key role in maintaining the separation of these towns.

6.11 Village Analysis

97. Villages within the proposed area of extension are subject to consideration in respect of potential insetting within the Green Belt. The villages under consideration are:

- Whitwell
- Preston
- Great Offley

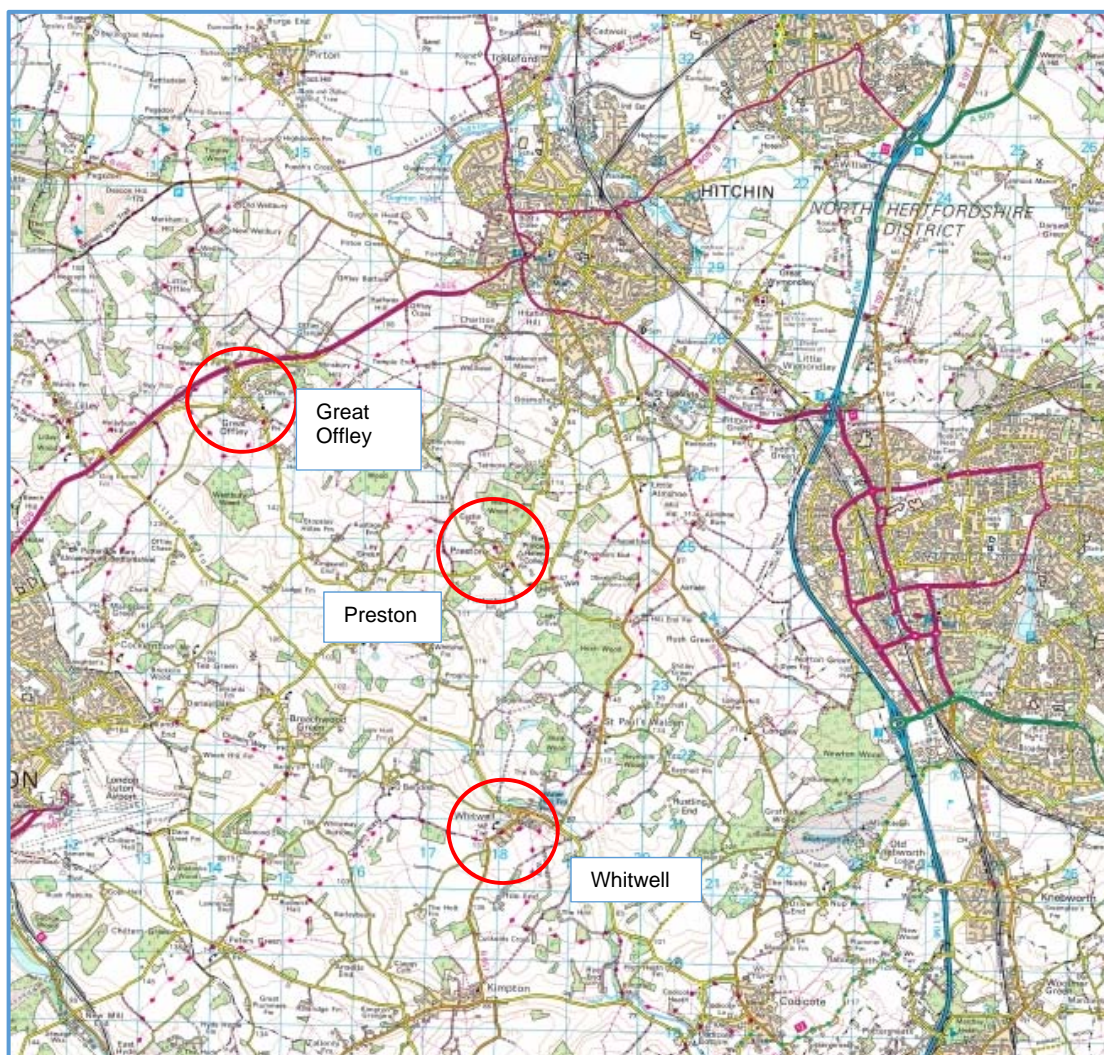


Table 6.7: Summary Assessment of the Potential Contribution of Villages to Green Belt Purposes

Settlement	Character and Relationship with the Green Belt	Sprawl	Merger	Encroachment	Historic Towns	Regeneration	Overall	Analysis and Recommendation
Whitwell	A much expanded street village which is set within open countryside. Built form is complex, reflecting the evolution of the village, with a significant variety of sizes, densities and eras of construction. Whilst the village retains its overall character and setting within the surrounding countryside, the scale and density of development means that the connection with that landscape is limited, particularly within the extensions off High Street and Horn Hill.	LC	LC	C	LC	LC	C	The extent and character of post-war infill development has created a village of significant scale in a reasonably accessible location to surrounding towns. Many areas of the village associated with post-war extensions and more recent infill are of a relatively dense character and have no immediate connection with the surrounding countryside. Inset
Preston	A nucleated village set in open countryside which has received infill development largely within the village boundary extending westwards. Notwithstanding expansion, the village retains a largely rural character with a reasonably strong connection with the wider countryside, particularly in relation to the Conservation Area where development density is low and irregular with glimpsed and more extensive views.	LC	LC	C	LC	LC	C	The village maintains a connection with the wider countryside through its scale, relatively low density and sense of openness. As such parts of the village contribute to the character of the Green Belt in this location. However, there has been a relatively significant amount of infill to the west, which is well bounded by minor roads, creating development with no immediate connection to the wider countryside. Inset

Settlement	Character and Relationship with the Green Belt	Sprawl	Merger	Encroachment	Historic Towns	Regeneration	Overall	Analysis and Recommendation
Great Offley	A much expanded street village which is set within open countryside. Built form is complex, reflecting the evolution of the village, with a significant variety of sizes, densities and eras of construction. The scale and density of the village means that significant parts have no immediate physical or visual connection with the surrounding countryside, notwithstanding retention of a broad village character.	LC	LC	C	LC	LC	C	The extent and character of recent infill development has created a village of significant scale relative to its relatively remote location. Whilst there is fragmented development on its periphery which retains a reasonably strong connection with the wider countryside, many areas of the village are of a relatively dense character and have no immediate connection with the surrounding countryside. Inset

6.13.1 Whitwell



Table 6.8: Whitwell - Analysis of Character

Criteria	Assessment
General character – location and overall setting, topography, settlement form, building type/age, overall sensitivity, sense of	A much expanded street village which is set within open countryside. Built form is complex, reflecting the evolution of the village, with a significant variety of sizes, densities and eras of construction. A Conservation Area covers the

<p>identity/unity/cohesion, key focal points, Conservation Area(s).</p>	<p>original street village. There has been significant post-war infill and extensions to the south creating a sense of suburban character.</p>
<p>Density and layout of buildings – degree of spaciousness/enclosure, opportunities for infill within existing village boundary.</p>	<p>The high degree of infill throughout the settlement and relatively high density of built development throughout the village overall creates a relatively dense, in places suburban, character.</p>
<p>Presence and character of open space – location and relationship with settlement.</p>	<p>Playing pitches to the south.</p>
<p>Interface with the surrounding landscape – settlement depth, rear garden character, glimpsed/panoramic views to the wider landscape, connectivity with landscape context.</p>	<p>Whilst the village retains its overall character and setting within the surrounding countryside, the scale and density of development means that the connection with that landscape is limited, particularly within the extensions off High Street and Horn Hill.</p>

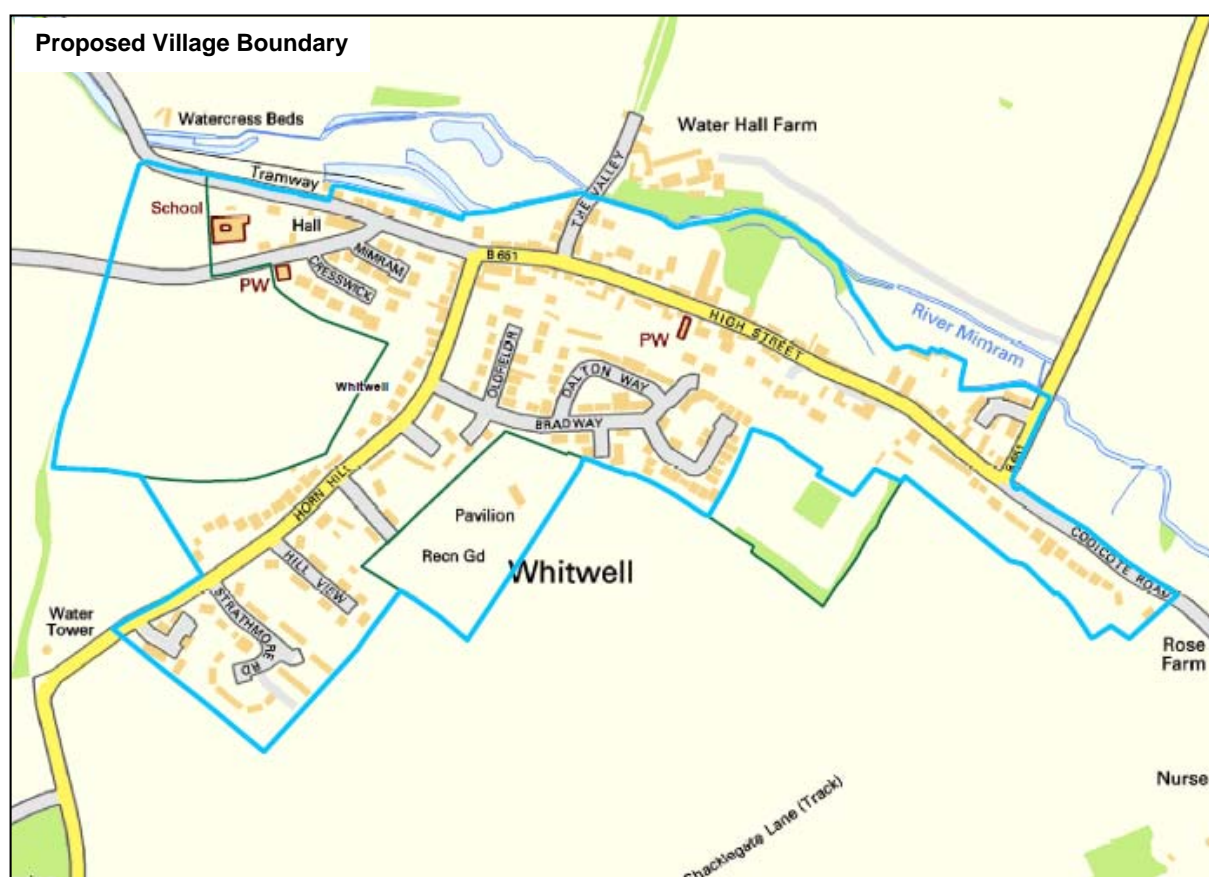




Table 6.9: Whitwell - Analysis of Contribution to Green Belt Purposes

Green Belt Purpose	Degree of Contribution	Assessment
To check the unrestricted sprawl of large built-up areas	Limited Contribution	The village is set within open countryside away from a large built up area.
To prevent neighbouring towns from merging	Limited Contribution	The village is set within open countryside and not between towns.
To assist in safeguarding the countryside from encroachment	Contribution	Notwithstanding the extent of infill across the village, there is nevertheless a contribution to maintaining openness though the relationship of the peripheral properties with the wider countryside, particularly on the northern edge of the village.
To preserve the setting and special character of historic towns	Limited Contribution	The village is set within open countryside and not directly related to an historic town.
To assist in urban regeneration by encouraging the recycling of derelict and other urban land.	Limited Contribution	The village is set within open countryside and not directly related to an urban area.

Green Belt Purpose	Degree of Contribution	Assessment
Overall assessment and recommendation	Contribution	<p>The extent and character of post-war infill development has created a village of significant scale in a reasonably accessible location to surrounding towns. Many areas of the village associated with post-war extensions and more recent infill are of a relatively dense character and have no immediate connection with the surrounding countryside.</p> <p>Inset</p>

6.13.2 Preston

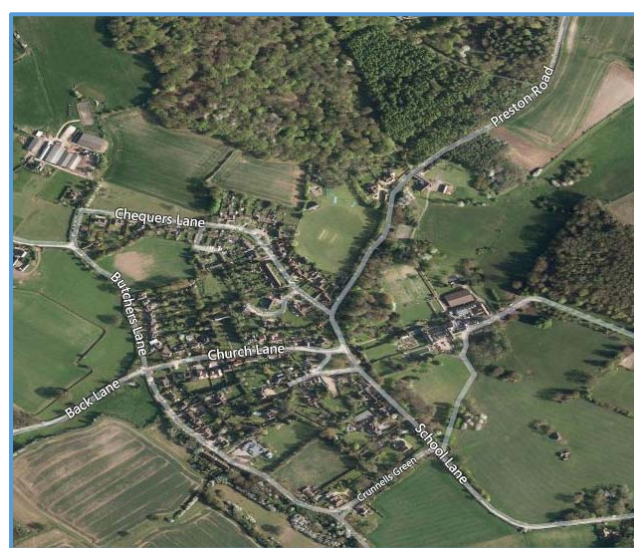
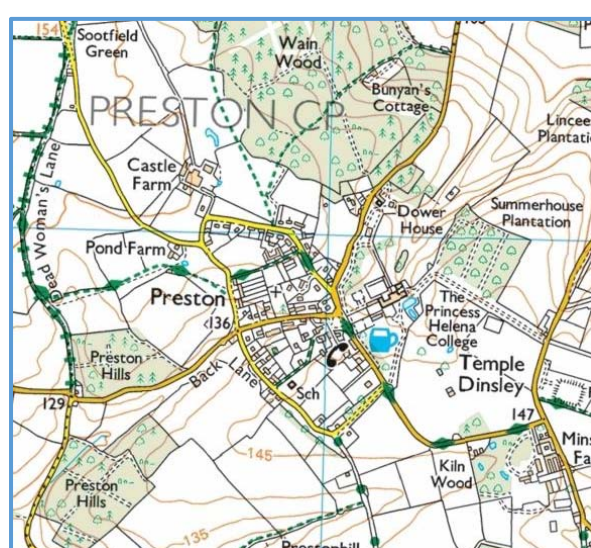


Table 6.10: Preston - Analysis of Character

Criteria	Assessment
<p>General character – location and overall setting, topography, settlement form, building type/age, overall sensitivity, sense of identity/unity/cohesion, key focal points, Conservation Area(s).</p>	<p>A nucleated village set in open countryside which has received infill development largely within the village boundary extending westwards. The original village is covered by an extensive Conservation Area focused on a village green and extending to include a private school set in extensive grounds to the east.</p>
<p>Density and layout of buildings – degree of spaciousness/enclosure, opportunities for infill within existing village boundary.</p>	<p>Despite infill, a general sense of spaciousness is retained (reflecting the large detached character of many properties), the particularly to the east.</p>
<p>Presence and character of open space – location and relationship with settlement.</p>	<p>Recreation ground to the north.</p>
<p>Interface with the surrounding landscape – settlement depth, rear garden character, glimpsed/panoramic</p>	<p>Notwithstanding expansion, the village retains a largely rural character with a reasonably strong connection with the wider countryside, particularly in relation to the</p>

views to the wider landscape, connectivity with landscape context.	Conservation Area where development density is low and irregular with glimpsed and more extensive views.
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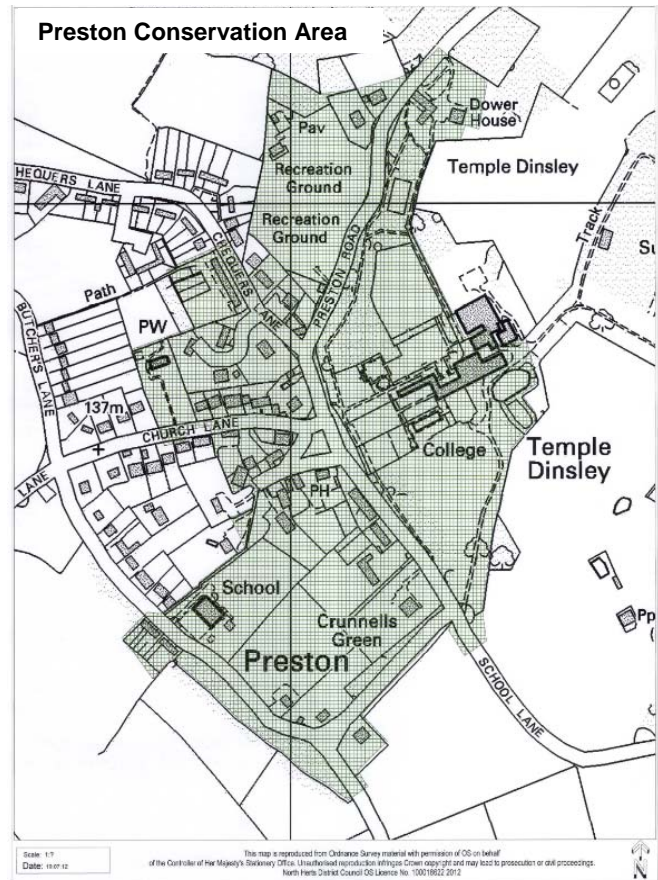


Table 6.11: Preston- Analysis of Contribution to Green Belt Purposes

Green Belt Purpose	Degree of Contribution	Assessment
To check the unrestricted sprawl of large built-up areas	Limited Contribution	The village is set within open countryside away from a large built up area.
To prevent neighbouring towns from merging	Limited Contribution	The village is set within open countryside and not between towns.
To assist in safeguarding the countryside from encroachment	Contribution	The generally low density of development across the village creates a sense of openness and connection with the wider countryside in which the village sits.
To preserve the setting and special character of historic towns	Limited Contribution	The village is set within open countryside and not directly related to an historic town although it is part of the arc of Green Belt which forms the context for Hitchin to the north.
To assist in urban regeneration by encouraging	Limited Contribution	The village is set within open countryside and not directly related to an urban area.

Green Belt Purpose	Degree of Contribution	Assessment
the recycling of derelict and other urban land.		
Overall assessment and recommendation	Contribution	<p>The village maintains a connection with the wider countryside through its scale, relatively low density and sense of openness. As such parts of the village contribute to the character of the Green Belt in this location. However, there has been a relatively significant amount of infill to the west, which is well bounded by minor roads, creating development with no immediate connection to the wider countryside.</p> <p>Inset</p>

6.13.3 Great Offley

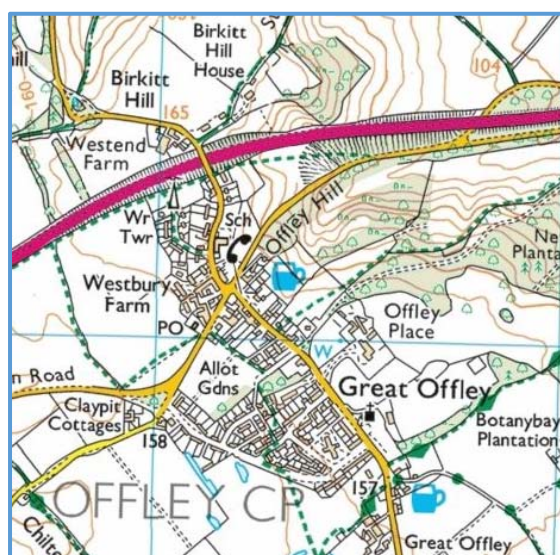


Table 6.12: Great Offley - Analysis of Character

Criteria	Assessment
<p>General character – location and overall setting, topography, settlement form, building type/age, overall sensitivity, sense of identity/unity/cohesion, key focal points, Conservation Area(s).</p>	<p>A much expanded street village which is set within open countryside. Built form is complex, reflecting the evolution of the village, with a significant variety of sizes, densities and eras of construction. A Conservation Area covers the original street village. There has been large amounts of infill, to the west of the original village bounded by Salisbury Lane.</p>
<p>Density and layout of buildings – degree of spaciousness/enclosure, opportunities for infill within existing village boundary.</p>	<p>There is a general sense of spaciousness associated with the original village (reflecting the large detached character of many properties), but this does not extend to the more recent infill to west which has a relatively dense, in places suburban, character.</p>

<p>Presence and character of open space – location and relationship with settlement.</p>	<p>Churchyard only.</p>
<p>Interface with the surrounding landscape – settlement depth, rear garden character, glimpsed/panoramic views to the wider landscape, connectivity with landscape context.</p>	<p>The scale and density of the village means that significant parts have no immediate physical or visual connection with the surrounding countryside, notwithstanding retention of a broad village character.</p>

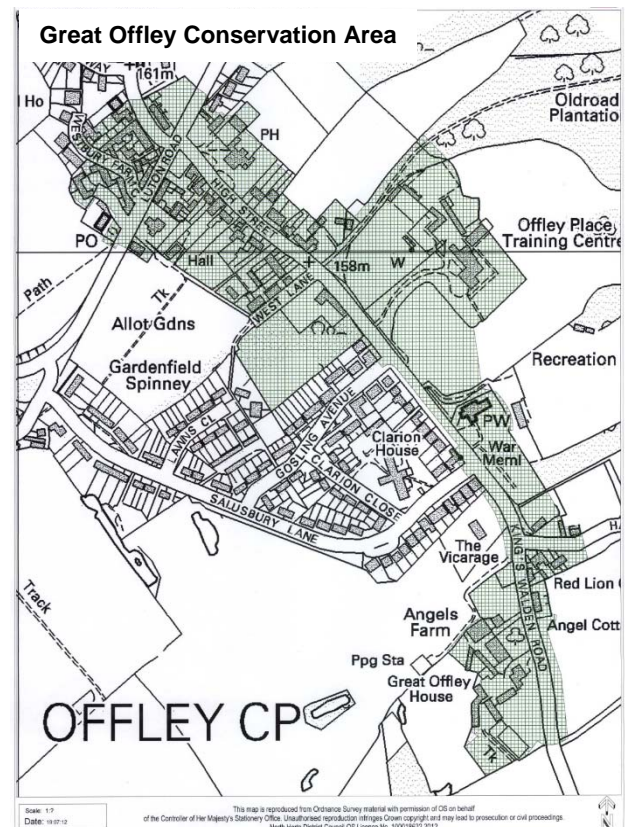
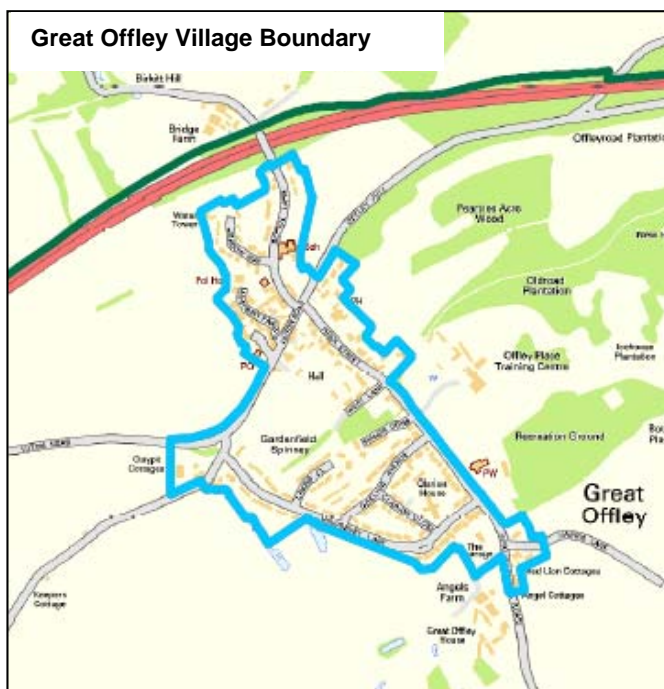


Table 6.13: Great Offley - Analysis of Contribution to Green Belt Purposes

Green Belt Purpose	Degree of Contribution	Assessment
To check the unrestricted sprawl of large built-up areas	Limited Contribution	The village is set within open countryside away from a large built up area.
To prevent neighbouring towns from merging	Limited Contribution	The village is set within open countryside between Hitchin and Luton, although with no direct visual or spatial connection to them.
To assist in safeguarding the countryside from encroachment	Contribution	Notwithstanding the extent of infill across the village, there is sense of openness associated with the original village core along High Street and connection to the wider countryside.

Green Belt Purpose	Degree of Contribution	Assessment
To preserve the setting and special character of historic towns	Limited Contribution	The village is set within open countryside and not directly related to an historic town.
To assist in urban regeneration by encouraging the recycling of derelict and other urban land.	Limited Contribution	The village is set within open countryside and not directly related to an urban area.
Overall assessment and recommendation	Contribution	<p>The extent and character of recent infill development has created a village of significant scale relative to its relatively remote location. Whilst there is fragmented development on its periphery which retains a reasonably strong connection with the wider countryside, many areas of the village are of a relatively dense character and have no immediate connection with the surrounding countryside.</p> <p>Inset</p>