

Matter 11, Appendix 6: Review of the Green Belt around Stevenage Part 2



Table 3.1 Indicative Development Capacity of Parcels Recommended for Release

Parcel	Gross Area	Indicative Development Capacity @ 35dph and 60% of gross parcel area	Local Plan Allocation or Safeguarded Land	Jurisdiction
E7(i)	23ha	490 dwellings	Local Plan	SBC
E7(ii)	14ha	294 dwellings	Local Plan	SBC
E4(i)	37ha	770 dwellings	Local Plan	EHDC
E4(ii)	19ha	400 dwellings	Safeguarded	EHDC
E5(i)	17ha	350 dwellings	Safeguarded	EHDC
E5(ii)	23ha	470 dwellings	Local Plan	EHDC
E2	128ha	2,895 dwellings	Safeguarded	NHDC
N9(i)	180ha	3,780 dwellings	Safeguarded	NHDC
N9(iii)	12ha	245 dwellings	Local Plan	NHDC
N4(ii)	40ha	840 dwellings	Safeguarded	SBC
N4(iii)	42ha	875 dwellings	Local Plan	SBC
N4(iv)	32ha	665 dwellings	Local Plan	NHDC
N4(v)	27ha	560 dwellings	Safeguarded	NHDC
W4(ii)	63ha	1,350 dwellings	Safeguarded	NHDC
W5(ii)	55ha	1,150 dwellings	Local Plan	NHDC
TOTAL	238ha	4,959 dwellings	Local Plan	
TOTAL	474ha	10,175 dwellings	Safeguarded	
N8(i)	5ha	Employment	Local Plan	SBC
N5(ii)	3.5ha	Employment	Local Plan	SBC
W2(i)	7.5ha	Employment	Local Plan	SBC
W7(iii)	20ha	Employment	Local Plan	NHDC

Areas of land which could be added to the Green Belt to strengthen its current purpose and respond to proposed removals could focus on three areas (Figure 3.3):

1. **AREA A:** A small area of land surrounding the hamlet of Norton Green which would address an anomaly relating to previous removal of the Green Belt.
2. **AREA B:** Land to the west of the B656 in North Hertfordshire District. This is proposed in the NHDC Local Plan Preferred Options and would address the issue of an overly narrow Green Belt to the west of Stevenage should the Green Belt be rolled back to accommodate growth.
3. **AREA C:** Land to the north west of Walkern within East Hertfordshire District between the current easterly boundary and the B1037 to the east and A507 to the north. This would address removal of Green Belt designation to the north east of Stevenage in the long term to create a suitably wide Green Belt in this location.

Figure 3.3 Areas of land which could be added to the Green Belt to complement release

