

Interface with the surrounding landscape – settlement depth, rear garden character, glimpsed/panoramic views to the wider landscape, connectivity with landscape context.

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.

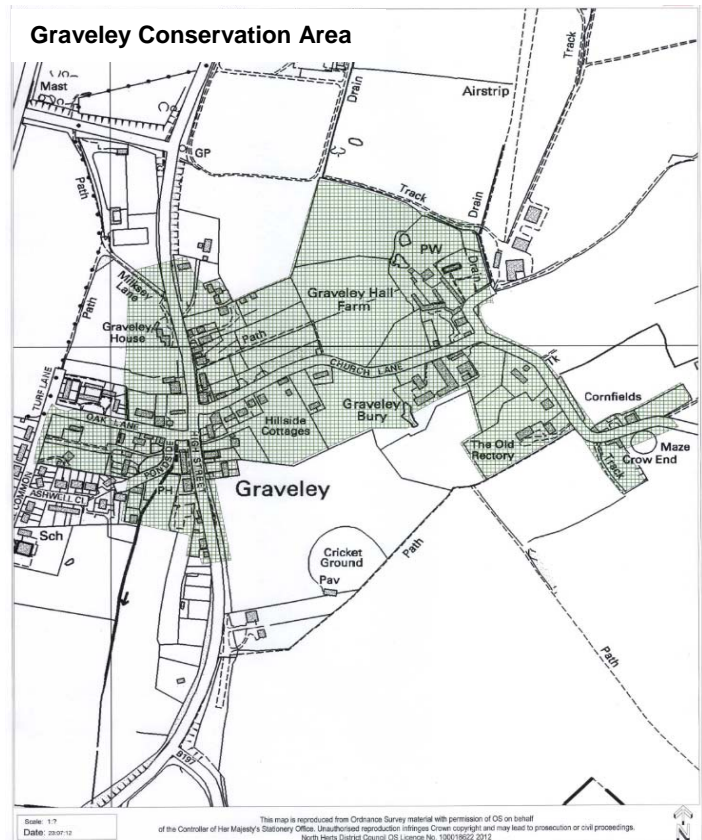


Table 4.20: Graveley - Analysis of Contribution to Green Belt Purposes

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

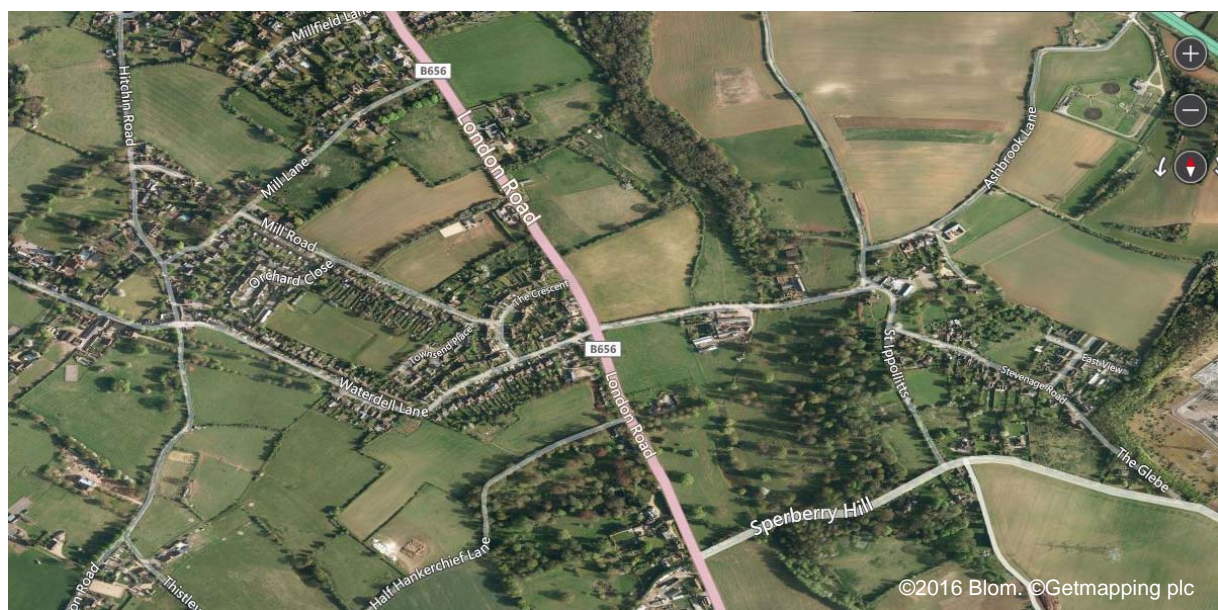
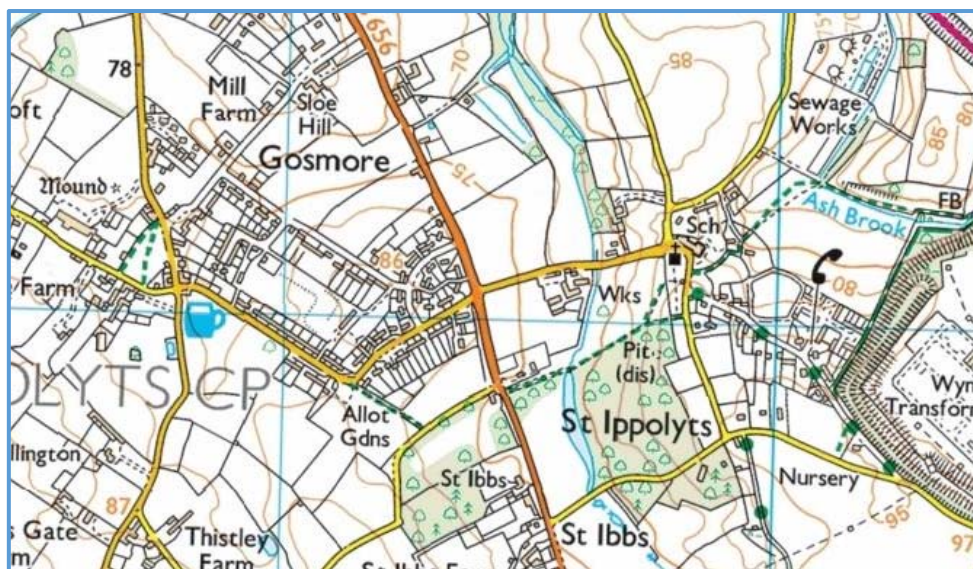
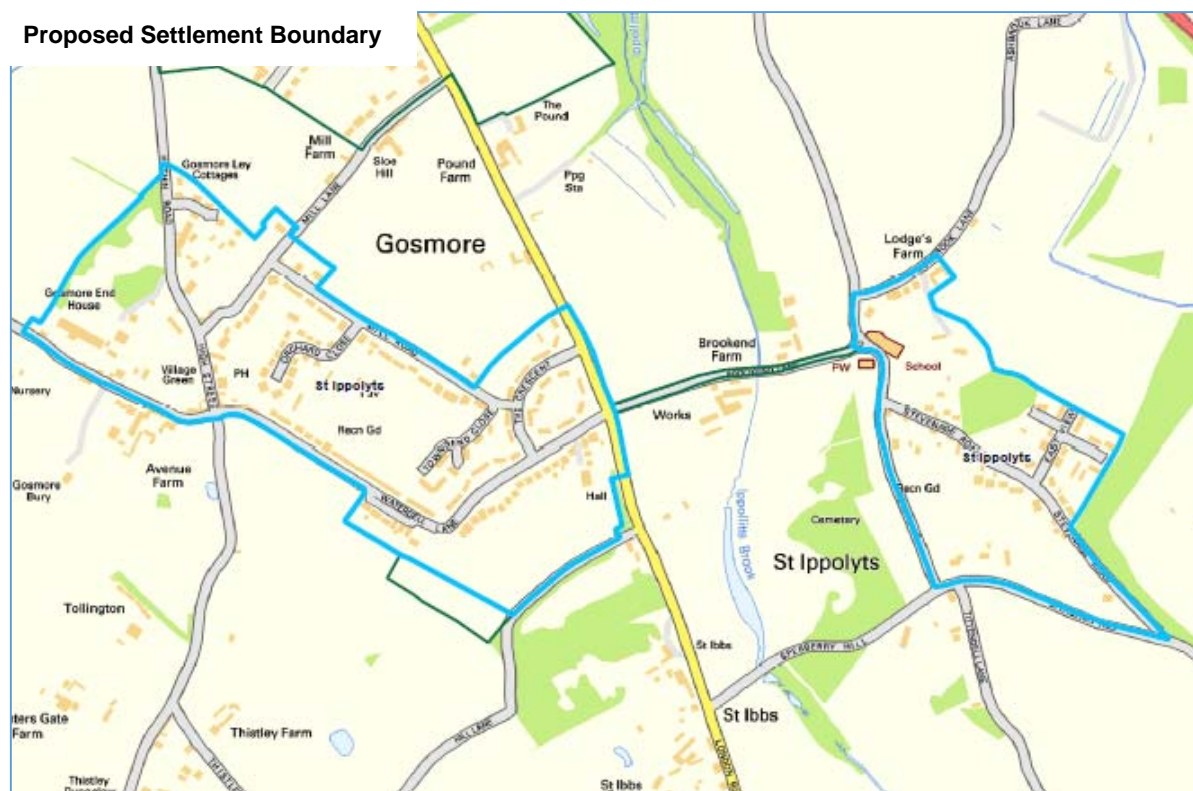


Table 4.20: St Ippolyts - Analysis of Character

Criteria	Assessment
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 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.
Density and layout of buildings – degree of spaciousness/enclosure, opportunities for infill within existing village boundary.	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.
Presence and character of open space – location and relationship with settlement.	Village green and play area.
Interface with the surrounding landscape – settlement depth, rear garden character, glimpsed/panoramic views to the wider landscape, connectivity with landscape context.	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.

Proposed Settlement Boundary

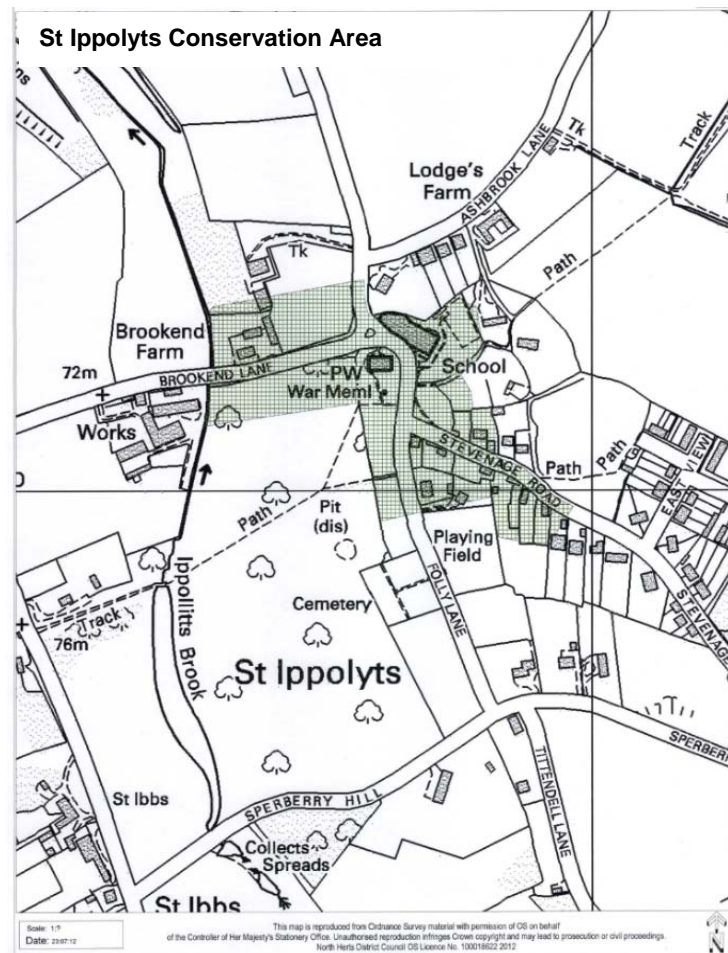


Table 4.22: St Ippolyts - Analysis of Contribution to Green Belt Purposes

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
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 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.
Density and layout of buildings – degree of spaciousness/enclosure, opportunities for infill within existing village boundary.	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.
Presence and character of open space – location and relationship with settlement.	Playing pitches to the south.
Interface with the surrounding landscape – settlement depth, rear garden character, glimpsed/panoramic	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.

views to the wider landscape,
connectivity with landscape context.

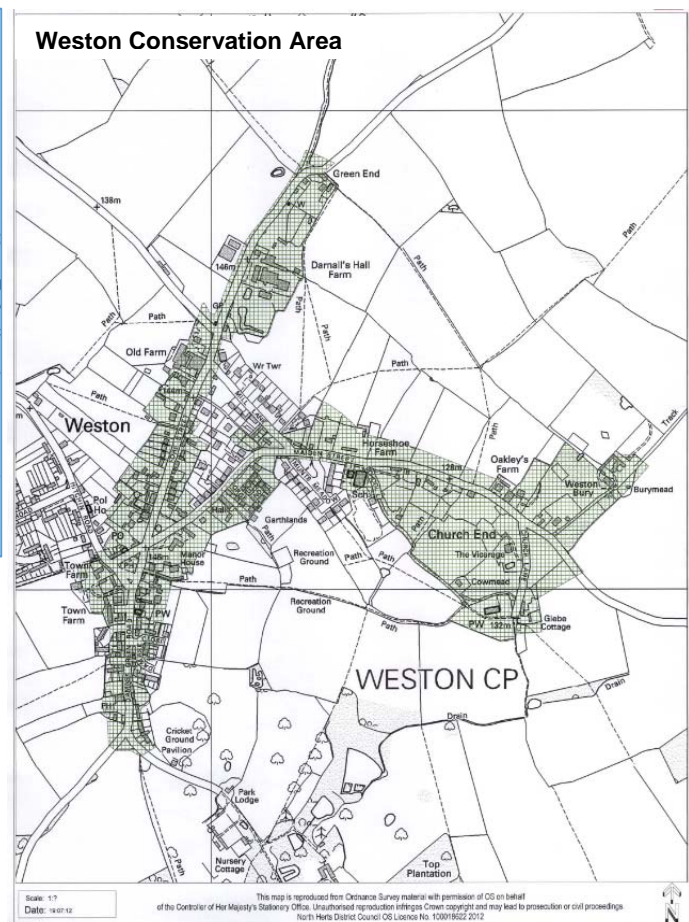
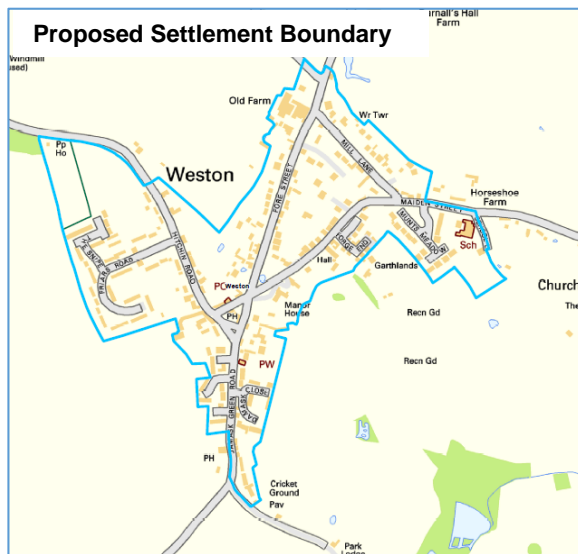


Table 4.44: Weston - Analysis of Contribution to Green Belt Purposes

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

1. 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.
2. 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

3. 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.
4. Site visits have been carried out as part of the original land allocation assessment of the sites.
5. 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.
6. The methodology for assessment against Green Belt purposes is set out below.
7. 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.

8. 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 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	

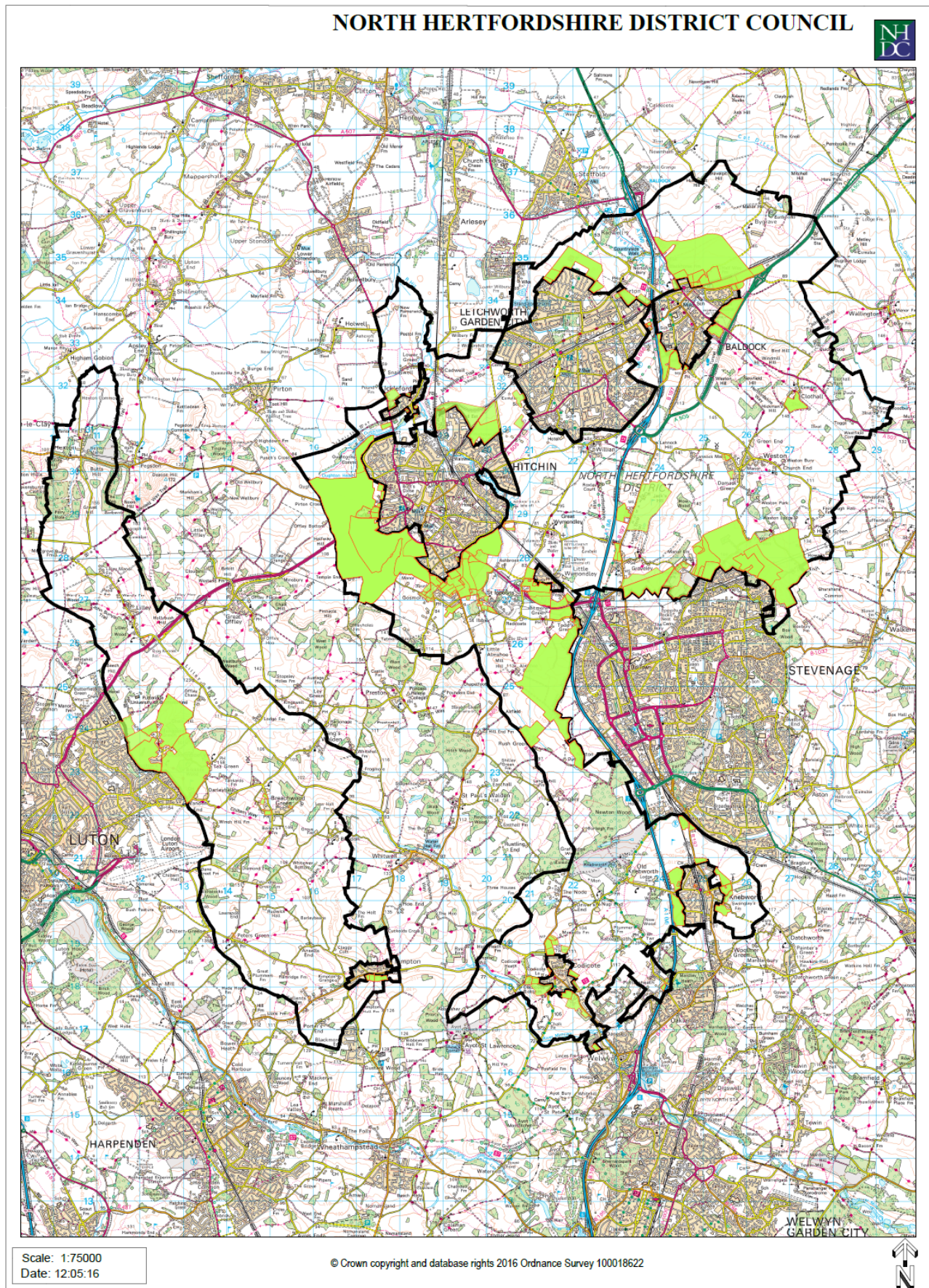
For village site			
Distance between the site's outer boundary and nearest village built-up edge in direction of growth	1	More than 2km	A lower score denotes a lesser role in fulfilling the Green Belt purpose
	2	Less than 2km	A higher score denotes a stronger fulfilment of the Green Belt purpose

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 or historic town	
	2	Adjacent to a conservation area or affecting the setting of a historic town	
	3	Within a conservation area	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

5.3 Assessment of Potential Development Sites

9. 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					
Ref	Address	Street	Settlement or parish	Urban / rural	Primary proposed use	Sprawl	Towns merging	Safeguarding countryside	Preserve setting of historic towns	Overall Contribution of the Site	Boundary Detail
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.	Makes a moderate contribution to Green Belt purposes	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.	Makes a moderate contribution to Green Belt purposes	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.	Makes a moderate contribution to Green Belt purposes	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.	Makes a moderate contribution to Green Belt purposes	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.	Makes a significant contribution to Green Belt purposes	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					
Ref	Address	Street	Settlement or parish	Urban / rural	Primary proposed use	Sprawl	Towns merging	Safeguarding countryside	Preserve setting of historic towns	Overall Contribution of the Site	Boundary Detail
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.	Makes a moderate contribution to Green Belt purposes	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	Makes a significant contribution to Green Belt purposes	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.	Makes a moderate contribution to Green Belt purposes	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	Makes a moderate contribution to Green Belt purposes	Site cuts into the bund, no sensible boundary other than site outline - more sensible to extend boundary to B656 and A505.
B/e01 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.	Makes a moderate contribution to Green Belt purposes	Royston Road and railway provide boundaries on either side.
B/e02	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.	Makes a moderate contribution to Green Belt purposes	Site bounded by cattery, railway line and Royston Road.
B/r01a	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.	Makes a moderate contribution to Green Belt purposes	Residential development providing boundary to the west, railway line to the south, some hedgerow to the east, open to the north

Property description				Attributes		Green Belt Assessment					
Ref	Address	Street	Settlement or parish	Urban / rural	Primary proposed use	Sprawl	Towns merging	Safeguarding countryside	Preserve setting of historic towns	Overall Contribution of the Site	Boundary Detail
B/r01	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.	Makes a moderate contribution to Green Belt purposes	Residential development providing boundary to the west, railway line to the south, some hedgerow to the east, open to the north.
B/r02	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.	Makes a moderate contribution to Green Belt purposes	Open site, bounded by railway line to south and Bygrave Road to north.
B/r02a	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.	Makes a moderate contribution to Green Belt purposes	Open site, bounded by railway line to south and Bygrave Road to north.
B/r04	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.	Makes a moderate contribution to Green Belt purposes	Open site with limited screening from Clothall Road. Field in between site and Clothall Road.
B/r11	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	Makes a moderate contribution to Green Belt purposes	Bygrave Road providing southern boundary, some hedgerow to the west and north, open to the east.
B/r11a	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	Makes a moderate contribution to Green Belt purposes	Bygrave Road providing southern boundary, some hedgerow to the west and north, open to the east.
B/r12	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	Makes a moderate contribution to Green Belt purposes	Eastern edge abuts Baldock bypass, Clothall common provides western boundary.
B/r23	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	Makes a moderate contribution to Green Belt purposes	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.

Property description				Attributes		Green Belt Assessment					
Ref	Address	Street	Settlement or parish	Urban / rural	Primary proposed use	Sprawl	Towns merging	Safeguarding countryside	Preserve setting of historic towns	Overall Contribution of the Site	Boundary Detail
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	Makes a moderate contribution to Green Belt purposes	North sloping site screened by hedgerows from surrounding lanes. Internal hedgerows.
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	Makes a moderate contribution to Green Belt purposes	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	Makes a moderate contribution to Green Belt purposes	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	Makes a moderate contribution to Green Belt purposes	Heath Lane provides northern boundary and site adjoins residential development to the east. Open to the south vegetation to the west.
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	Makes a moderate contribution to Green Belt purposes	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	Makes a moderate contribution to Green Belt purposes	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	Makes a moderate contribution to Green Belt purposes	Site bounded by A1(M) on east, caravan park to south and narrow country lanes to north and west.

Property description				Attributes		Green Belt Assessment					
Ref	Address	Street	Settlement or parish	Urban / rural	Primary proposed use	Sprawl	Towns merging	Safeguarding countryside	Preserve setting of historic towns	Overall Contribution of the Site	Boundary Detail
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	Makes a moderate contribution to Green Belt purposes	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.
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	Makes a moderate contribution to Green Belt purposes	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	3 - Site partly within conservation area	Makes a significant contribution to Green Belt purposes	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	Makes a moderate contribution to Green Belt purposes	Weak boundaries to the north - no current defensible boundary - some field boundaries elsewhere.
227	Land at	Manor Farm, Chesfield	Great Ashby	rural	residential	3 - site does not adjoin any built up area	2 - within 2km of Graveley	3 - Site is not within a settlement	1 - Not within or affecting setting of conservation area, although adjacent to Chesfield Park historic park	Makes a moderate contribution to Green Belt purposes	Small fields and hedgerows wrapping around small woodlands providing defensible boundaries.
NES3	NES 3	Church Lane	Great Ashby	rural	residential	2 - development on 2 sides	2 - within 2km of Graveley	3 - Site is not within a settlement	1 - Not within or affecting setting of conservation area, although adjacent to	Makes a moderate contribution to Green Belt purposes	Strong boundaries in the form of roads and existing development and woodland to the North and West.

Property description				Attributes		Green Belt Assessment					
Ref	Address	Street	Settlement or parish	Urban / rural	Primary proposed use	Sprawl	Towns merging	Safeguarding countryside	Preserve setting of historic towns	Overall Contribution of the Site	Boundary Detail
									Chesfield Park historic park		
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	Makes a moderate contribution to Green Belt purposes	Well contained as site is adjacent to existing residential development.
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	Makes a moderate contribution to Green Belt purposes	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 areas	Makes a moderate contribution to Green Belt purposes	Pirton Road, Hitchin Road, Charlton and urban edge provide hard boundaries. Field boundaries elsewhere.
H/e02	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	Makes a moderate contribution to Green Belt purposes	Rail curve, railway line and existing employment area provide strong boundaries.
H/r14	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	Makes a moderate contribution to Green Belt purposes	Well contained as hedgerow exists on western edge of site.
H/r24	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	Makes a moderate contribution to Green Belt purposes	Well contained as hedgerow exists on western edge of site.
H/r25	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	Makes a moderate contribution to Green Belt purposes	Well contained as hedgerow exists on western edge of site.
H/r30	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	Makes a moderate contribution to Green Belt purposes	Well contained as hedgerow exists on western edge of site
SWH	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 areas	Makes a significant contribution to Green Belt purposes	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.

Property description				Attributes		Green Belt Assessment					
Ref	Address	Street	Settlement or parish	Urban / rural	Primary proposed use	Sprawl	Towns merging	Safeguarding countryside	Preserve setting of historic towns	Overall Contribution of the Site	Boundary Detail
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	2- site adjoins St Ippolyts conservation area	Makes a significant contribution to Green Belt purposes	Large site of many land parcels, road and field boundaries to perimeter.
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 or affecting setting	Makes a moderate contribution to Green Belt purposes	River corridor to the south.
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 or affecting setting	Makes a moderate contribution to Green Belt purposes	Fenced boundary exists along with hedgerow. Also adjoins existing residential area.
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 or affecting setting	Makes a moderate contribution to Green Belt purposes	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	2 - not within conservation area but adjacent to	Makes a significant contribution to Green Belt purposes	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 or affecting the setting	Makes a moderate contribution to Green Belt purposes	Strong boundary located to the south of the site. Also adjoins existing residential area.
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	Makes a moderate contribution to Green Belt purposes	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	Makes a moderate contribution to Green Belt purposes	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	Makes a moderate contribution to Green Belt purposes	Allotments have fence boundaries to the South

Property description				Attributes		Green Belt Assessment					
Ref	Address	Street	Settlement or parish	Urban / rural	Primary proposed use	Sprawl	Towns merging	Safeguarding countryside	Preserve setting of historic towns	Overall Contribution of the Site	Boundary Detail
											and West. Site adjoins Heath Road to the East.
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	2 - adjacent to conservation area	Makes a significant contribution to Green Belt purposes	A1 (m) makes a strong boundary to the West beyond existing field boundary.
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	2 - adjacent to conservation area	Makes a significant contribution to Green Belt purposes	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	Makes a significant contribution to Green Belt purposes	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	Makes a significant contribution to Green Belt purposes	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	Makes a significant contribution to Green Belt purposes	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	Makes a moderate contribution to Green Belt purposes	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	Makes a significant contribution to Green Belt purposes	No real boundaries currently. Other than recreation ground and small amounts of residential. Very open to the east.
211	Land north of	Oakfield Avenue	Knebworth	rural	residential	3 - development on one side	3 - less that 2km to Stevenage	3 - outside settlement boundary	1 - Site not within or affecting setting of a conservation area	Makes a significant contribution to Green Belt purposes	No boundary to the North and East. Existing residential area to the south. B197 road boundary to the West

Property description				Attributes		Green Belt Assessment					
Ref	Address	Street	Settlement or parish	Urban / rural	Primary proposed use	Sprawl	Towns merging	Safeguarding countryside	Preserve setting of historic towns	Overall Contribution of the Site	Boundary Detail
NEW	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	Makes a moderate contribution to Green Belt purposes	A1 (m) to the east (in Stevenage) western and northern boundaries contained by Knebworth Woods.
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	Makes a moderate contribution to Green Belt purposes	Poor boundaries, open to the North, some planting on Eastern and Western boundaries Southern road boundary is defensible.
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	Makes a moderate contribution to Green Belt purposes	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	Makes a significant contribution to Green Belt purposes	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	Makes a significant contribution to Green Belt purposes	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	Makes a moderate contribution to Green Belt purposes	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	Makes a moderate contribution to Green Belt purposes	Hedgerow boundaries exist to the North-East and existing residential development on remaining boundaries.
NL (inc L/r27	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	Makes a moderate contribution to Green Belt purposes	Urban areas provide existing boundaries to the South. Parts of the outer boundaries have

Property description				Attributes		Green Belt Assessment					
Ref	Address	Street	Settlement or parish	Urban / rural	Primary proposed use	Sprawl	Towns merging	Safeguarding countryside	Preserve setting of historic towns	Overall Contribution of the Site	Boundary Detail
and L/r15)											hedgerows, however much of the site is open to the countryside.
212a	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	Makes a moderate contribution to Green Belt purposes	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.
212b	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	Makes a moderate contribution to Green Belt purposes	Field boundaries and footpath abutting the northeast edge of Mangrove Green
212c	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	Makes a moderate contribution to Green Belt purposes	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	Makes a moderate contribution to Green Belt purposes	Chalk Hill, Brick Kiln Lane and Stony Lane as well as existing settlements provide the boundaries.
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	Makes a moderate contribution to Green Belt purposes	Chalk Hill, Brick Kiln Lane and Stony Lane as well as existing settlements provide the boundaries.
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	Makes a moderate contribution to Green Belt purposes	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	Makes a moderate contribution to Green Belt purposes	Hedgerow boundaries exist on all sides.
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	Makes a moderate contribution to Green Belt purposes	Between built area of Hitchin and edges of Gosmore, road and field boundaries.

Property description				Attributes		Green Belt Assessment					
Ref	Address	Street	Settlement or parish	Urban / rural	Primary proposed use	Sprawl	Towns merging	Safeguarding countryside	Preserve setting of historic towns	Overall Contribution of the Site	Boundary Detail
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	Makes a moderate contribution to Green Belt purposes	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 ippolytts	3 - outside settlement boundary	1 - not within or adjacent to a conservation area	Makes a moderate contribution to Green Belt purposes	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 ippolytts	3 - outside settlement boundary	1 - not within or adjacent to a conservation area	Makes a moderate contribution to Green Belt purposes	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	Makes a moderate contribution to Green Belt purposes	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	2 - adjacent to conservation area	Makes a significant contribution to Green Belt purposes	Screened by hedgerow along Hitchin Lane with occasional hedgerow trees. Trees and hedgerows next to Ippolyts Brook.
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	2 - adjacent to conservation area	Makes a moderate contribution to Green Belt purposes	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	Makes a moderate contribution to Green Belt purposes	A602 Stevenage Road, and Hitchin Lane, opposite Kingshott School. Screened by embankment and hedgerow with trees from Hitchin Lane.

Property description				Attributes		Green Belt Assessment					
Ref	Address	Street	Settlement or parish	Urban / rural	Primary proposed use	Sprawl	Towns merging	Safeguarding countryside	Preserve setting of historic towns	Overall Contribution of the Site	Boundary Detail
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	Makes a moderate contribution to Green Belt purposes	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/r3	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	Makes a moderate contribution to Green Belt purposes	Site bounded by Stevenage Road and Sperberry Hill and residential development.
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	Makes a moderate contribution to Green Belt purposes	No boundary currently other than field boundaries which are largely hedgerows.
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	Makes a moderate contribution to Green Belt purposes	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.
NES	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	Makes a moderate contribution to Green Belt purposes	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	Makes a moderate contribution to Green Belt purposes	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	Makes a moderate contribution to Green Belt purposes	Strong boundaries on all sides consisting of roads on two sides, a field boundary and the boundary with the school.
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	Makes a moderate contribution to Green Belt purposes	A602 provides boundary to south, Chiltern Way to the east.

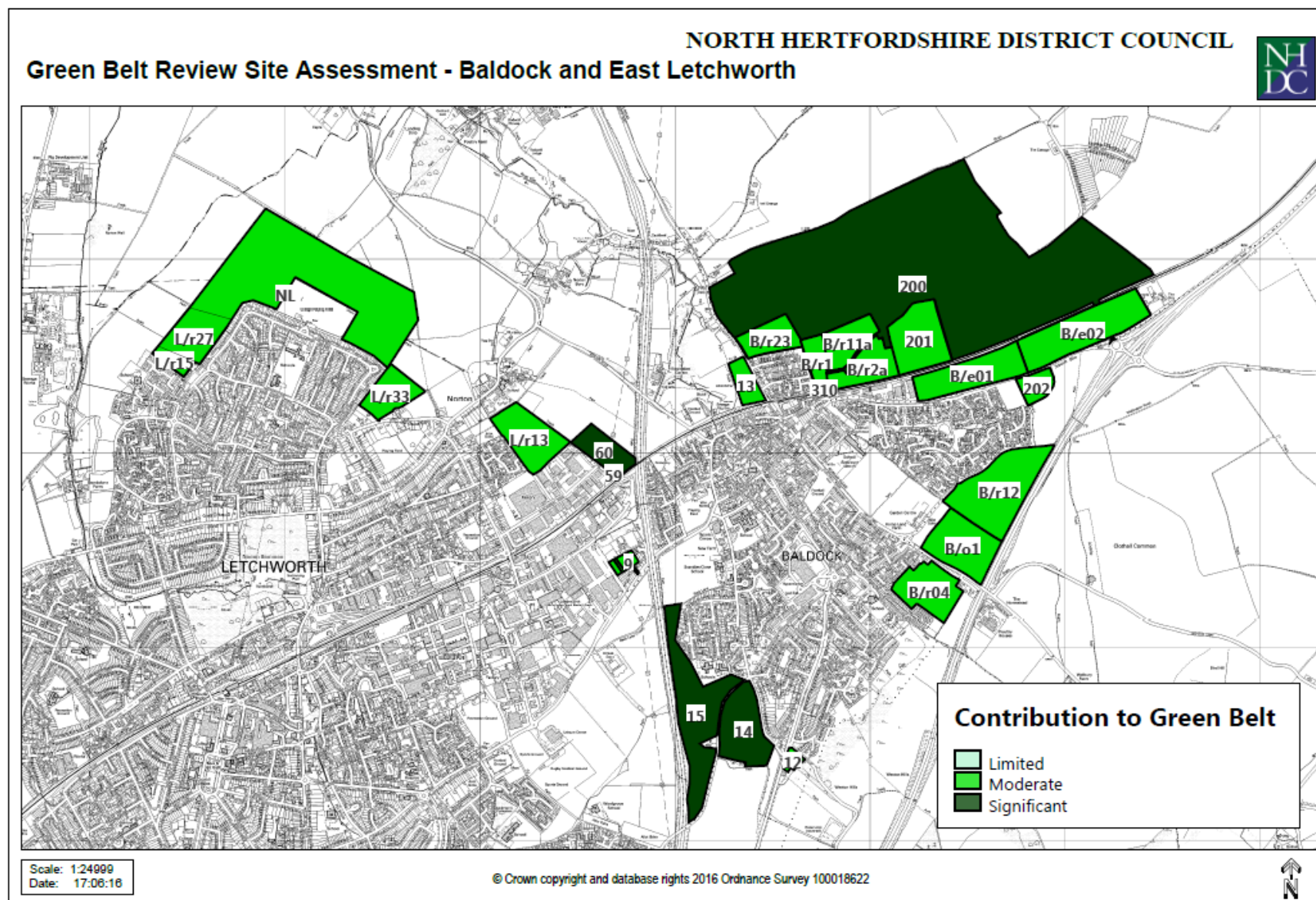
Property description				Attributes		Green Belt Assessment					
Ref	Address	Street	Settlement or parish	Urban / rural	Primary proposed use	Sprawl	Towns merging	Safeguarding countryside	Preserve setting of historic towns	Overall Contribution of the Site	Boundary Detail
123	Land west of	Todds Green	Wymondley	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	Makes a moderate contribution to Green Belt purposes	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	Makes a moderate contribution to Green Belt purposes	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	Makes a moderate contribution to Green Belt purposes	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	Makes a moderate contribution to Green Belt purposes	Roads, railways lines and footpaths provide boundaries.
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	Makes a moderate contribution to Green Belt purposes	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	Makes a moderate contribution to Green Belt purposes	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

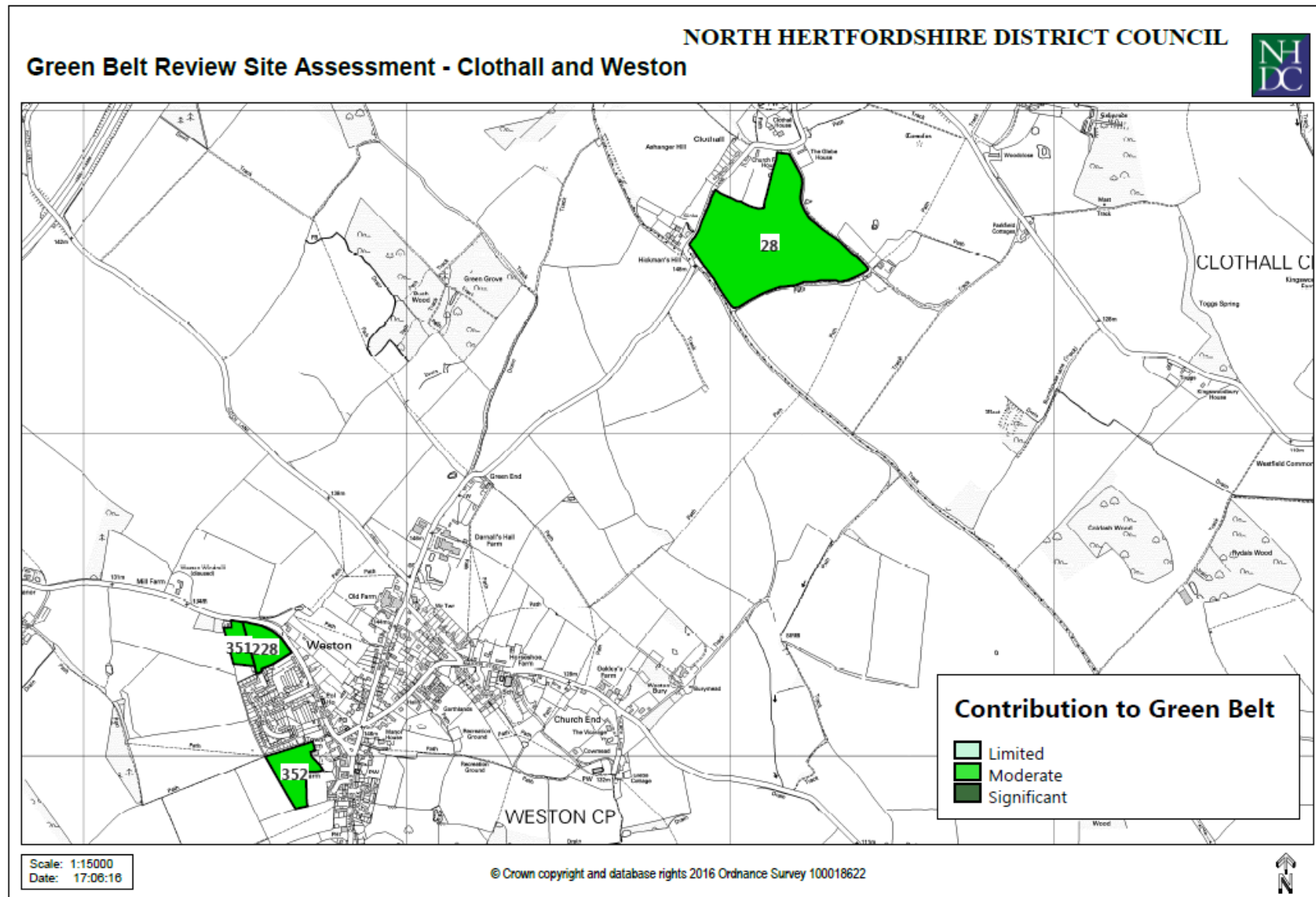
9. The maps of sites are presented below as follows:

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

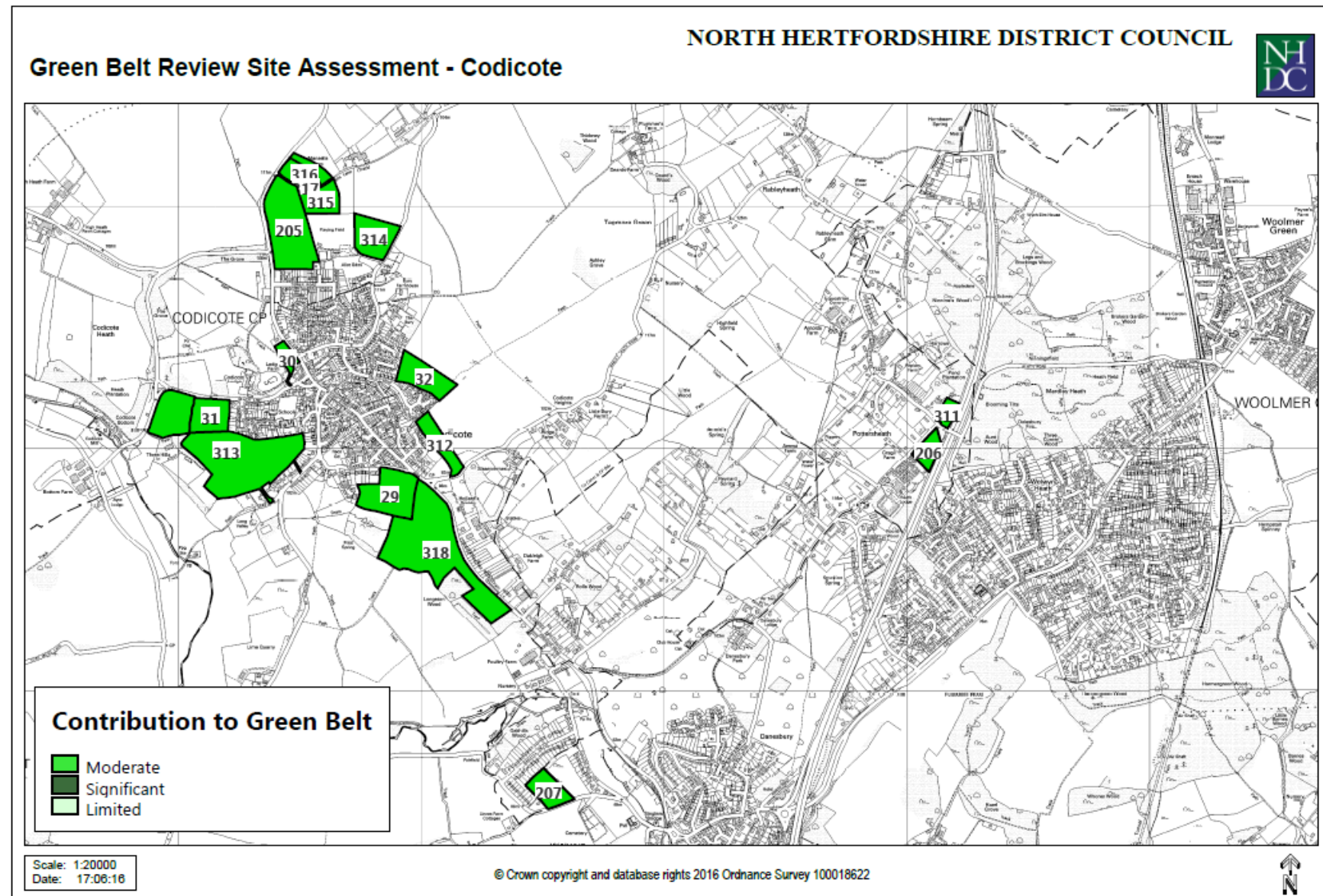
Baldock and East Letchworth



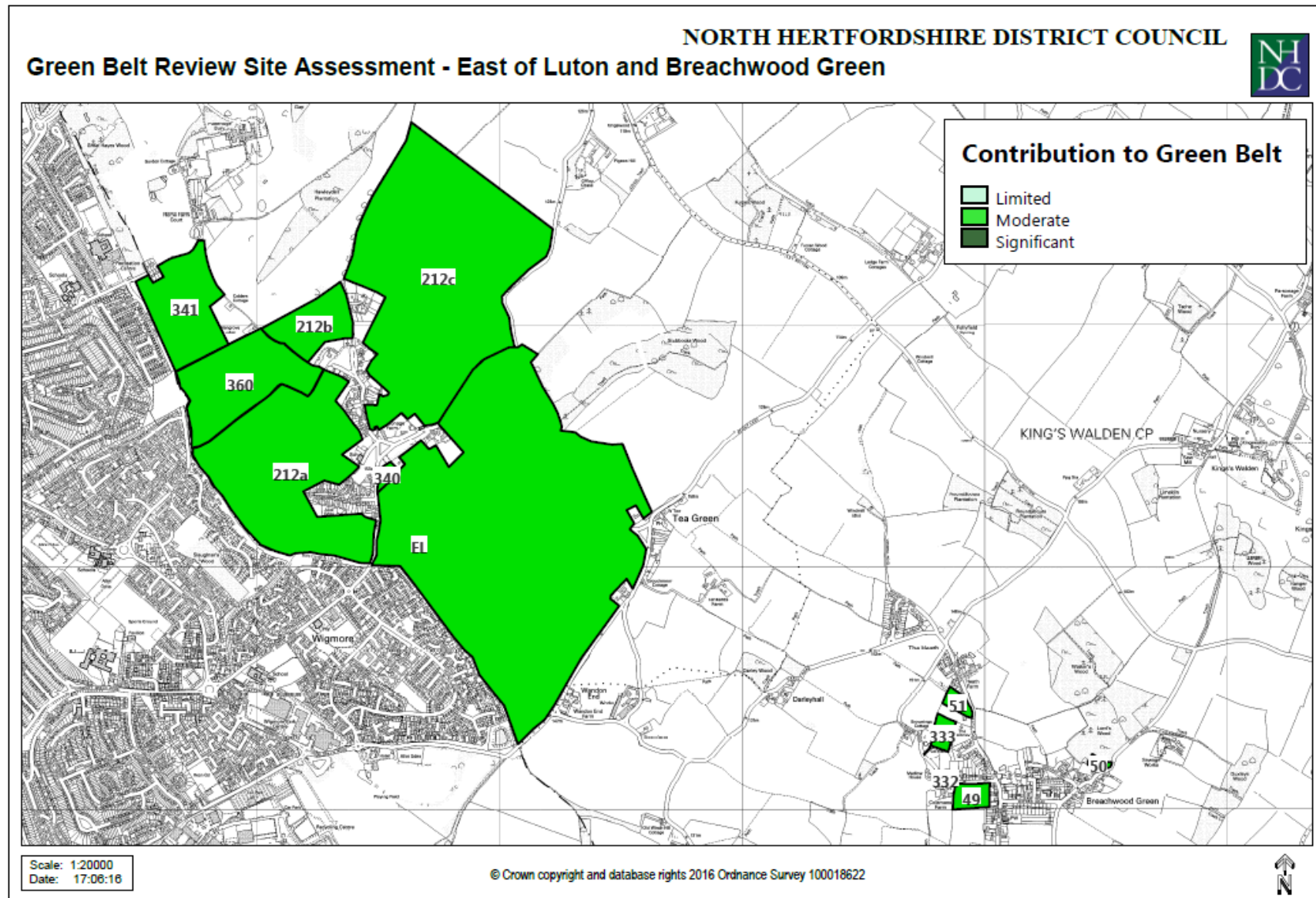
Clothall and Weston



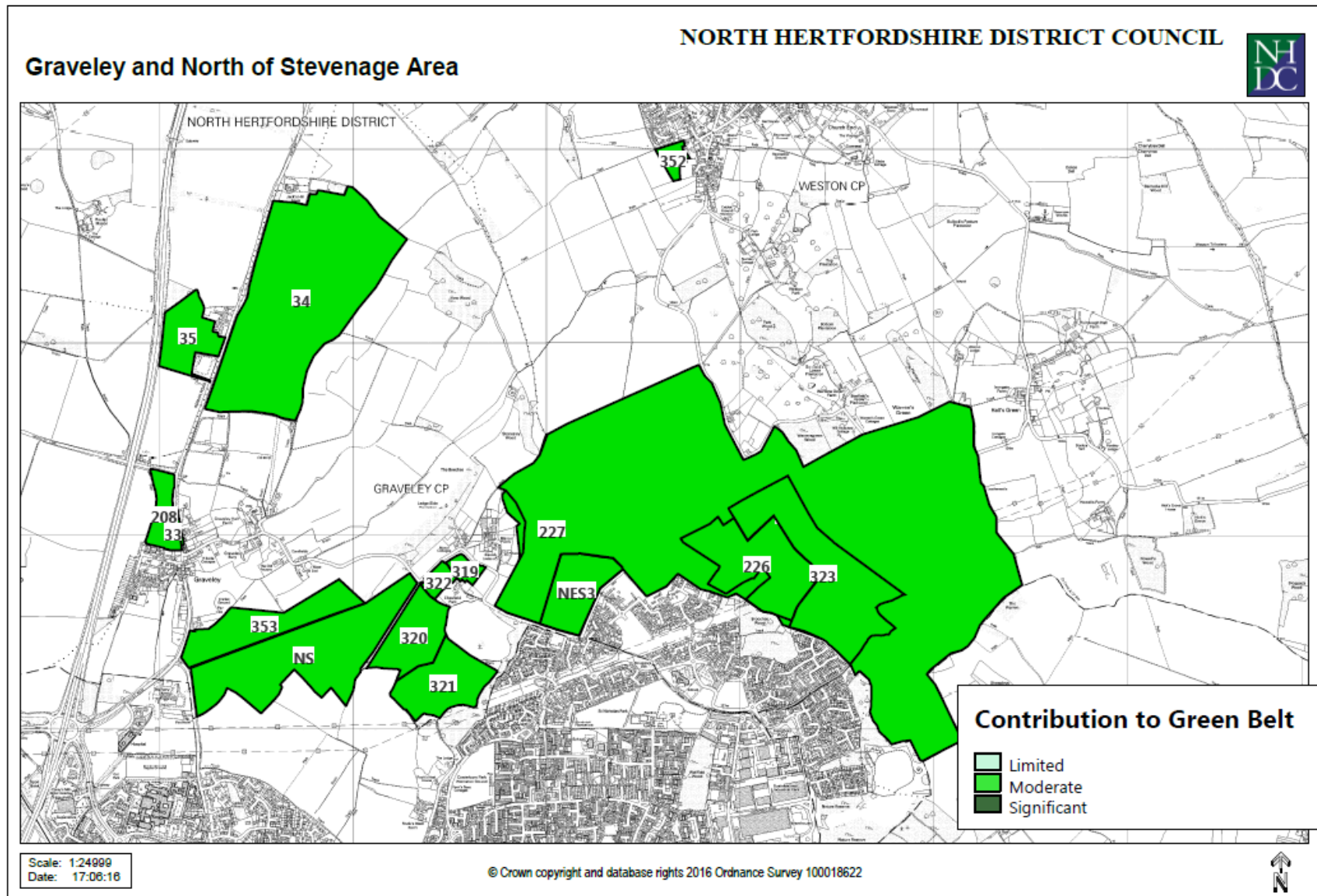
Codicote (and adjoining Welwyn)



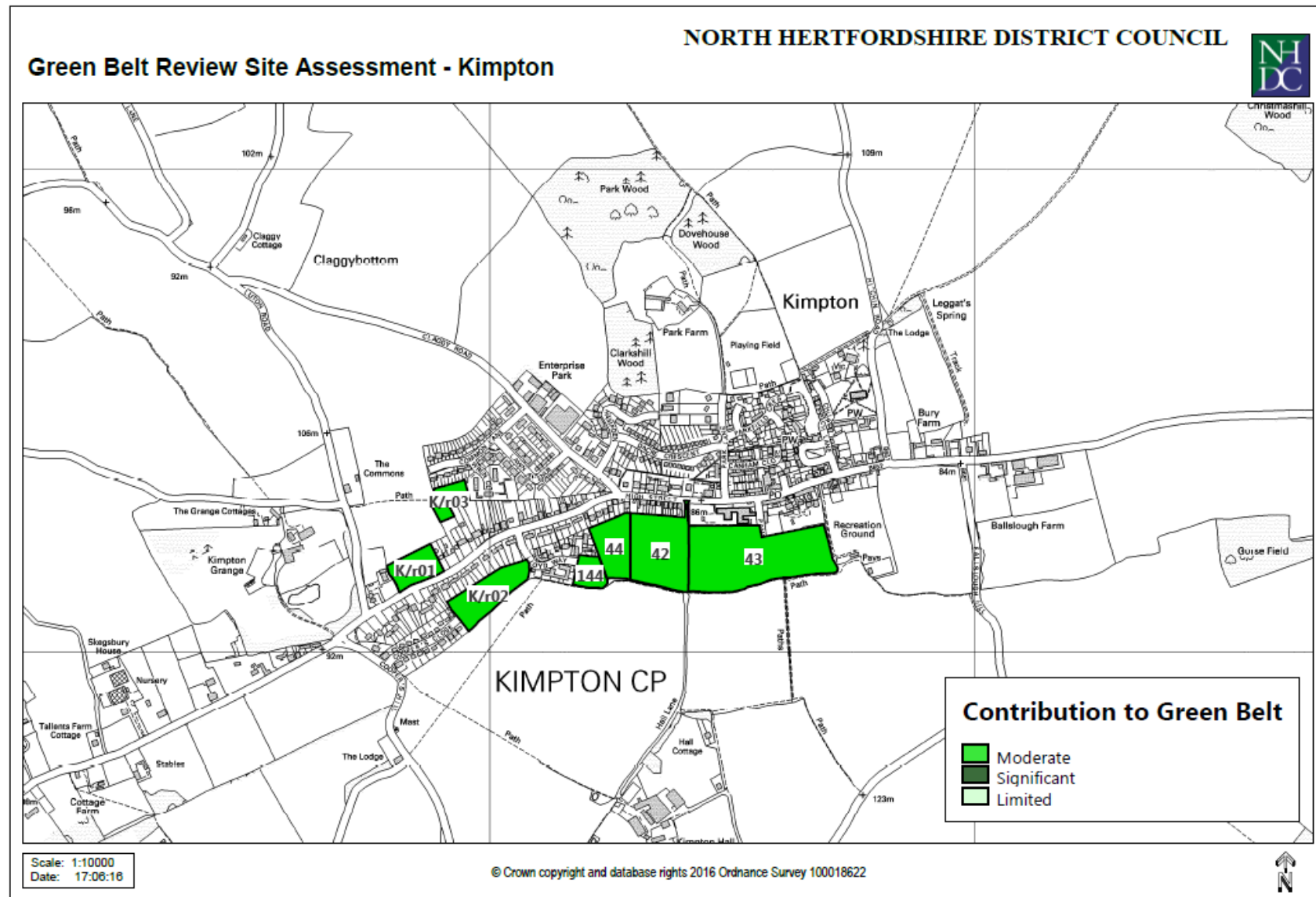
East of Luton and Breachwood Green



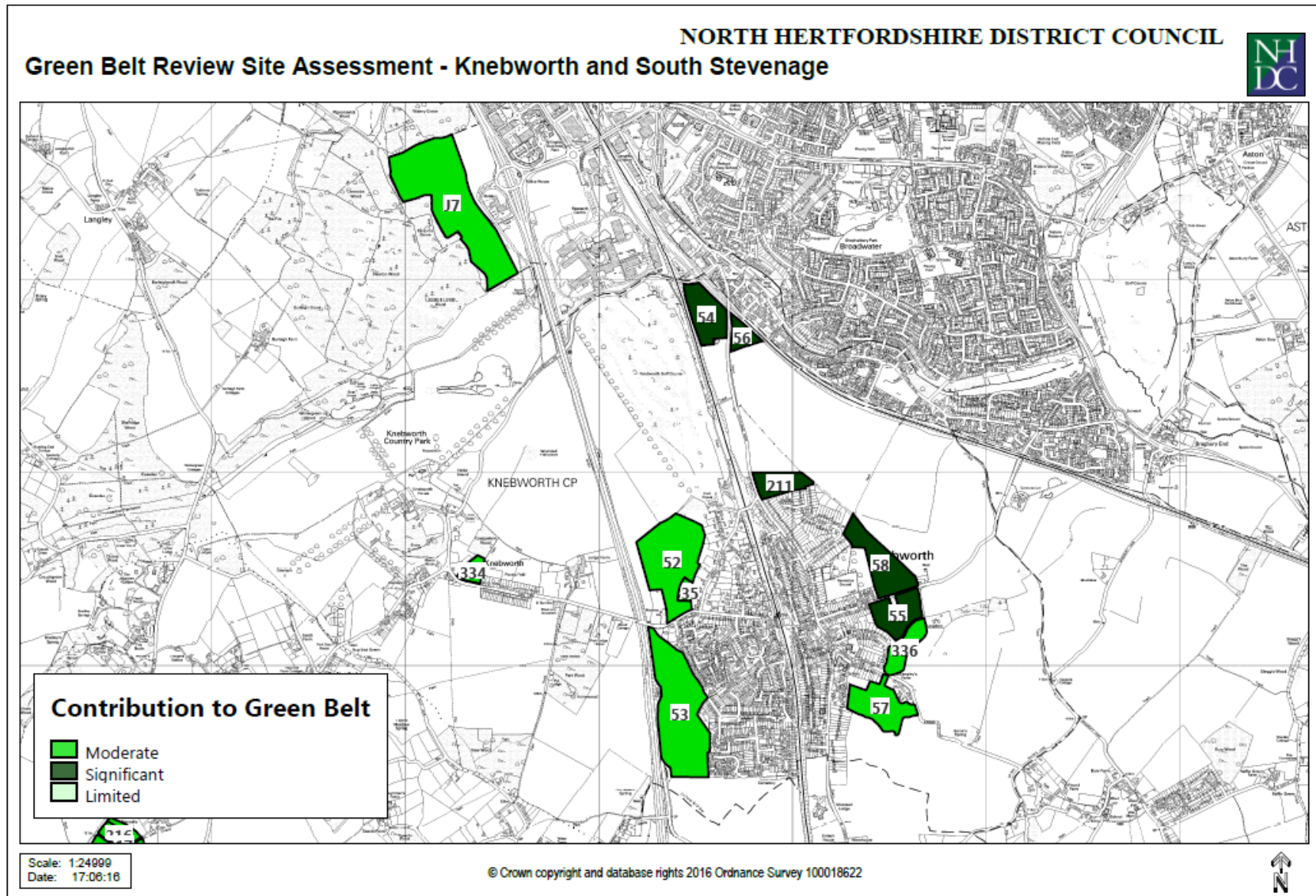
Graveley and North Stevenage



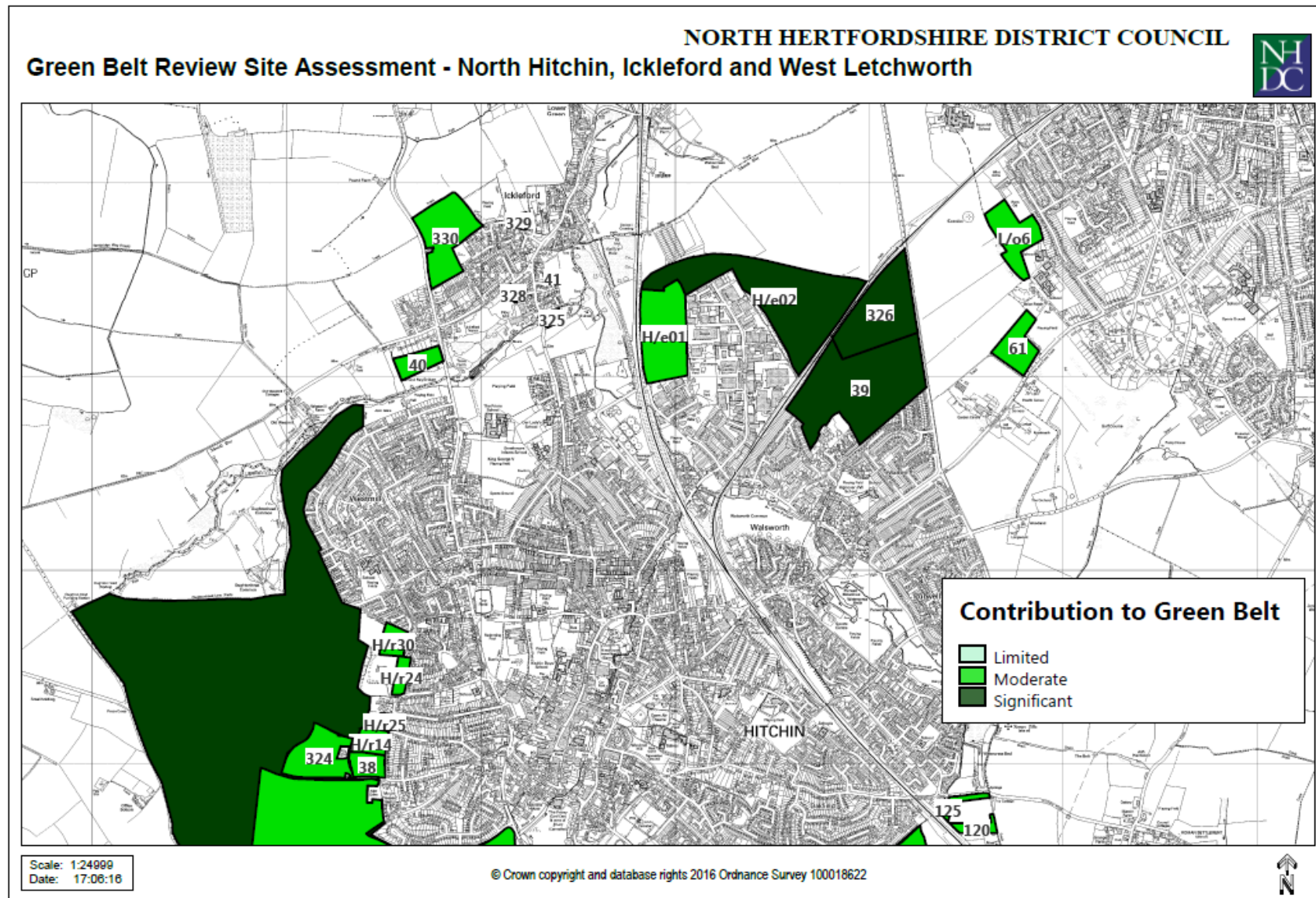
Kimpton



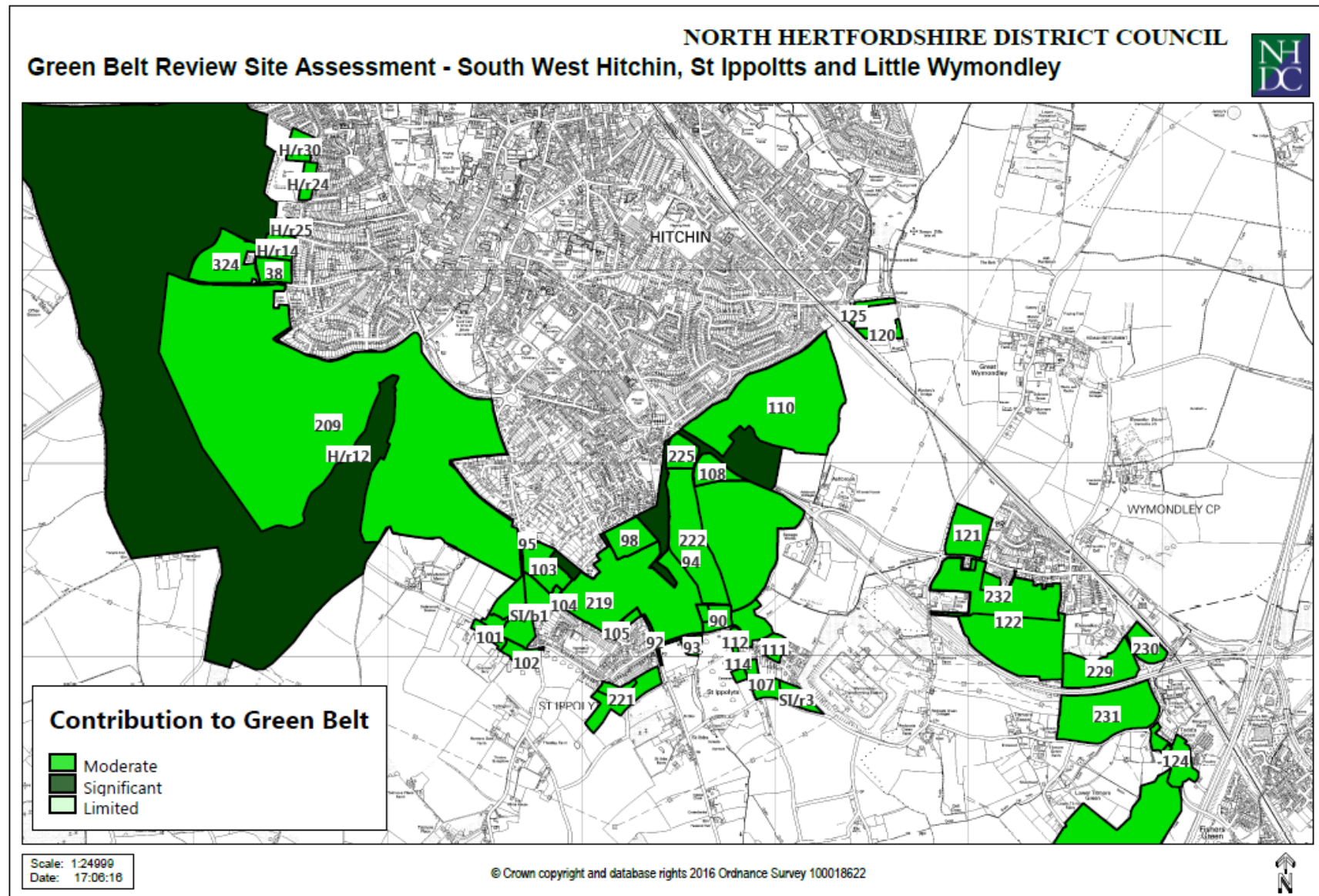
Knebworth and South Stevenage



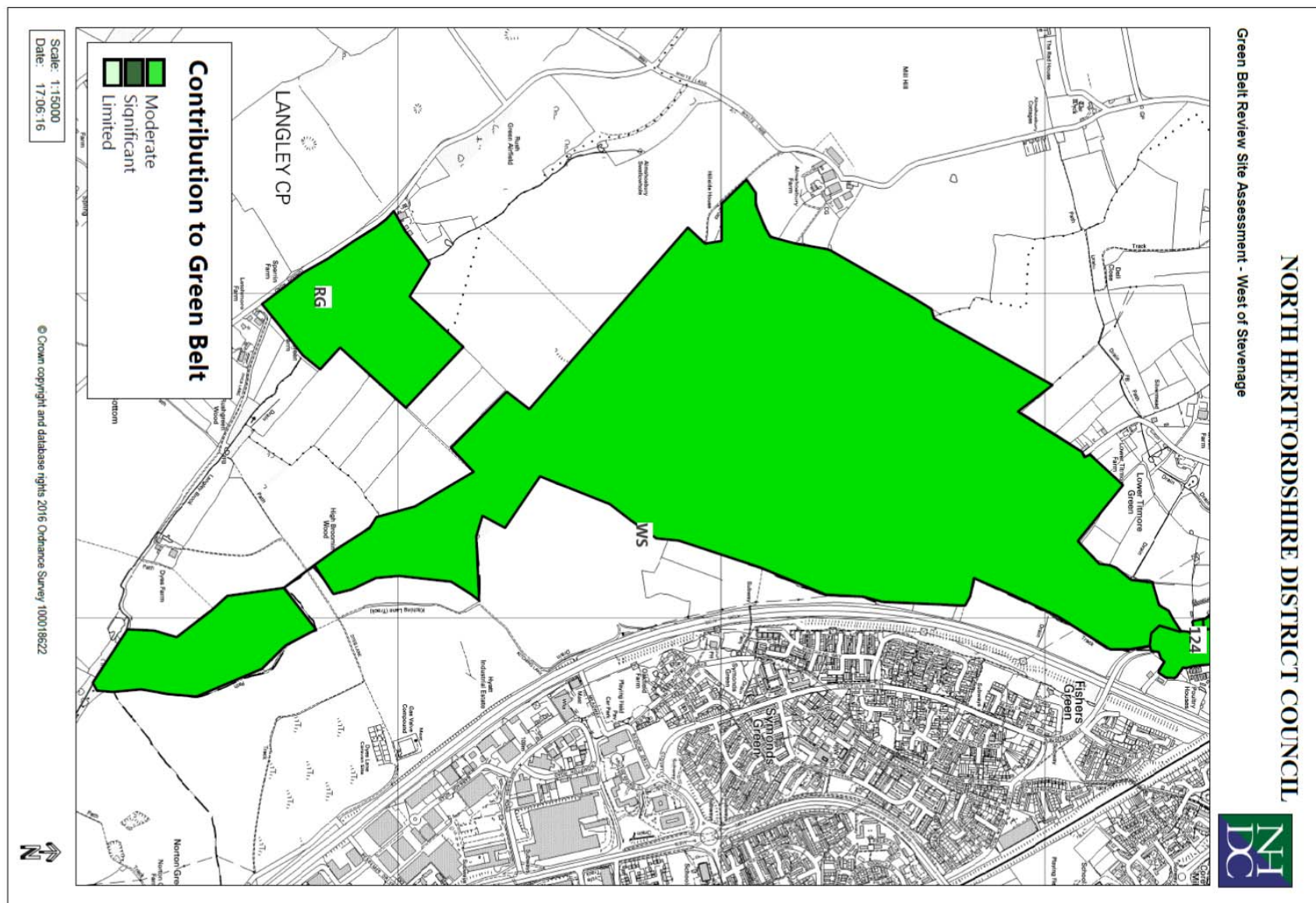
North Hitchin, Ickleford and West Letchworth



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

1. 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.
2. 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

3. 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.”*
4. 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

5. 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

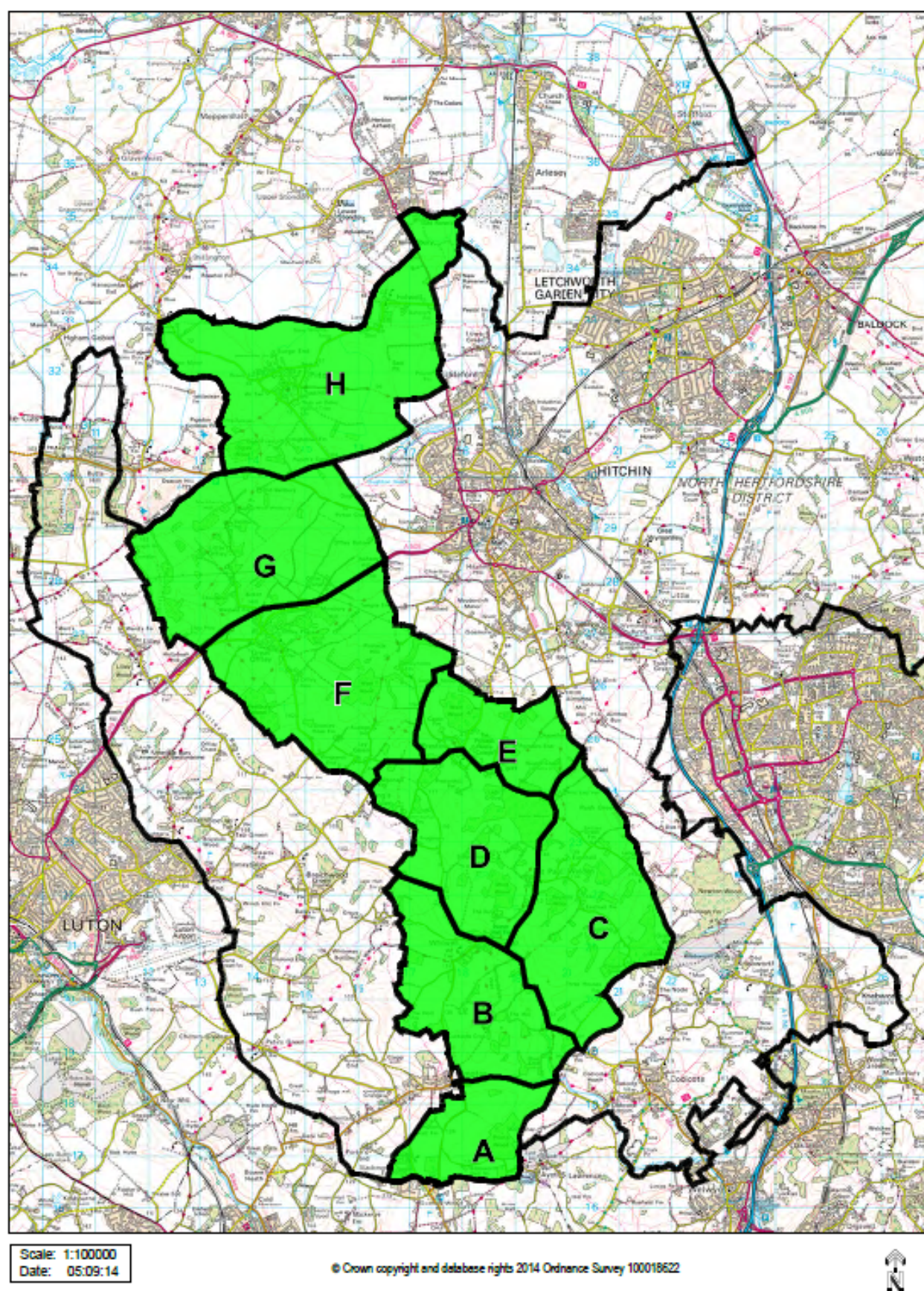
Stage	Explanation
Countryside beyond the Green Belt	Consider land parcels outside the Green Belt, as to their potential contribution to Green Belt purposes.
Desktop study to identify scope of review of non-Green Belt land	Define parcels of land within non-Green Belt land based on topography; physical 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.

6. 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 direct 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.
7. 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.
8. 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.
9. 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.
10. 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

11. 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

4. 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

13. 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.

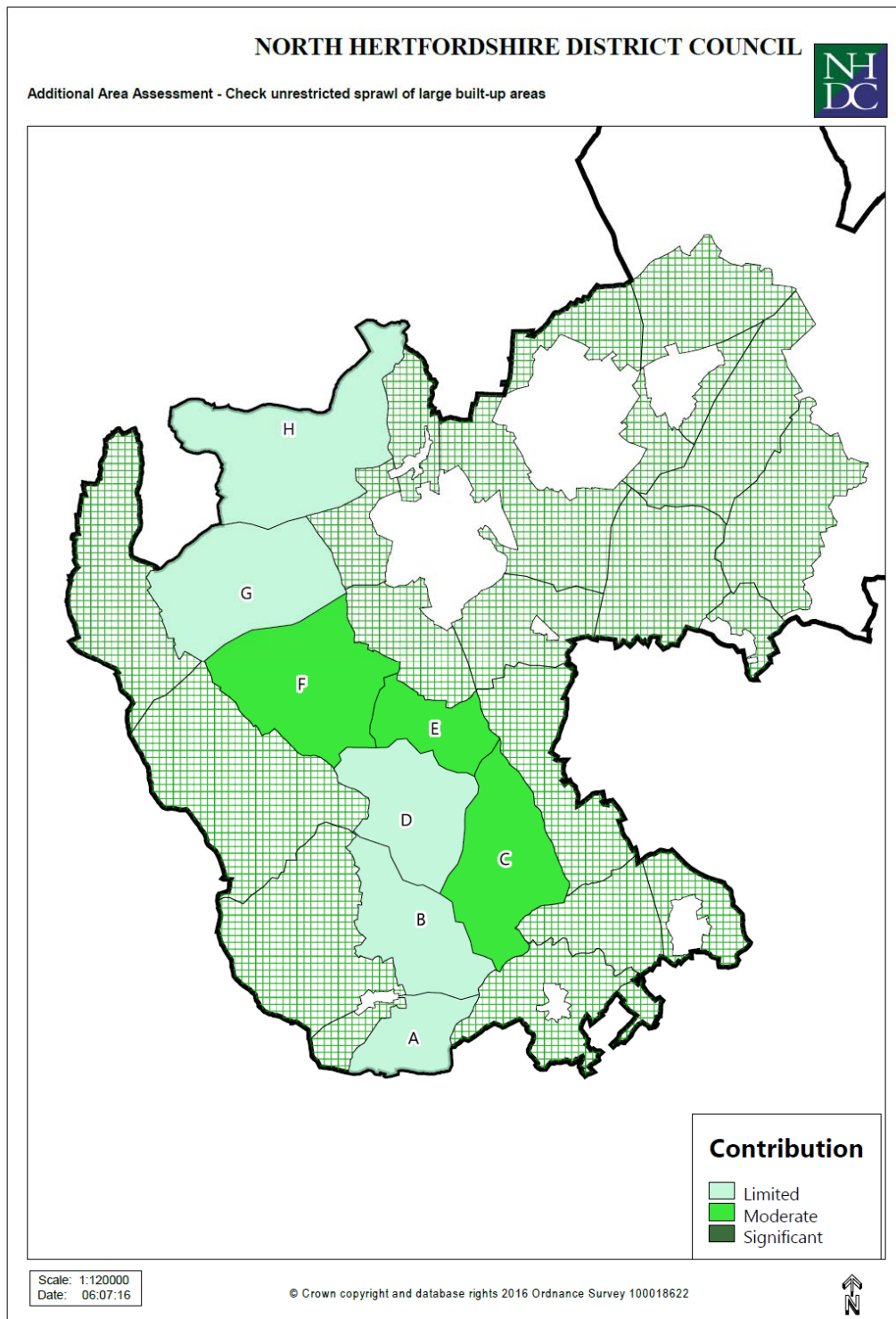
Parcel	Check unrestricted sprawl of large built-up areas	Prevent merger of neighbouring towns	Safeguard countryside from encroachment	Preserve setting and special character of historic towns	Overall evaluation and contribution to Green Belt purposes
					Would make a moderate overall contribution to 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

14. 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.

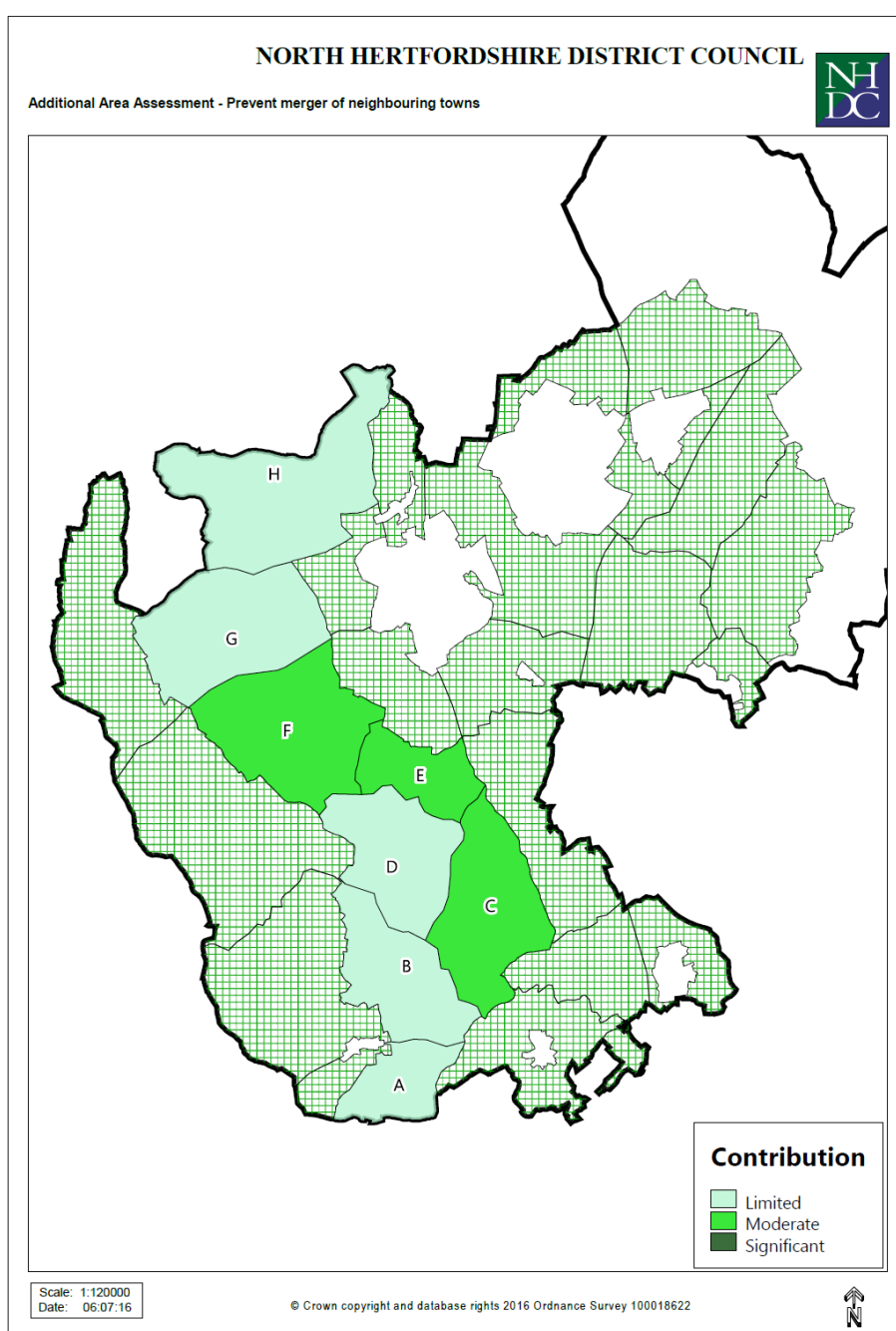
Figure 6.3: Checking the unrestricted sprawl of large built-up areas



6.6 Preventing neighbouring towns merging into one another

15. Half of the 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.
16. Areas C, D, E and F are the exceptions, 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.

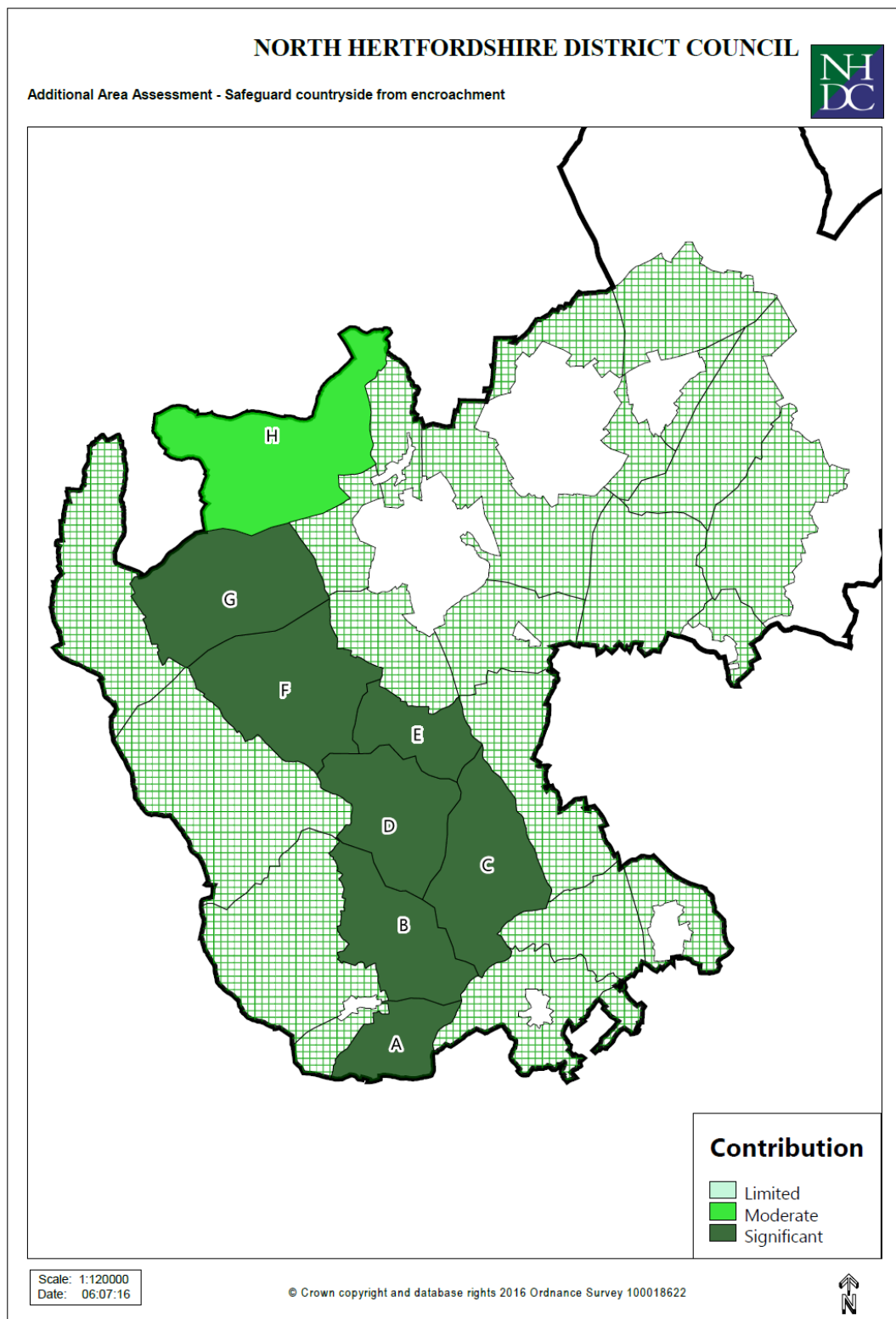
Figure 6.4: Preventing neighbouring towns merging into one another



6.7 Assisting in safeguarding the countryside from encroachment

17. 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. All 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.

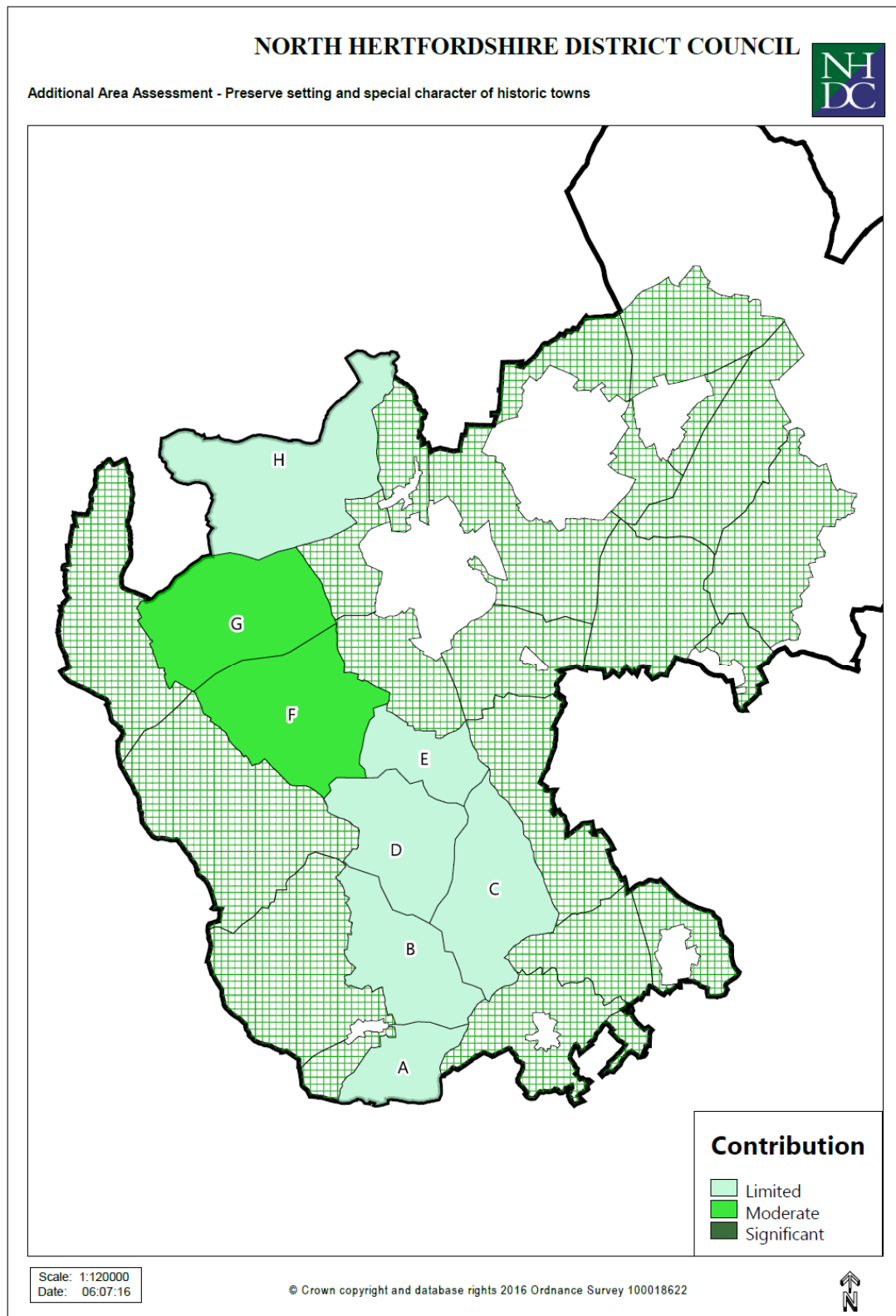
Figure 6.5: Assisting in Safeguarding the Countryside from Encroachment



6.8 Preserving the setting and special character of historic towns

18. All parcels have a limited influence on the setting of historic towns as the area is mainly villages with some scattered hamlets. No historic towns exist in any of the potential areas A – H therefore the impact on this purpose of Green Belt is not significant.

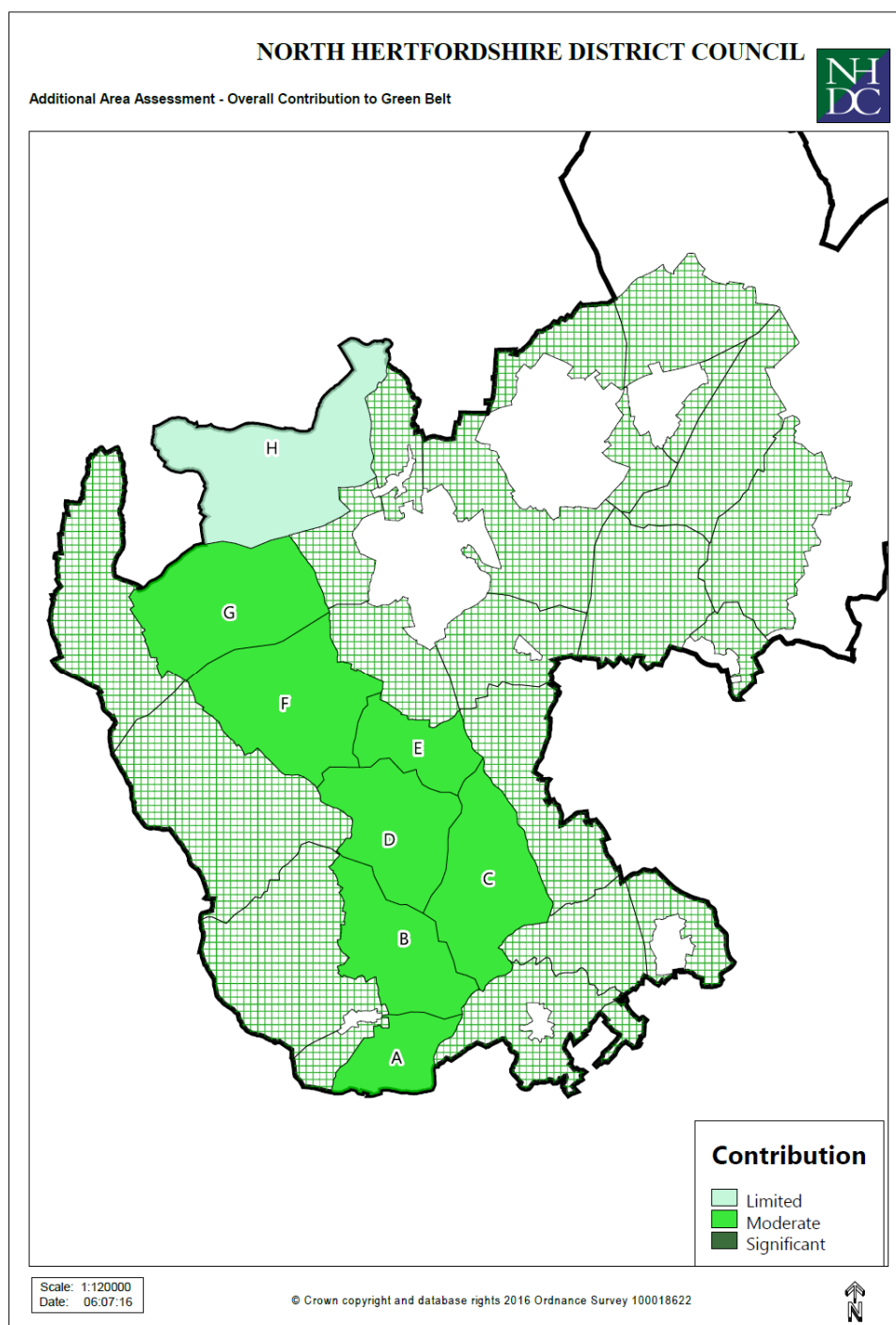
Figure 6.6: Contribution to preserving the setting and special character of historic towns



6.9 Overall contribution to Green Belt purposes

19. 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

20. Having regard to the results of the assessment of potential areas of new Green Belt, and the guidance of paragraph 85 of the NPPF, it is proposed to add parcels A, B, C, D, E and F to the Green Belt. Parcels G and H would not be added to the Green Belt. All of parcel G and a large part of parcel H are 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 have been 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.
21. 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.
22. 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.
23. 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.
24. 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.
25. 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. 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

26. 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

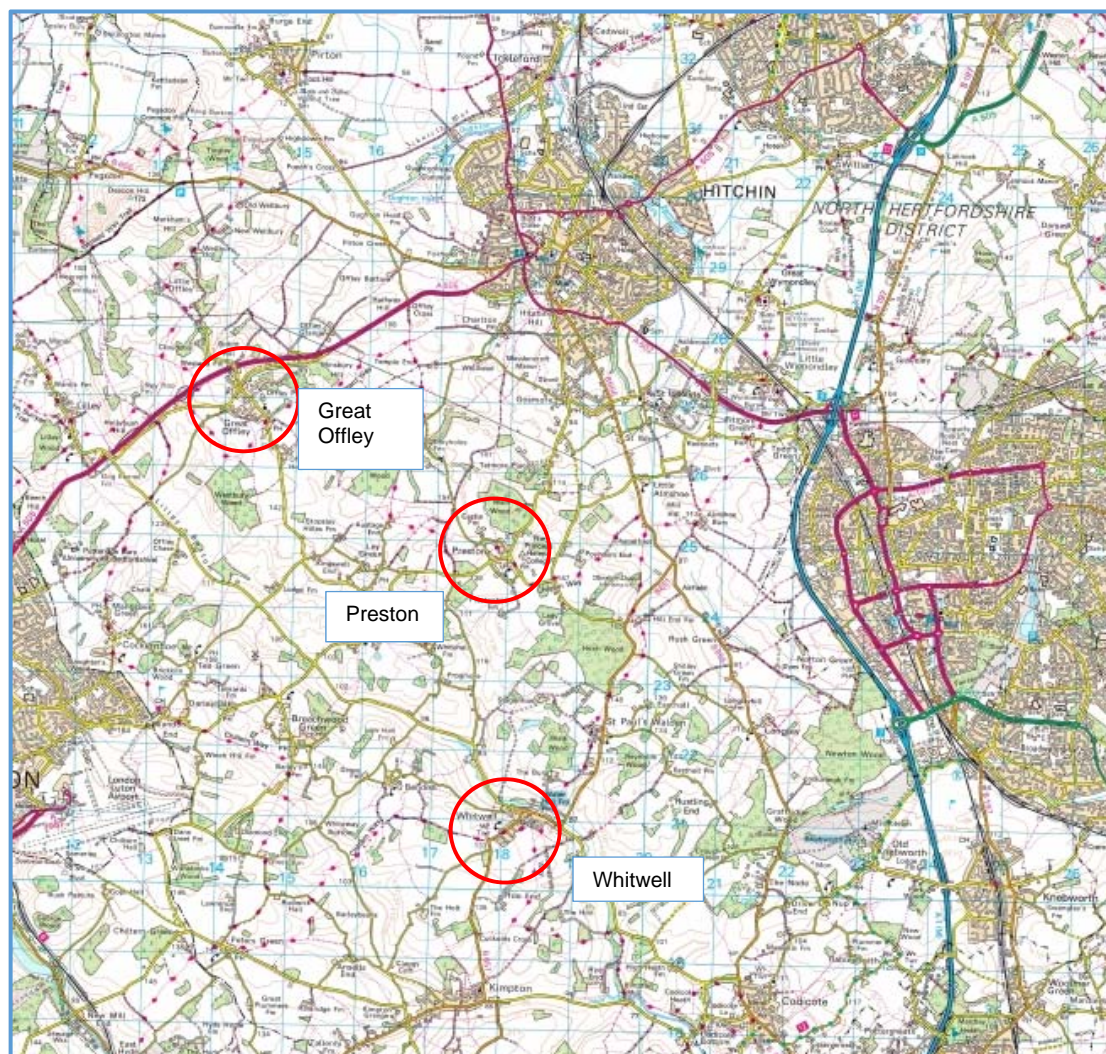


Table 6.7 Summary Assessment

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	<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>
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	<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>

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	<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>

6.13.1 Whitwell

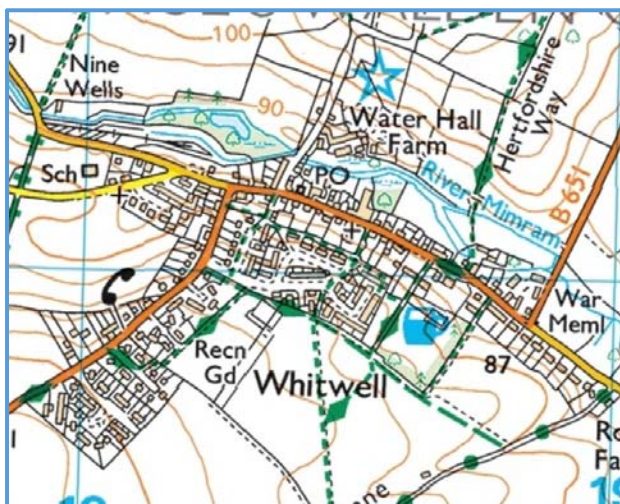


Table 6.8: Whitwell - Analysis of Character

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

identity/unity/cohesion, key focal points, Conservation Area(s).	original street village. There has been significant post-war infill and extensions to the south creating a sense of suburban character.
Density and layout of buildings – degree of spaciousness/enclosure, opportunities for infill within existing village boundary.	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.
Presence and character of open space – location and relationship with settlement.	Playing pitches to the south.
Interface with the surrounding landscape – settlement depth, rear garden character, glimpsed/panoramic views to the wider landscape, connectivity with landscape context.	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.

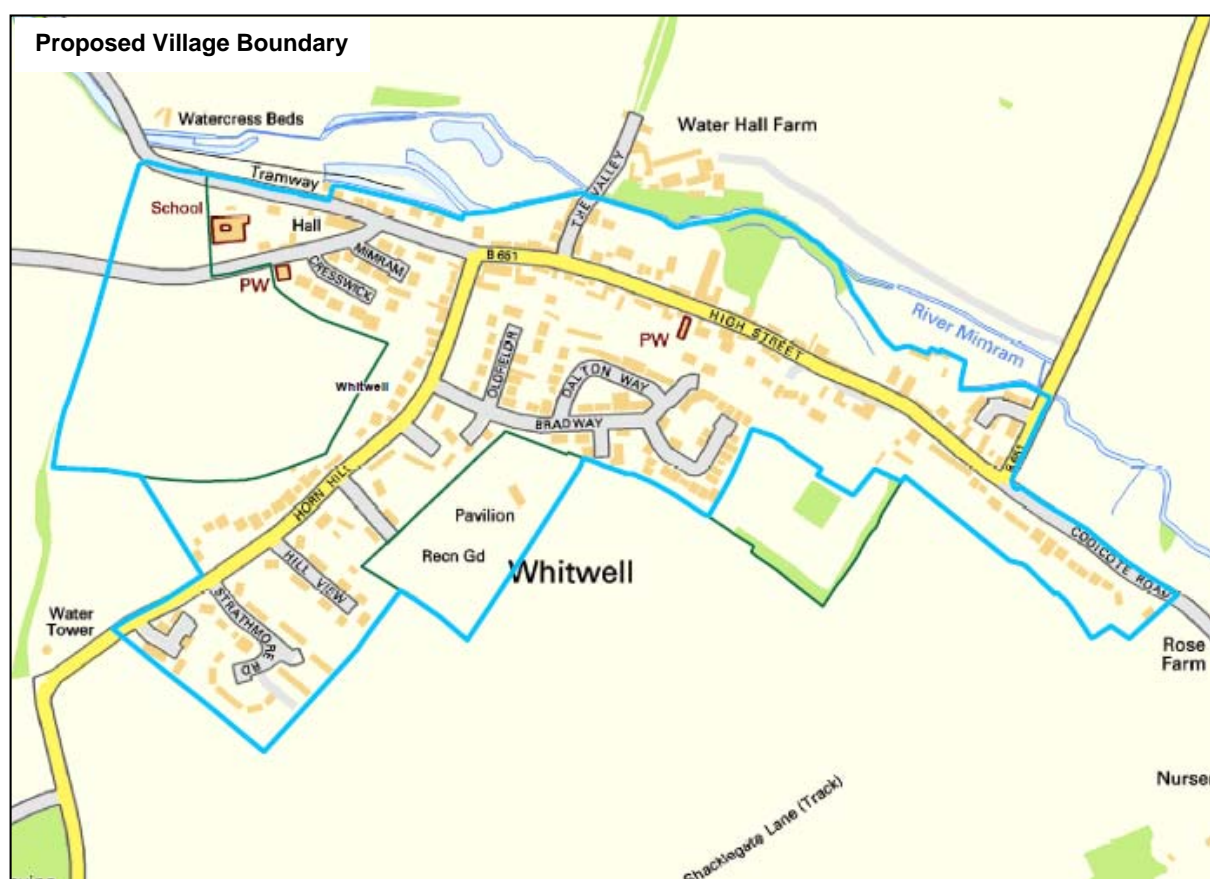




Table 6.9: Whitwell - Analysis of Contribution to Green Belt Purposes

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

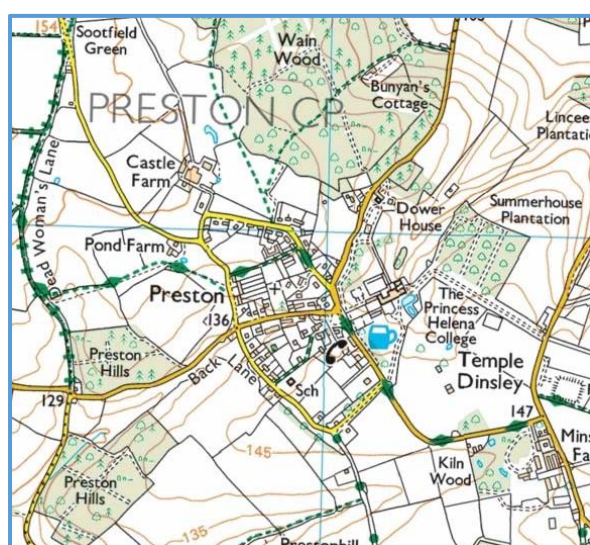


Table 6.10: Preston - Analysis of Character

Criteria	Assessment
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 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.
Density and layout of buildings – degree of spaciousness/enclosure, opportunities for infill within existing village boundary.	Despite infill, a general sense of spaciousness is retained (reflecting the large detached character of many properties), the particularly to the east.
Presence and character of open space – location and relationship with settlement.	Recreation ground to the north.
Interface with the surrounding landscape – settlement depth, rear garden character, glimpsed/panoramic	Notwithstanding expansion, the village retains a largely rural character with a reasonably strong connection with the wider countryside, particularly in relation to the

views to the wider landscape, connectivity with landscape context.

Conservation Area where development density is low and irregular with glimpsed and more extensive views.

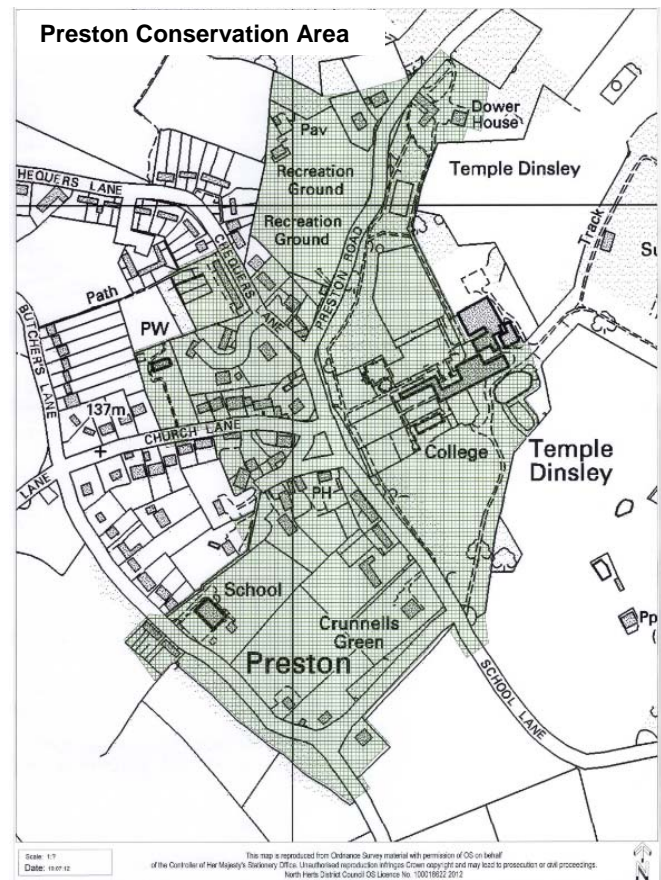


Table 6.11: Preston- Analysis of Contribution to Green Belt Purposes

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

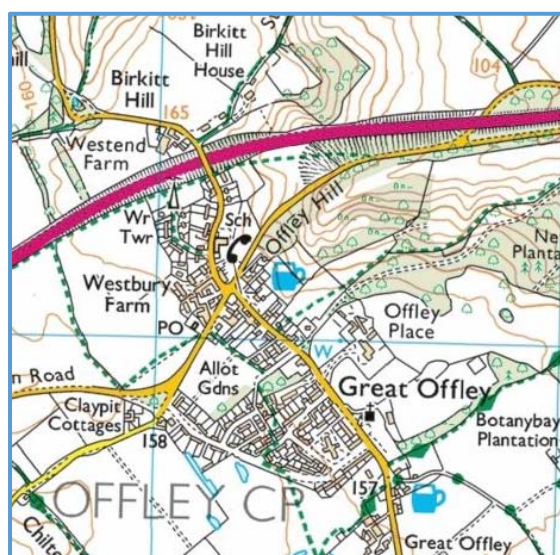


Table 6.12: Great Offley - Analysis of Character

Criteria	Assessment
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 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.
Density and layout of buildings – degree of spaciousness/enclosure, opportunities for infill within existing village boundary.	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>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>

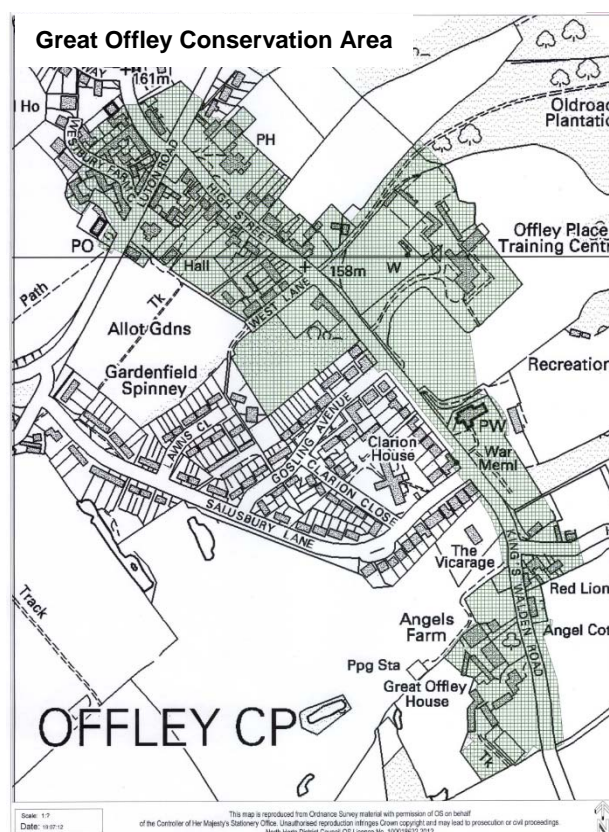
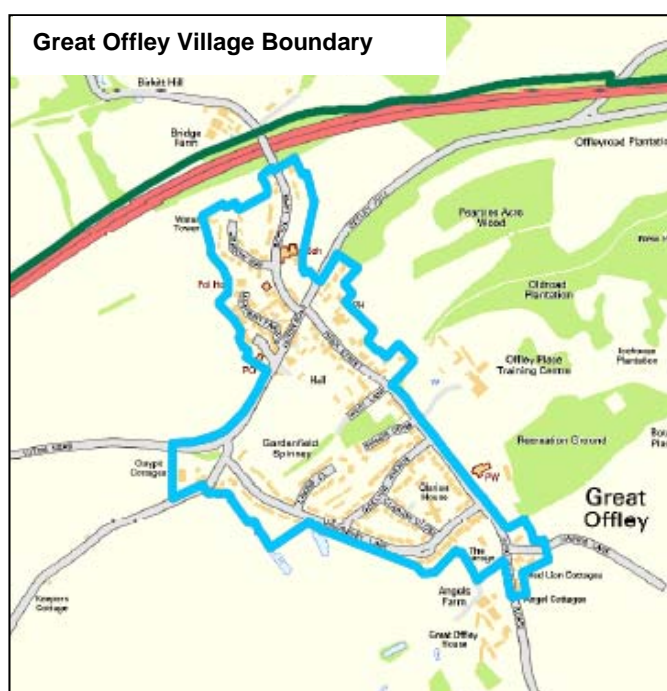


Table 6.13: Great Offley - Analysis of Contribution to Green Belt Purposes

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>