

Appendix 1 – Site survey pro-forma with guidance notes

Green Belt Review site / parcel reference:	
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Site address

<<Map and photo>>

Site Description

Visual Openness	
Physical Openness	
Quality of the Boundaries	

Note: Site Description to include an assessment of openness and boundary quality based on the following criteria

Visual Openness	High	Elevated site with clear long-distance views over the surrounding landscape.
	Mixed	Partially enclosed (e.g. by landform, vegetation or built form) but there are views in/out.
	Low	Flat, surrounded by trees and vegetation.
Physical Openness	High	No built form or very limited urbanising influences.
	Mixed	Some built form, but it is not a defining feature.
	Low	Existing development and urban influences are a prominent, defining element.
Quality of Boundaries	Strong	Prominent physical features (roads, railways, buildings/urban edge)
	Moderate	Less physical features (paths/tracks, watercourses, woodlands, hedgerows)
	Weak	No definable boundary on the ground (environmental designation, overhead power lines)

Contribution to Green Belt Purposes

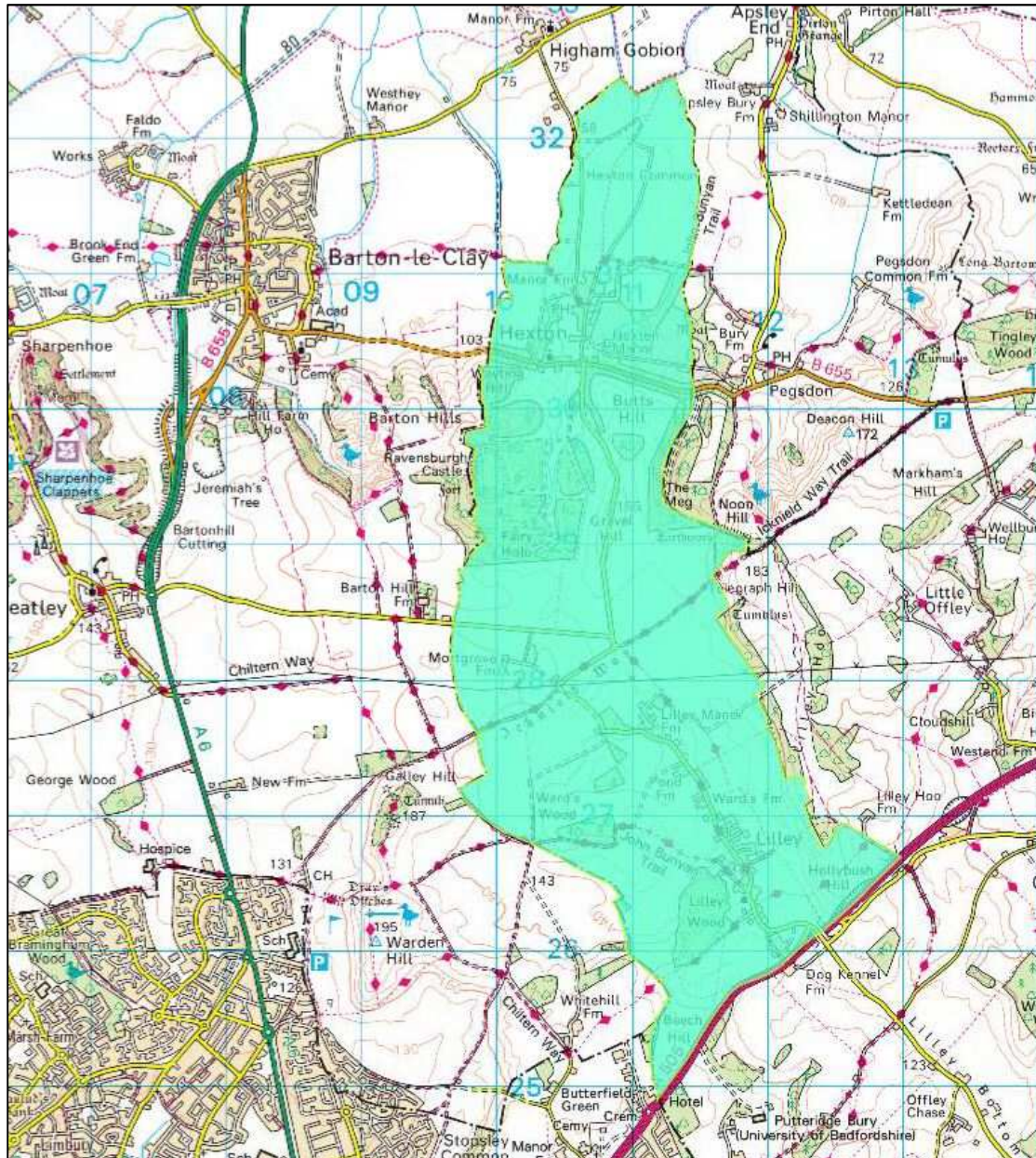
Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To check the unrestricted sprawl of large built-up areas	...preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?	Grading of: Significant Contribution / Contribution / Limited or No Contribution, with accompanying narrative
To prevent neighbouring towns merging into one another	...preventing the merger of settlements which might occur through a reduction in the distance between them?	Grading of: Significant Contribution / Contribution / Limited or No Contribution, with accompanying narrative
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	Grading of: Significant Contribution / Contribution / Limited or No Contribution, with accompanying narrative
To preserve the setting and special character of historic towns	...the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?	Grading of: Significant Contribution / Contribution / Limited or No Contribution, with accompanying narrative
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	Grading of: Significant Contribution / Contribution / Limited or No Contribution, with accompanying narrative including on degree of openness (physical and visual) and boundary quality.
Permanence of the Green Belt (NPPF paragraphs 83 & 85)	...the quality of the proposed boundary, including opportunities for the re-definition or 'tidying-up' of the wider Green Belt boundary.	Narrative on boundary matters in light of the proposed development.

Appendix 2 – Site assessment forms – Strategic Parcels

SITE SURVEY

Green Belt Review Site reference:

Parcel 1 - Lilley



Site Description

Visual Openness

Mixed – open countryside in the north but undulating topography and chalk scarp in the south limits long-range views into and out of strategic parcel from various vantage points

Physical Openness

Mixed / High – small linear villages (Hexton and Lilley) and scattered agricultural buildings and residential properties but generally undeveloped and open.

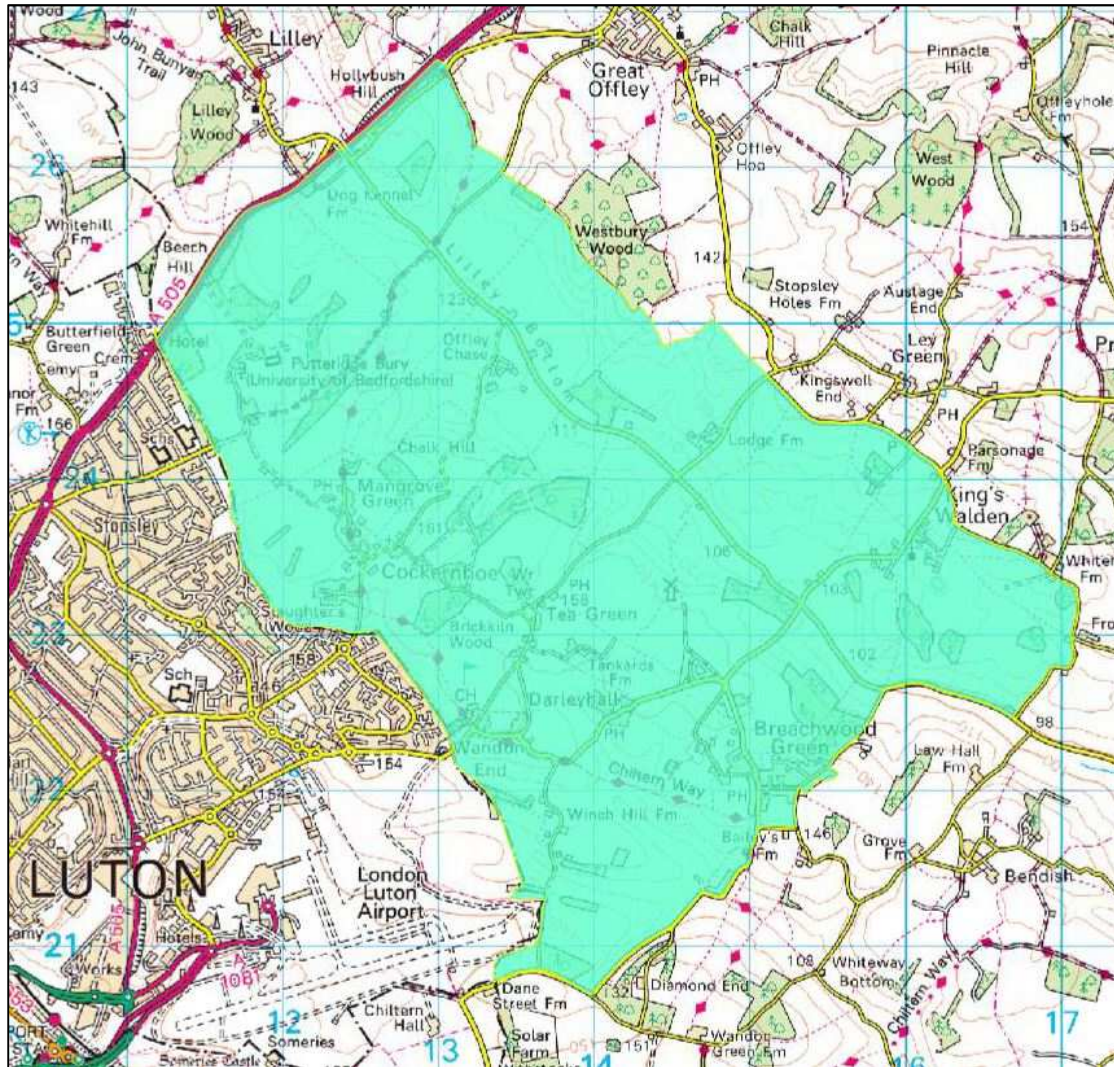
Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<p>Moderate Contribution</p> <p>Generally mixed levels of visual and physical openness due to topography and settlement. South-west corner abuts Luton boundary and prevents encroachment into the accessible countryside.</p>
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	<p>Moderate Contribution</p> <p>A mainly rural area to north east of Luton which is vulnerable to encroachment from Luton situated to the south west, although the A505 acts as a barrier to this. Overall makes contribution, reinforcing the wider arc of Green Belt to the north of Luton.</p>

SITE SURVEY

Green Belt Review Site reference:

Parcel 2 – Lilley Bottom



Site Description

Visual Openness

Mixed / High – open countryside but plateau landscape in west and Lilley valley in east, together with small blocks of woodlands, limits long-range views into and out of the strategic parcel from various vantage points to the north and east though wider vistas seen from key vantage points on valley sides. Views are more contained within the plateau to the west and within the valley.

Physical Openness

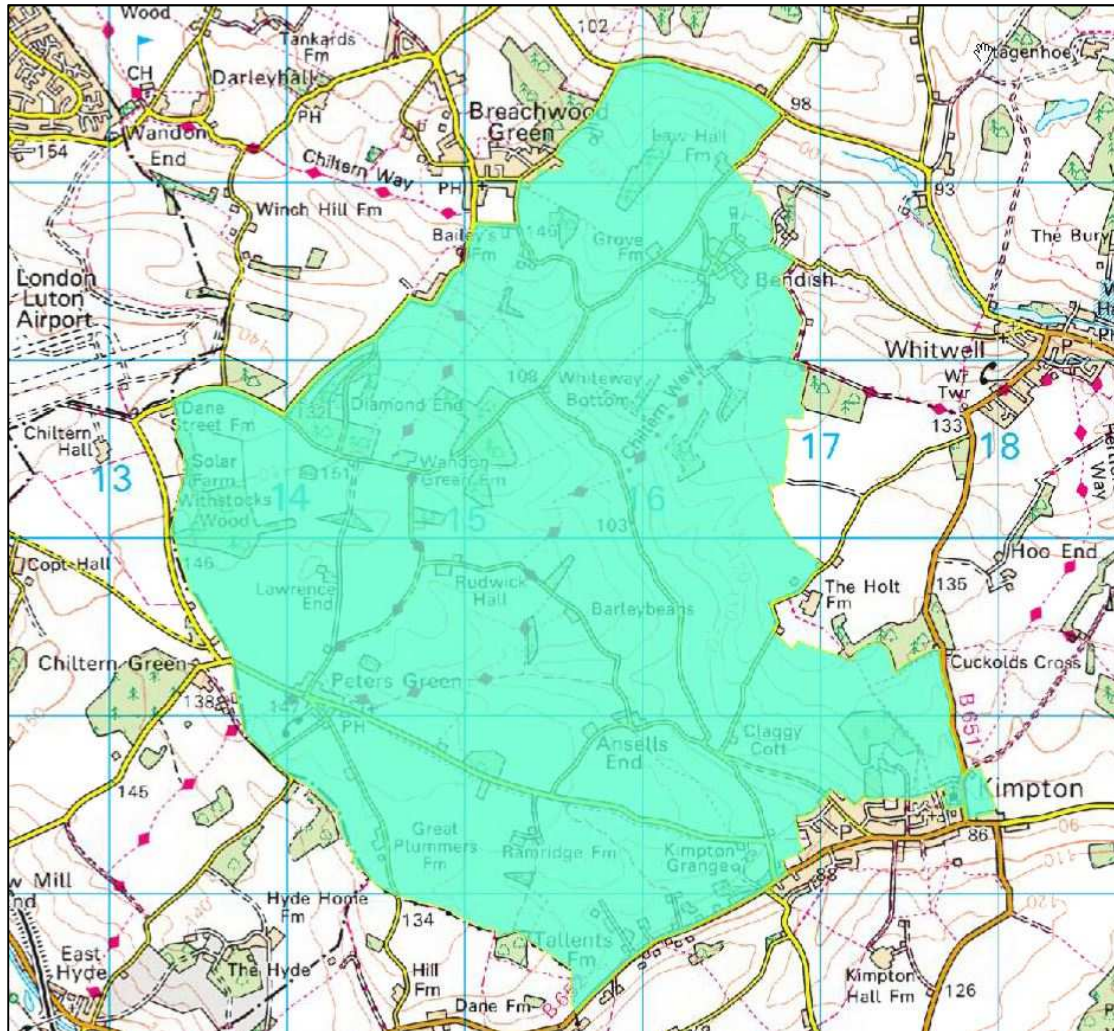
Mixed / High – small villages (Cockernhoe, Mangrove Green, Breachwood Green) within the plateau landscape and the eastern edge of Luton together with scattered agricultural buildings and residential properties but generally undeveloped and open.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<p>Significant Contribution</p> <p>Generally mixed levels of visual and physical openness due to topography and settlement. Eastern edge creates a clear boundary with the settlement edge of Luton and prevents encroachment into the accessible countryside.</p>
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	<p>Significant Contribution</p> <p>Plays an important role in restricting growth of Luton eastwards into Lilley Bottom valley and protecting the setting of the villages of Cockernhoe and Breachwood Green.</p>

SITE SURVEY

Green Belt Review Site reference:	Parcel 3 – Peters Green
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Site Description

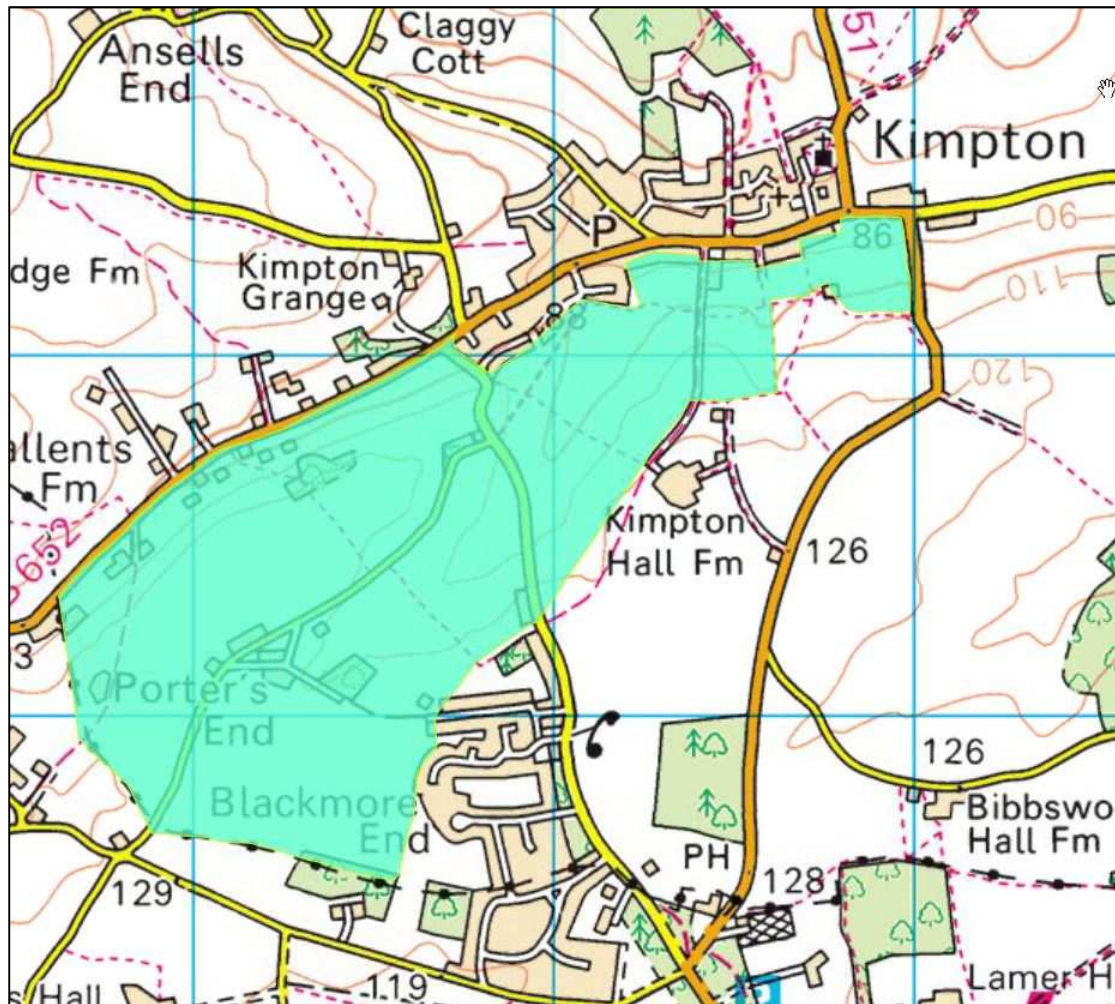
Visual Openness	Mixed – open countryside but topography (ridge, valley and plateau) limits long-range views into and out of the strategic parcel. Views are contained within the local landscape.
Physical Openness	High – Scattered agricultural buildings and residential properties but generally undeveloped and open.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<p>Moderate Contribution</p> <p>Generally mixed levels of visual openness due to topography. Although the parcel is not contiguous with any major settlements it is accessible and therefore prevents encroachment into the countryside. Helps to maintain the rural setting of Kimpton.</p>
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	<p>Moderate Contribution</p> <p>Much of parcel is relatively remote from main settlements, lying to the south-east of Luton, but is sensitive to encroachment.</p>

SITE SURVEY

Green Belt Review Site reference:	Parcel 4 – Porters End
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Site Description

Visual Openness	Mixed – open countryside but Kimpton Bottom valley restricts longer views into and out of the strategic parcel. Views are contained within the local landscape.
Physical Openness	Mixed – strategic parcel abuts Kimpton and Blackmore End villages with scattered agricultural buildings and residential properties but generally undeveloped and open.

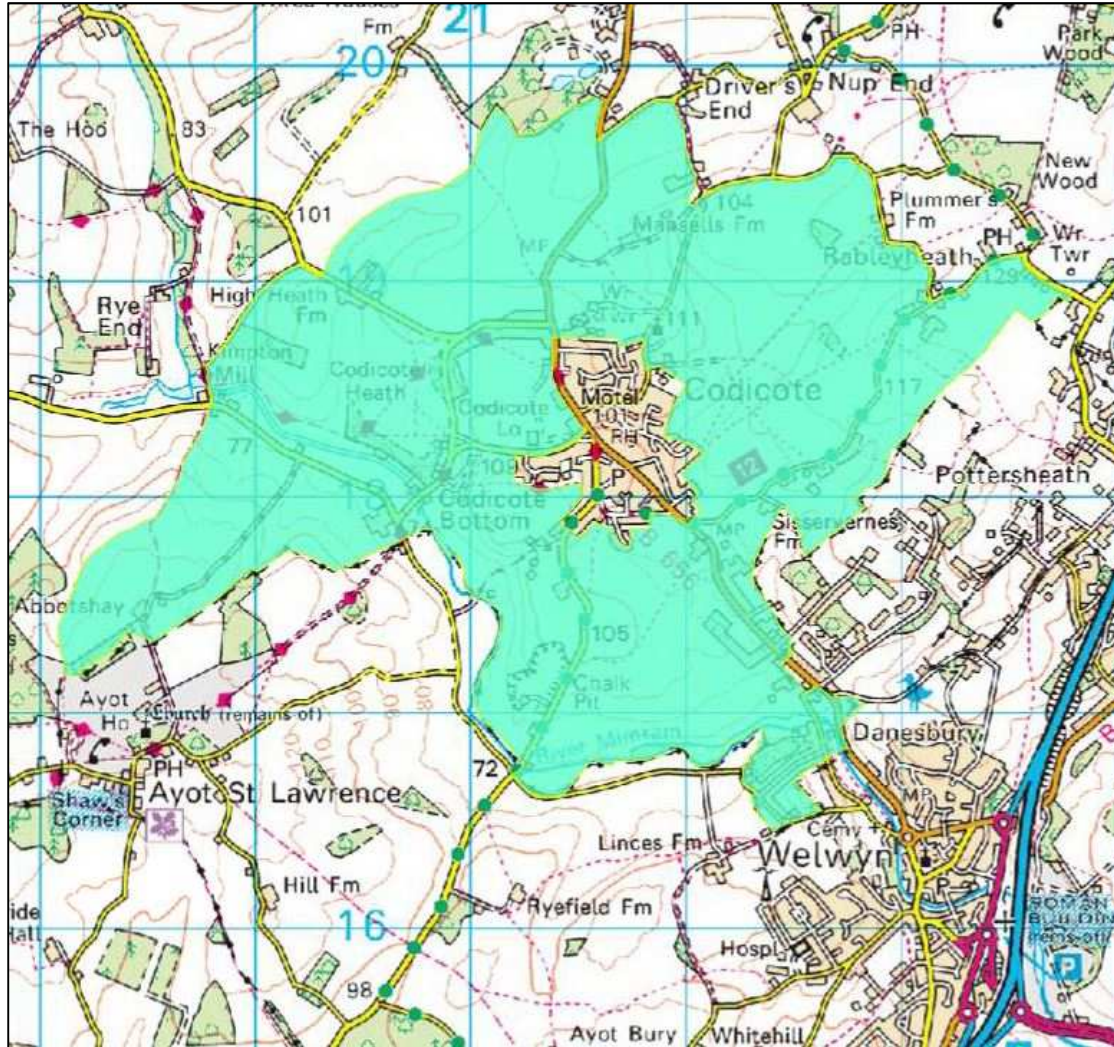
Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<p>Moderate Contribution</p> <p>Generally mixed levels of visual and physical openness due to topography. Although the parcel is not contiguous with any major settlements it is accessible and therefore prevents encroachment into the countryside. Helps to maintain the rural setting of Kimpton.</p>
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	<p>Moderate Contribution</p> <p>Much of parcel is relatively remote from main settlements but is sensitive to encroachment.</p>

SITE SURVEY

Green Belt Review Site reference:

Parcel 5 – Codicote



Site Description

Visual Openness

Mixed / High – gently rolling plateau landscape around the west, north and east of Codicote with the Mimram Valley in the south. Long-range views into and out of the strategic parcel from various vantage points are limited though more expansive views obtained from higher ground around parcel peripheries.

Physical Openness

Mixed – surrounds Codicote with generally limited urbanising features but residential ribbon development in the south-east where abuts Welwyn.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<p>Moderate Contribution</p> <p>Generally mixed levels of visual and physical openness due to topography and proximity to neighbouring development to southeast. Helps to retain the rural setting to Codicote.</p>
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	<p>Moderate Contribution</p> <p>Parcel is part of the wider countryside to the west of the A1(M) and makes a moderate contribution to Green Belt purposes.</p>

SITE SURVEY

Green Belt Review Site reference:	Parcel 6 - Pottersheath
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Site Description

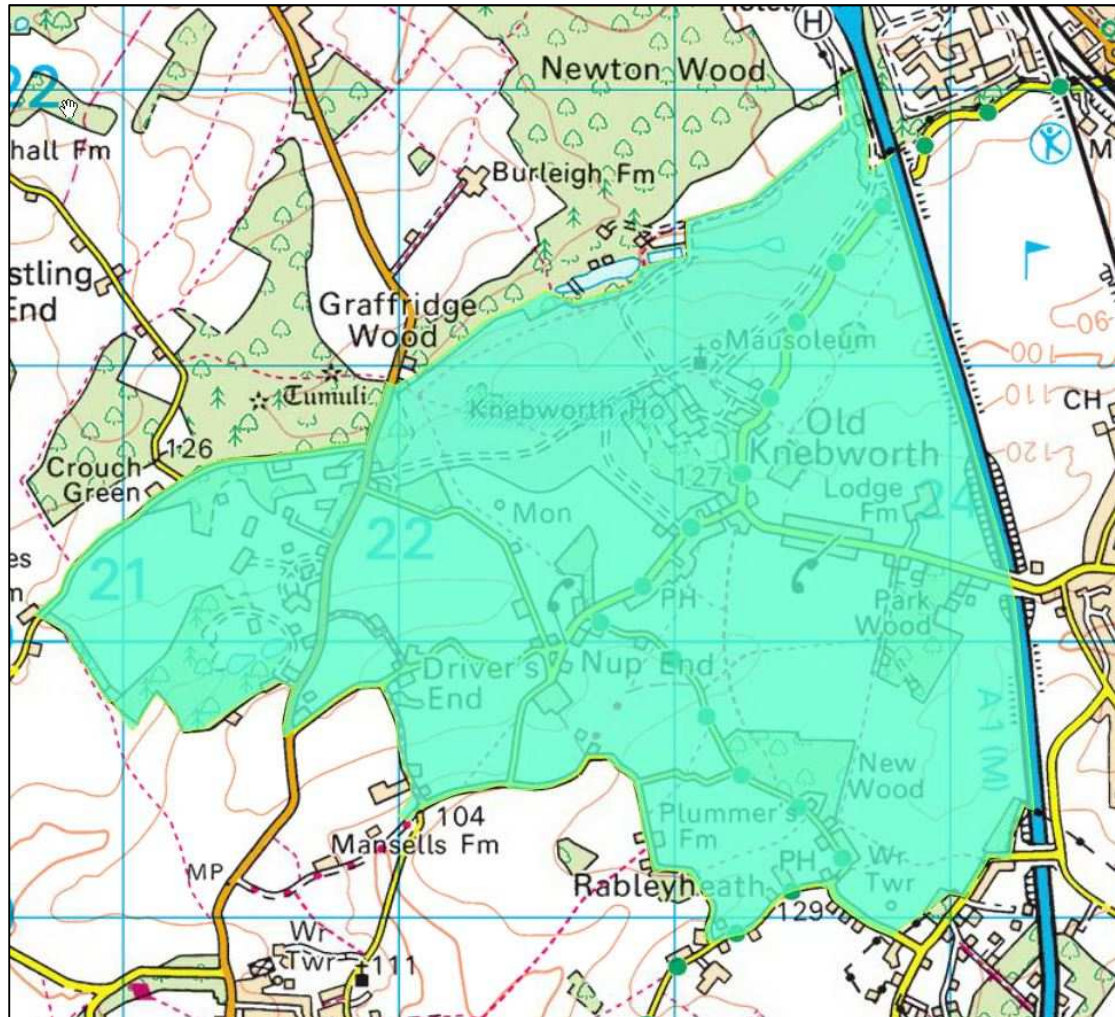
Visual Openness	Low – gently rolling upland plateau with extensive, dispersed residential development limits views in and out of parcel.
Physical Openness	Low – residential development and other urban influences both within and adjoining the parcel are prominent.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<p>Moderate Contribution</p> <p>Existing urban influences like extensive residential development limit visual and physical openness but Green Belt status prevents intensification and encroachment of Oaklands and Welwyn.</p>
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	<p>Significant Contribution</p> <p>Performs an important function separating the urban areas of Welwyn, Oaklands and Pottersheath.</p>

SITE SURVEY

Green Belt Review Site reference:	Parcel 7 – Old Knebworth
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Site Description

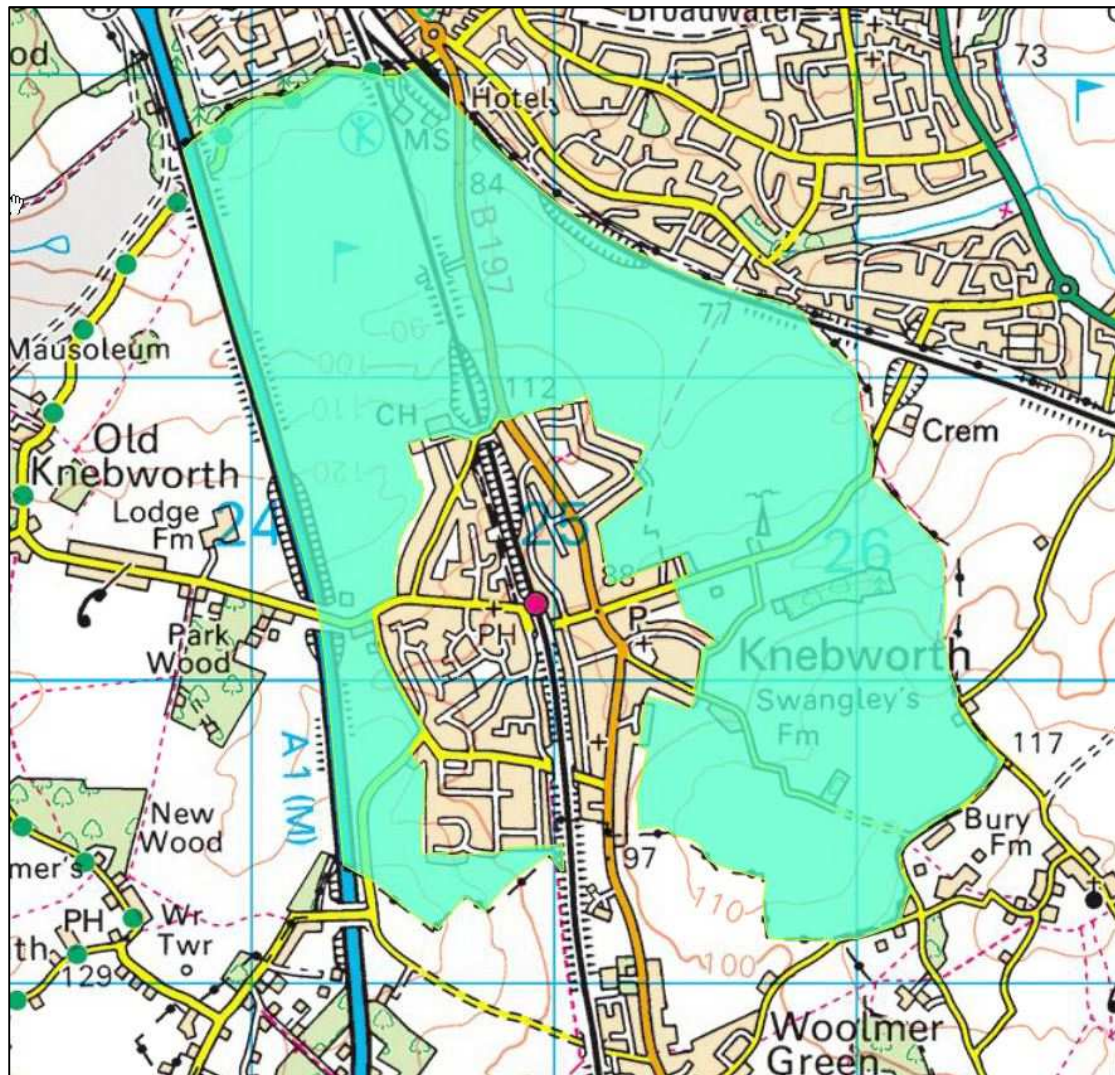
Visual Openness	Mixed – open countryside with small blocks of woodland and plateau topography limits long-range views into and out of the strategic parcel.
Physical Openness	Mixed – Old Knebworth and Knebworth House and parkland lie within the parcel otherwise generally scattered agricultural buildings and residential properties.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<p>Moderate Contribution</p> <p>Generally mixed levels of visual and physical openness due to topography and settlement type.</p>
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	<p>Moderate Contribution</p> <p>Part of the wider accessible countryside to the west of the A1(M) making a moderate contribution to Green Belt purposes.</p>

SITE SURVEY

Green Belt Review Site reference:	Parcel 8 – Knebworth
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Site Description

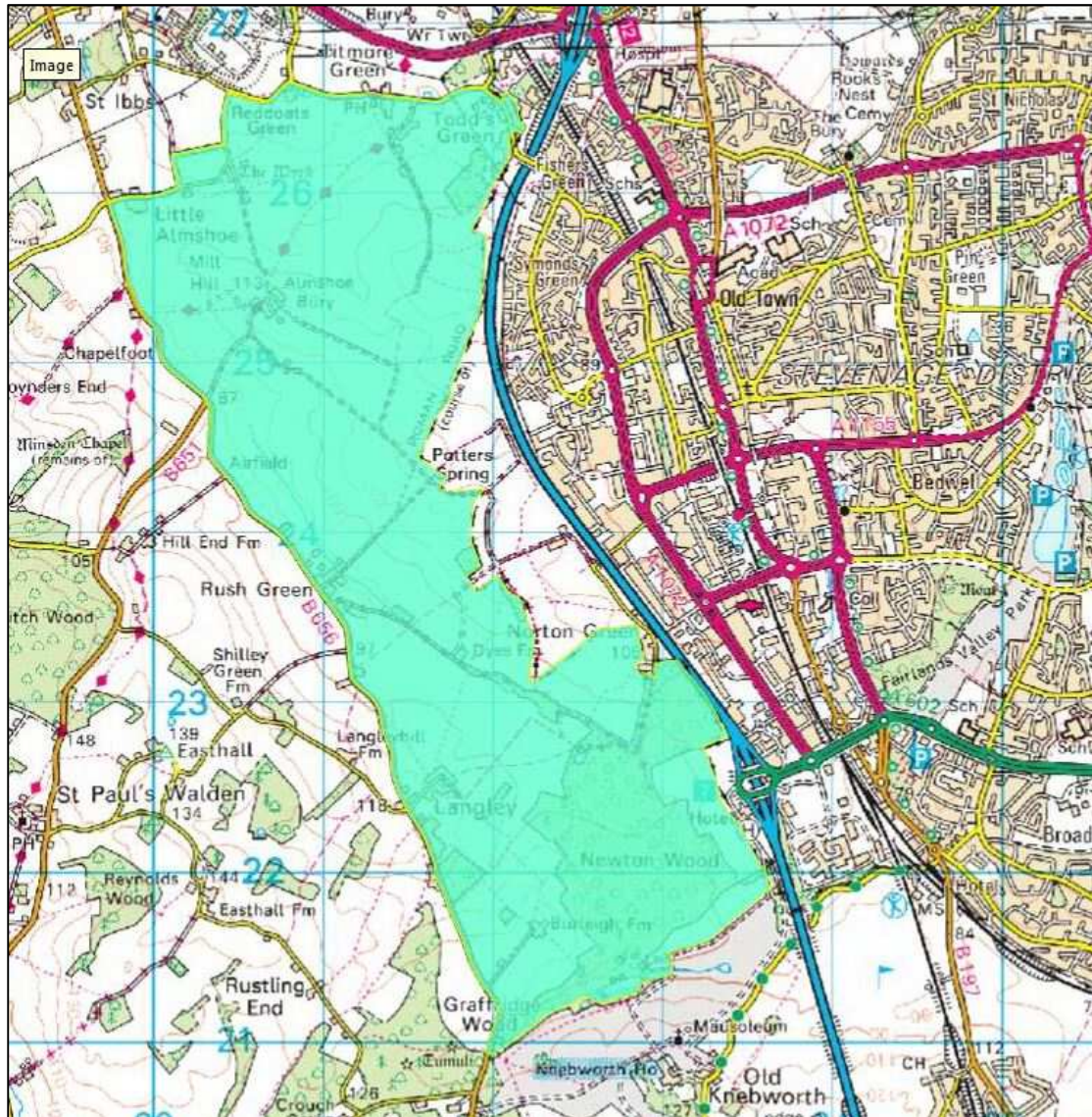
Visual Openness	Mixed – gently, undulating topography surrounding Knebworth. There are limited longer views into and out of the strategic parcel but generally contained within parcel.
Physical Openness	Mixed – parcel surrounds Knebworth and abuts the south west settlement edge of Stevenage and includes a number of other urban influences.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<p>Significant Contribution</p> <p>Generally mixed levels of visual and physical openness due to topography and proximity to neighbouring urban influences.</p>
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	<p>Significant Contribution</p> <p>Parcel is part of the green wedge between Stevenage and Welwyn Garden City and makes a significant contribution to Green Belt purposes.</p>

SITE SURVEY

Green Belt Review Site reference:	Parcel 9 – Langley
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Site Description

Visual Openness	Mixed – open countryside with gently undulating plateau landscape in east and Langley valley in west. Long-range views into and out of the strategic parcel from various vantage points to the west are limited. Views to east are contained by Stevenage.
Physical Openness	Mixed / High – scattered agricultural, and other buildings, and residential properties but generally undeveloped and open in the north with blocks of woodland in the south.

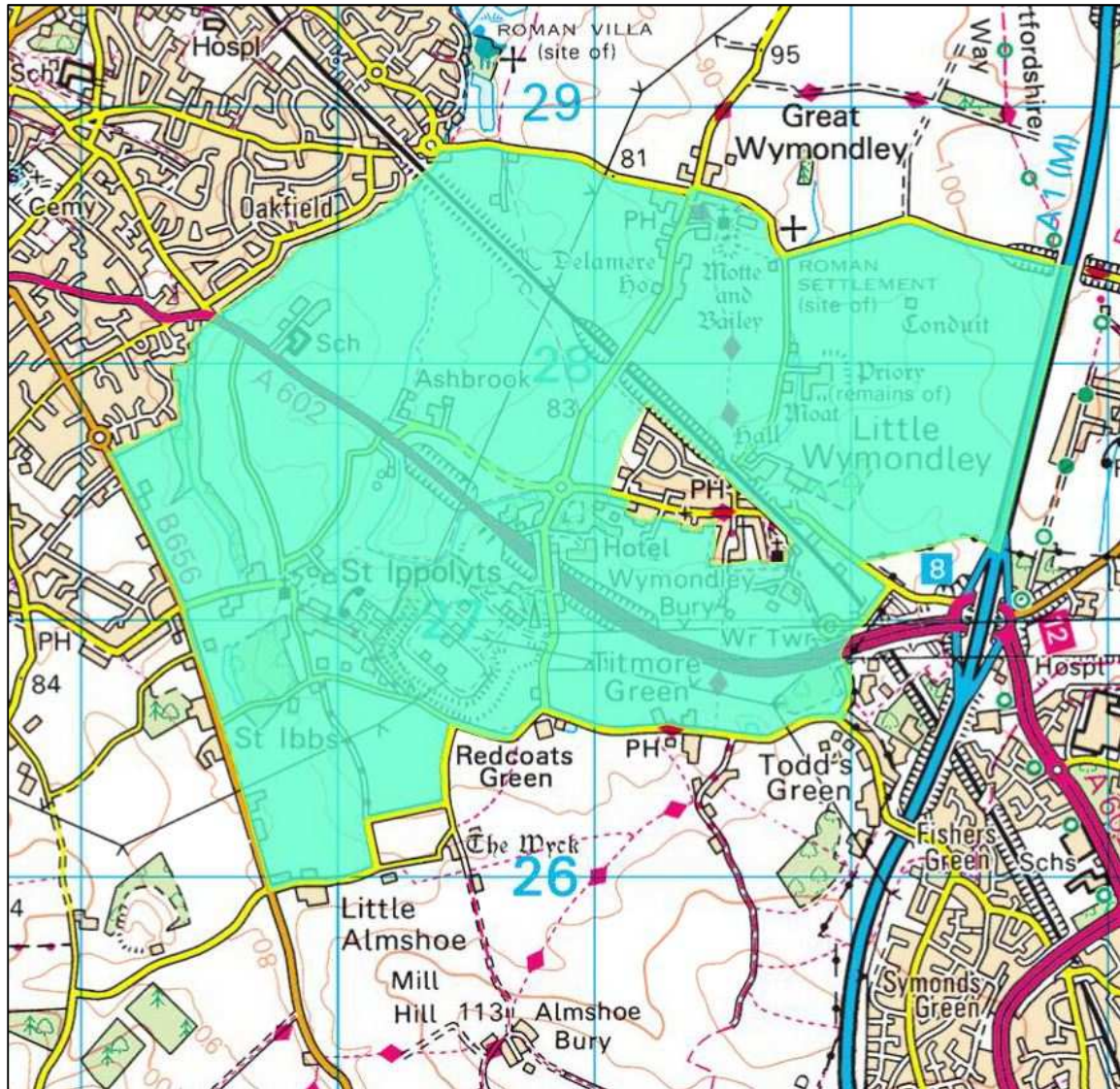
Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<p>Significant Contribution</p> <p>Generally mixed levels of visual and physical openness due to topography and settlement. Eastern edge adjoins settlement edge of Stevenage and prevents encroachment into the accessible countryside.</p>
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	<p>Significant Contribution</p> <p>Plays an important role in restricting expansion of Stevenage westwards. Part of the wider countryside between Luton and Stevenage.</p>

SITE SURVEY

Green Belt Review Site reference:

Parcel 10 – Little Wymondley



Site Description

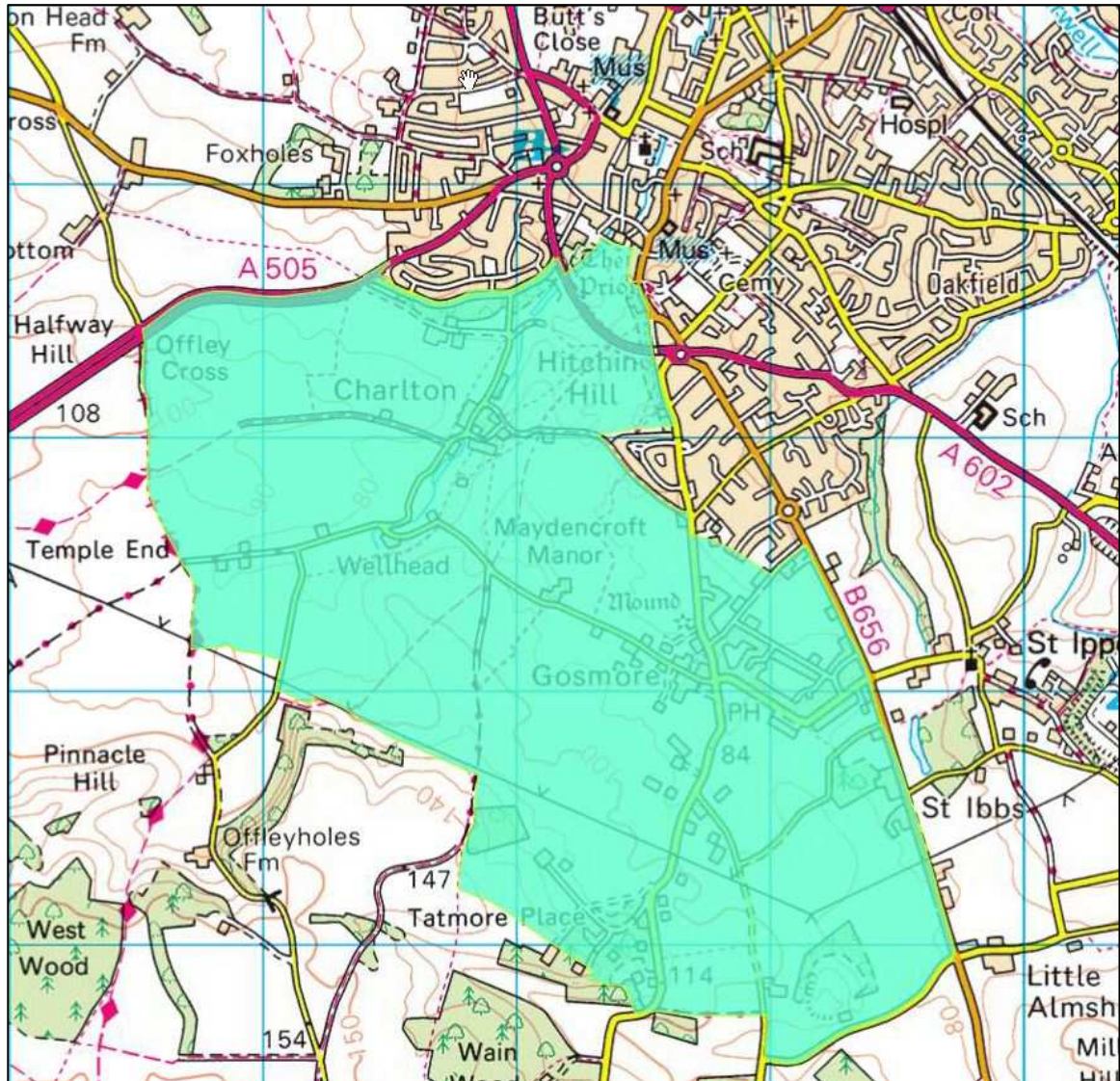
Visual Openness	Mixed – rolling landform with limited longer-range views in and out of parcel but views generally contained within parcel.
Physical Openness	Mixed – southern part contains a number of urbanising features such as A602 dual carriageway and Wymondley transformer station while northern part is more open but contains Great Wymondley and scattered agricultural buildings and residential properties. Parcel surrounds Little Wymondley and is contained by Hitchin settlement edge to north-west and Stevenage settlement edge to south-east.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<p>Moderate Contribution</p> <p>Generally mixed levels of visual and physical openness due to topography and urbanising influences.</p>
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	<p>Significant Contribution</p> <p>Parcel is part of the green wedge between Stevenage and Hitchin and makes a significant contribution to Green Belt purposes.</p>

SITE SURVEY

Green Belt Review Site reference:	Parcel 11 – Gosmore
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Site Description

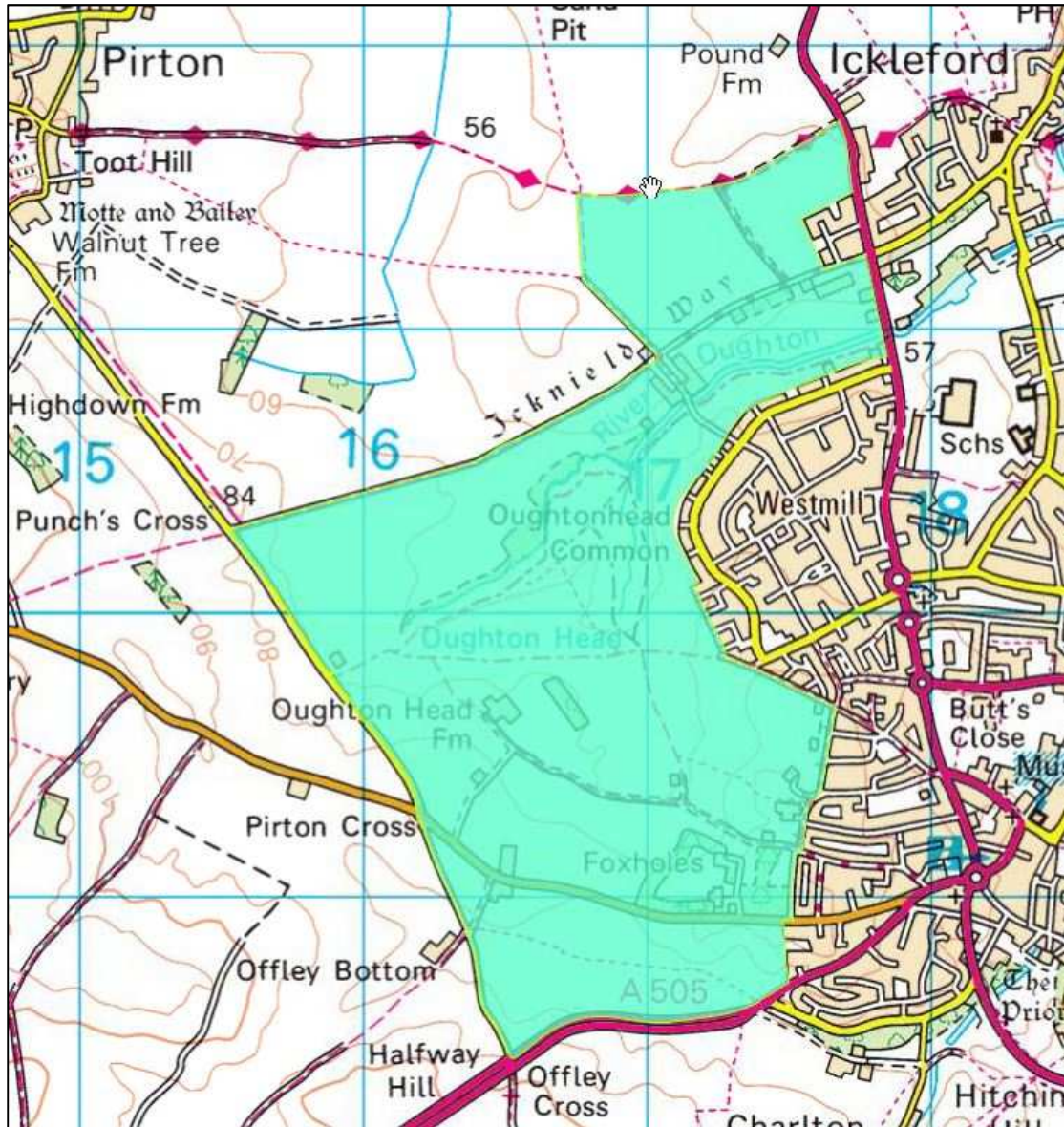
Visual Openness	Mixed – rolling landform with limited longer-range views in and out of parcel but views to and from Hitchin.
Physical Openness	Mixed / High – Contains villages of Charlton and Gosmore but otherwise generally open with scattered agricultural buildings and residential properties. Parcel abuts south-west settlement edge of Hitchin.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<p>Significant Contribution</p> <p>Generally mixed levels of visual and physical openness due to topography and some urbanising influences.</p>
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	<p>Significant Contribution</p> <p>Parcel is part of the wider countryside between Hitchin and Luton and makes a significant contribution to Green Belt purposes. Is part of the setting for Hitchin and helps to restrict its outward expansion south-westwards.</p>

SITE SURVEY

Green Belt Review Site reference:	Parcel 12 Oughtonhead
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Site Description

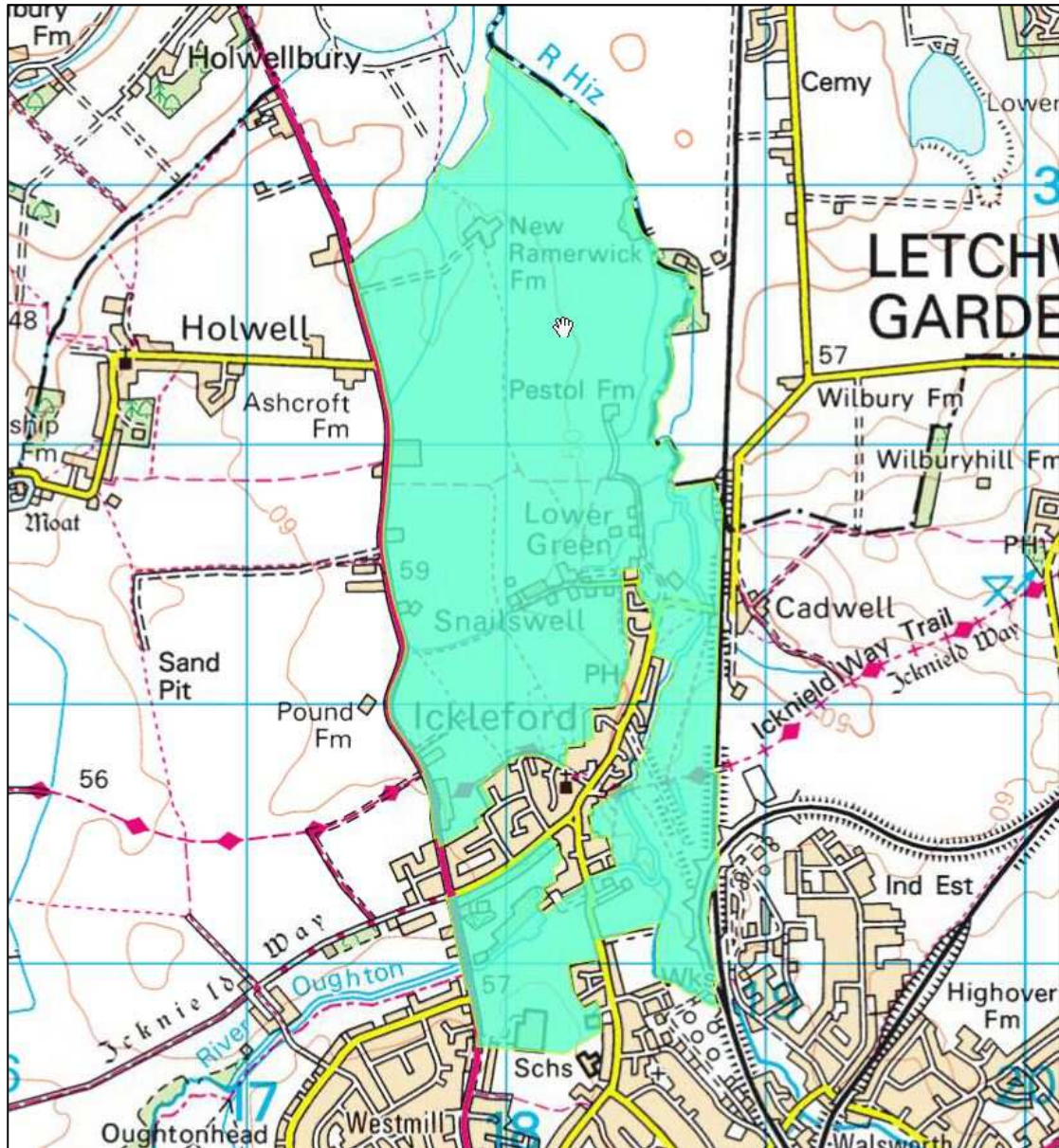
Visual Openness	High – Parcel on north-west side of Hitchin, generally on a shallow downslope facing surrounding countryside. Views Chilterns AONB immediately adjoining and beyond Green Belt as well as north into Bedfordshire.
Physical Openness	Mixed / High - Urban fringe influences around Hitchin including allotments, care home and sports ground. Otherwise generally undeveloped with agricultural and occasional other buildings

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<p>Significant contribution</p> <p>Prevents the outward spread of Hitchin into the setting of the Chilterns AONB.</p>
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	<p>Significant contribution</p> <p>Forms part of the setting to the Chilterns AONB and has a close relationship to the western edge of Hitchin providing a link to the wider countryside. Helps to prevent the expansion of Hitchin westwards into open countryside and provides the setting for Hitchin.</p>

SITE SURVEY

Green Belt Review Site reference:	Parcel 13 Ickleford
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Site Description

Visual Openness	Mixed – Northern areas of parcel occupy relatively flat agricultural land. Increasingly fragmented moving south interrupted by Ickleford village and increasing built influence.
Physical Openness	Mixed / High - Development at north of parcel restricted to clusters of agricultural buildings. Increasing influence moving south including cluster of residential development at Snailswell and schools on the northern edge of Hitchin.

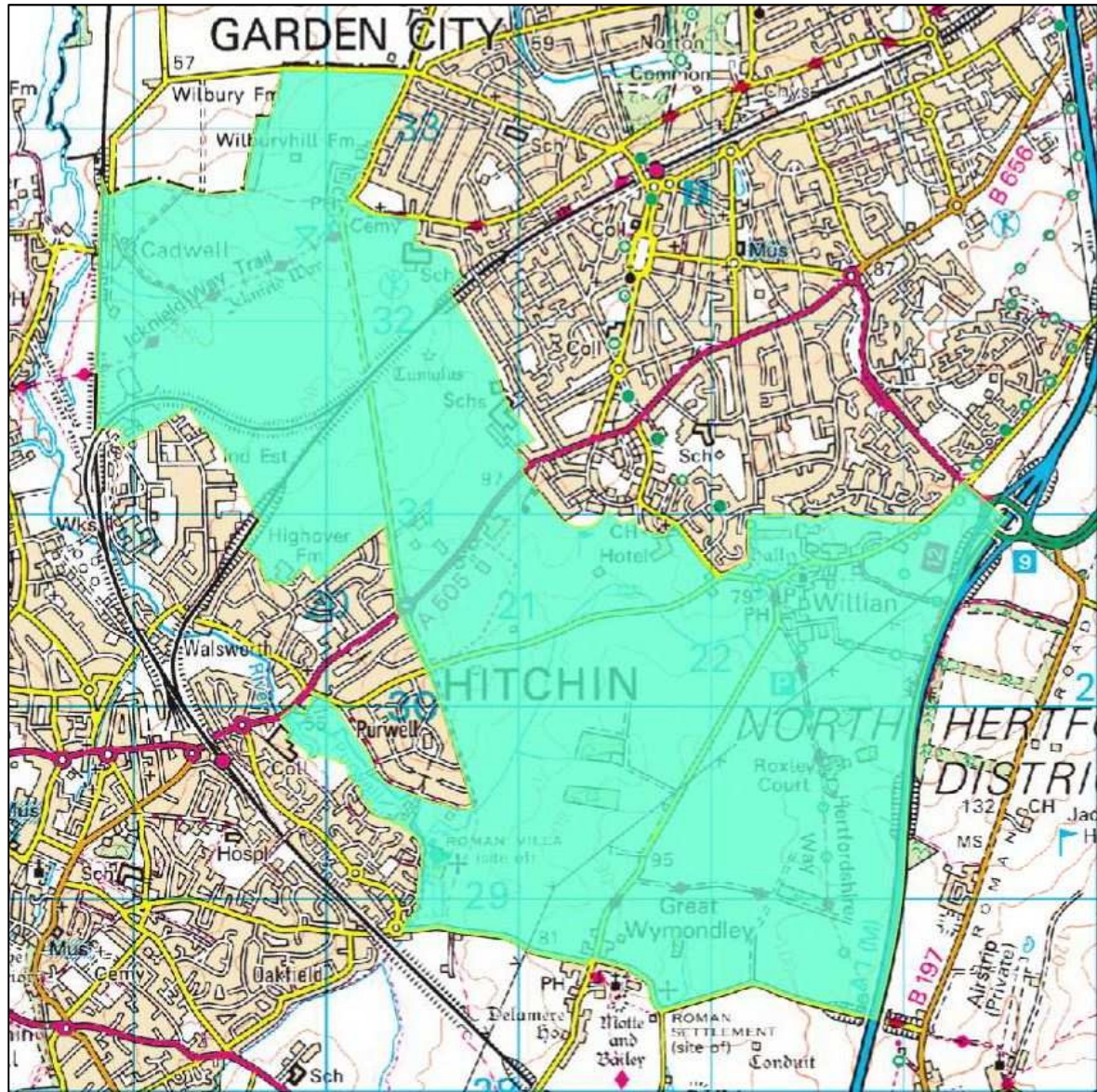
Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<p>Moderate contribution</p> <p>Prevents outward spread of Hitchin and Ickleford and further ribbon development along Bedford Road although built form already an influence, particularly at the south of this parcel.</p>
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	<p>Moderate contribution</p> <p>Links to the wider countryside to the north of Hitchin and into Bedfordshire</p>

SITE SURVEY

Green Belt Review Site reference:

Parcel 14 Willian



Site Description

Visual Openness

Mixed / High – Openness varies within parcel. Land at north and south occupy more elevated positions with expansive views. Lane between Willian Road and the railway in particular more enclosed by topography and fringes of Hitchin and Letchworth.

Physical Openness

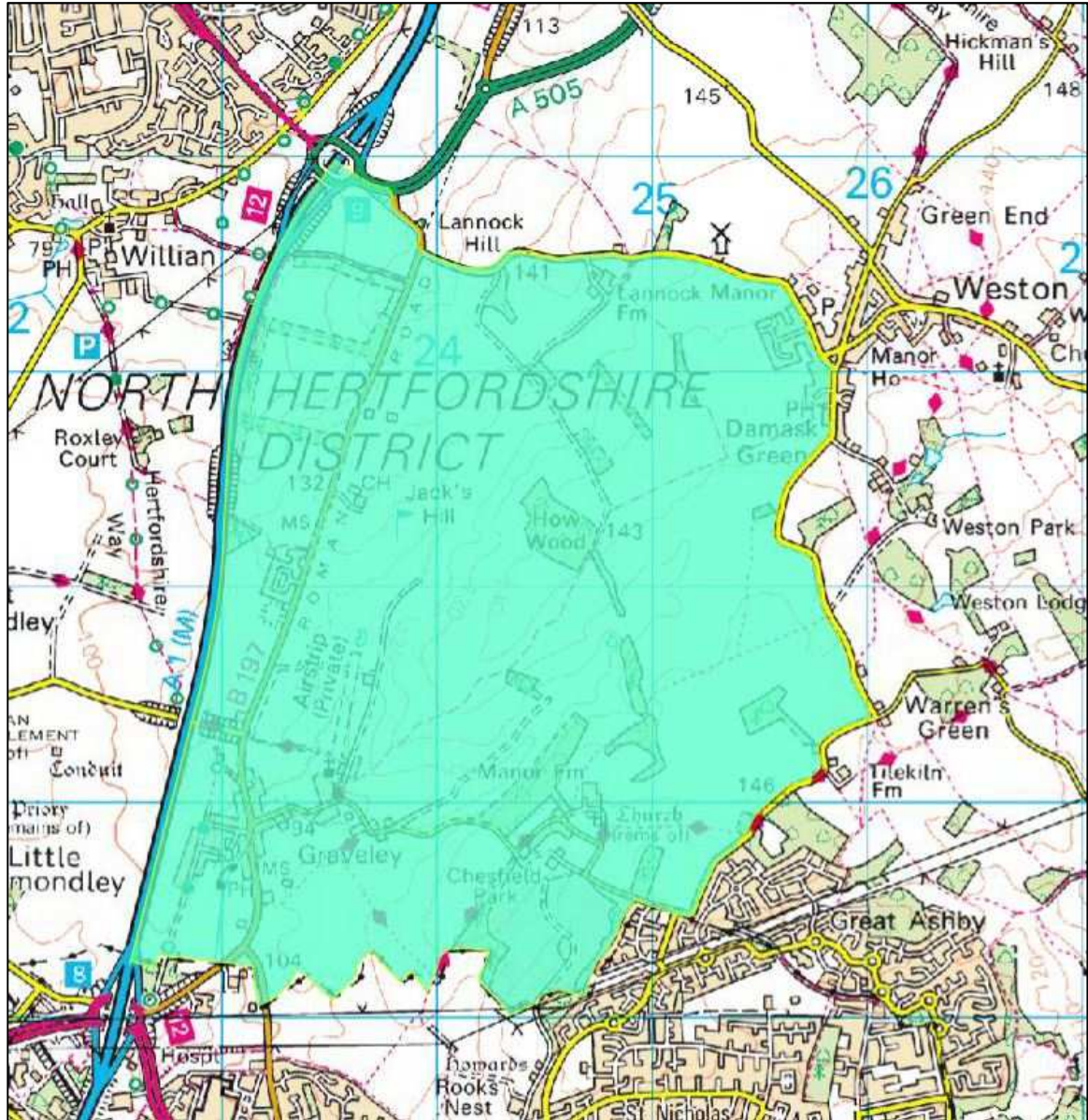
Mixed / High - Central areas of parcel contain significant urban fringe influences adjoining Hitchin and Letchworth. This includes secondary schools, garden centre, golf course and disused sewage works. Parcel increasingly undeveloped towards edges.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<p>Significant contribution</p> <p>Large areas of parcel open and relatively undeveloped though subject to significant variations. Plays key role in preventing outward encroachment of Hitchin and Letchworth.</p>
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	<p>Significant contributions</p> <p>Plays an important role as a key green wedge between Hitchin and Letchworth and in the setting to them. Helps to prevent sprawl and encroachment and maintains the separation and setting of towns.</p>

SITE SURVEY

Green Belt Review Site reference:	Parcel 15 Jack's Hill
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Site Description

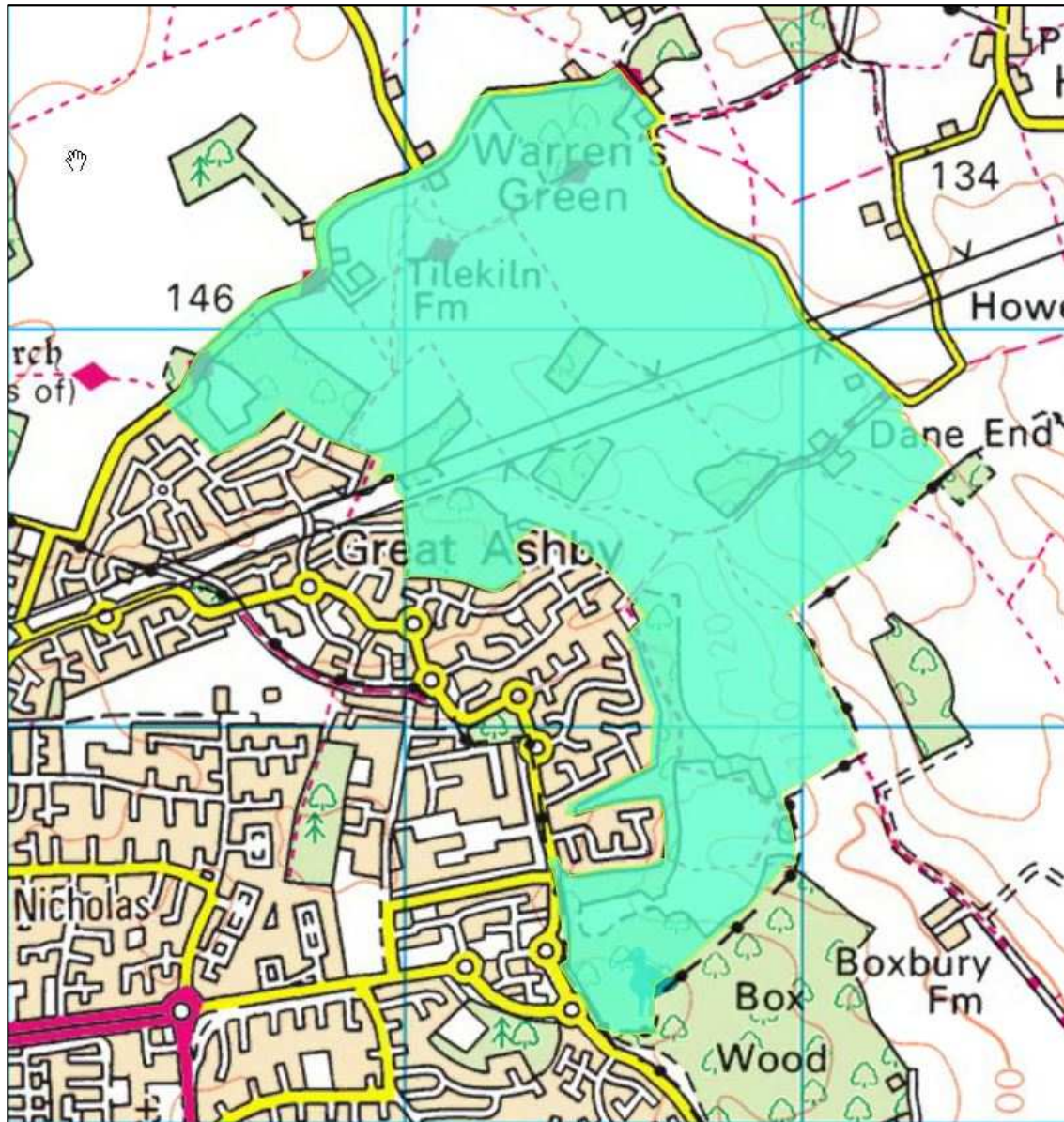
Visual Openness	Mixed / High – Openness varies within parcel due to topography and woodland parcels. Graveley village, Chesfield Park and valleys relatively contained. Elsewhere higher ground affords extensive views across parcel and beyond to Hitchin and the Chilterns.
Physical Openness	Mixed / High - Central areas of parcel undeveloped. Graveley and Weston villages lie at fringes. Ribbon development and urban fringe activities (golf course, pick your own farm) along North Road. Scattered agricultural buildings throughout.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<p>Significant contribution</p> <p>Large areas of parcel open and relatively undeveloped though subject to significant variations. At a strategic scale protects countryside between main settlements.</p>
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	<p>Significant contribution</p> <p>A wedge of open countryside between Stevenage and Letchworth / Baldock and part of a link from the countryside reaching in towards Stevenage. Helps prevent sprawl, encroachment and maintains the separation of towns.</p>

SITE SURVEY

Green Belt Review Site reference:	Parcel 16 Warren's Green
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Site Description

Visual Openness	Mixed – Views within and across sub-parcel affected by well established woodland parcels and topography. Some longer views available from higher ground and southern borders to Beane valley.
Physical Openness	Mixed / High – Generally undeveloped with Dane End and Tilekiln Farm at eastern and western edges respectively. Country park associated with adjoining Great Ashby estate provides urban fringe feel at southern end though residential development beyond generally well screened.

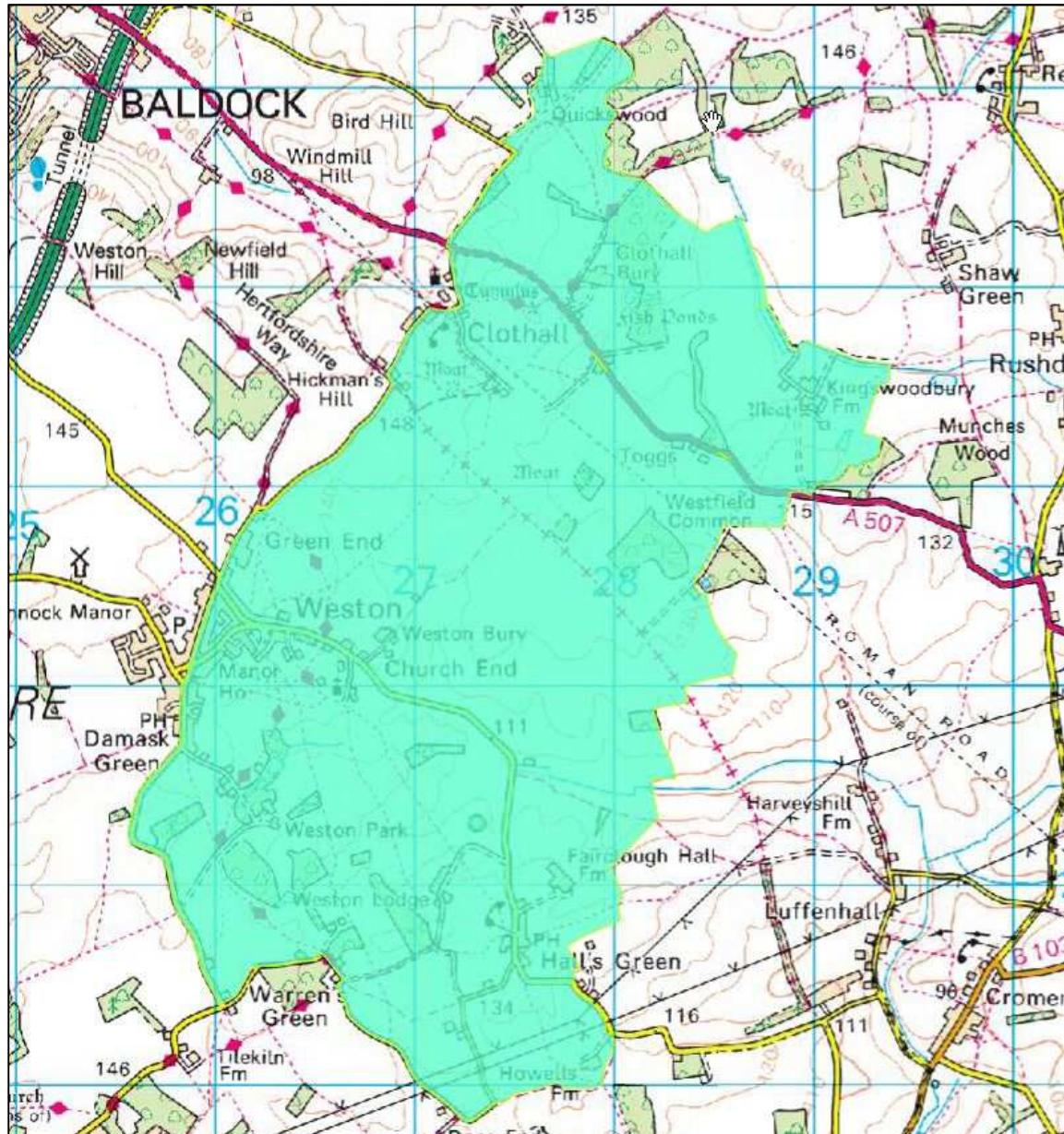
Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<p>Significant contribution</p> <p>Perceptions of openness generally constrained by topography and vegetation and presence of pylon corridor however parcel immediately abuts settlement edge.</p>
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	<p>Moderate contribution</p> <p>Land abuts north-east Stevenage settlement edge containing woodland blocks and arable fields. Links into the wider Metropolitan Green Belt along the eastern side of Stevenage. Prevents development in the countryside and preserves its rural character.</p>

SITE SURVEY

Green Belt Review Site reference:

Parcel 17 Weston



Site Description

Visual Openness

Mixed – Rolling topography crossing a series of valleys at the head of the Thames catchment. Numerous areas of woodland contain and frame views. Longer views across, into and out of parcels available from higher land.

Physical Openness

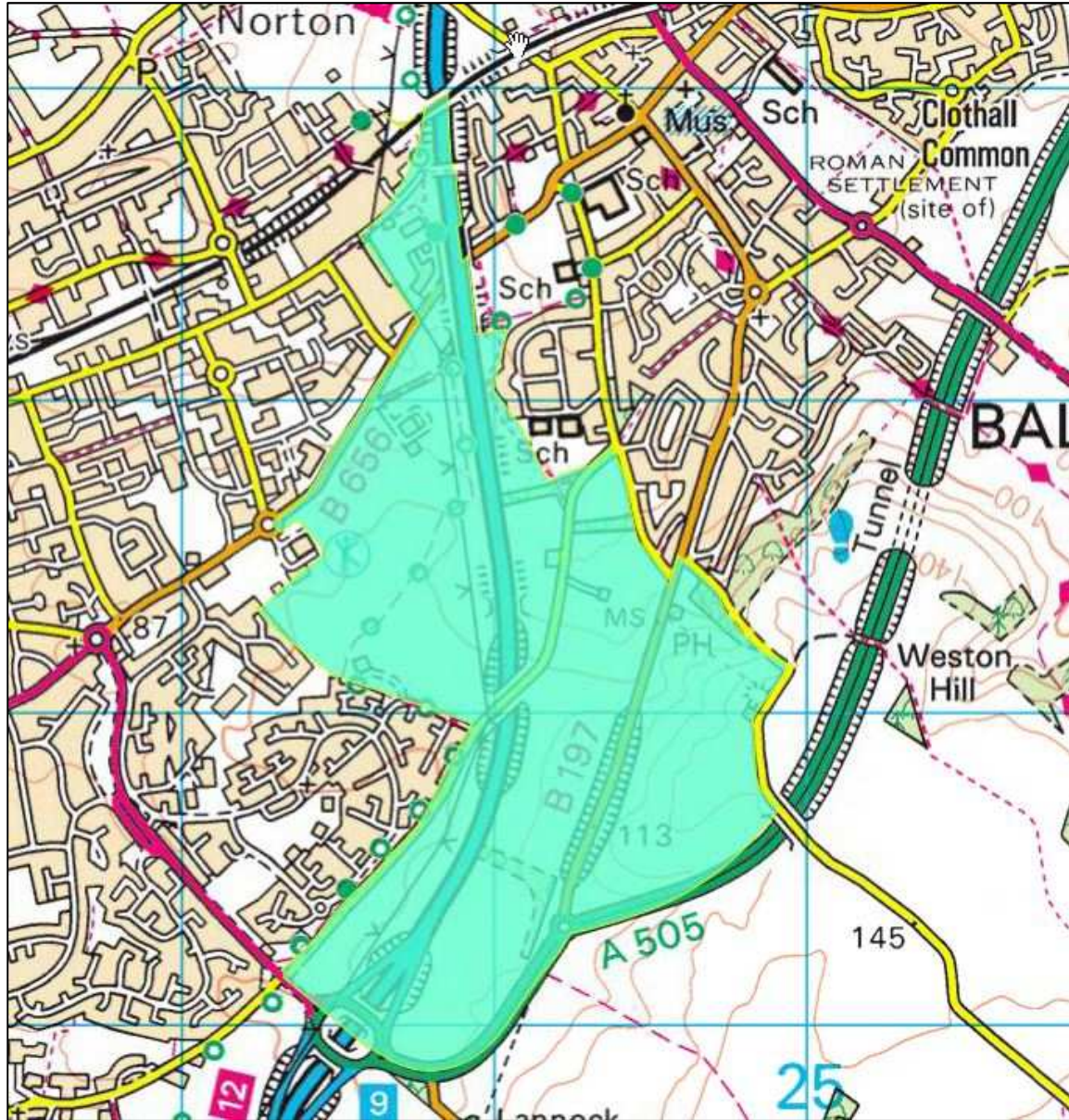
Mixed / High – Significant areas of strategic parcel are undeveloped but punctuated by occasional agricultural and residential buildings, Weston village and hamlet of Halls Green.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<p>Moderate contribution</p> <p>Degree of openness varies significantly dependent on location within the parcel though topography and planting often limit long-range views.</p>
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	<p>Limited contribution</p> <p>Comprising principally open countryside and set apart from major settlements. Overall makes a limited contribution to Green Belt purposes due to absence of main settlements, although there is some role in prevent encroachment into open countryside.</p>

SITE SURVEY

Green Belt Review Site reference:	Parcel 18 Baldock Gap
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Site Description

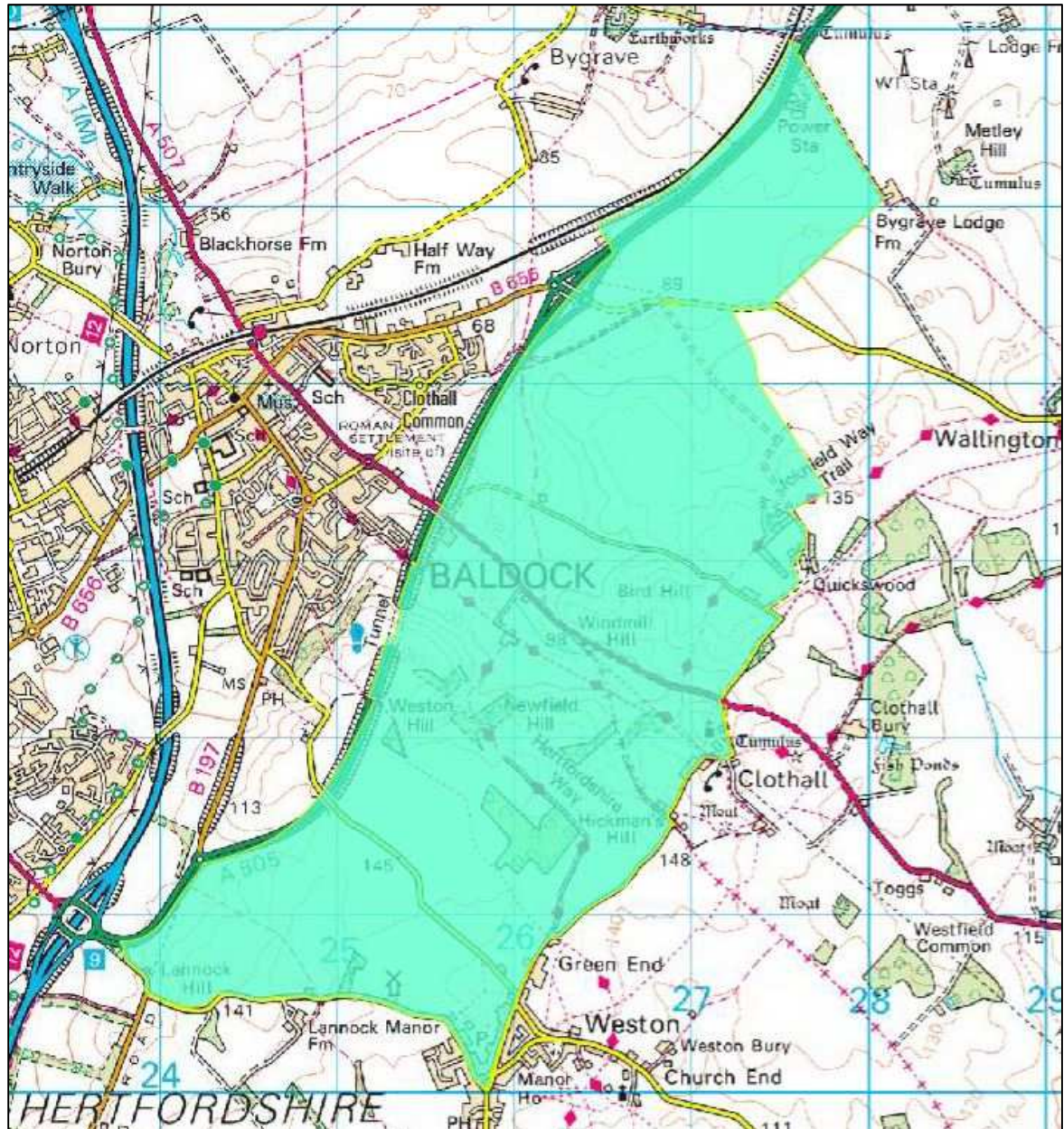
Visual Openness	Low / Mixed – Narrow parcel in gap between Letchworth and Baldock. Surrounding urban areas, topography and vegetation bound and contain most views. More open to south with views across to adjoining Parcel 19.
Physical Openness	Low / Mixed – Strong urban influences including residential development along the A505. Sports facilities provide strong urban fringe influence. Less developed to east of Baldock Lane though A1(M) and pylons are a strong presence through the centre of the parcel.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<p>Moderate contribution</p> <p>Shape and location of parcel limits relationship to wider countryside though plays an important role in maintaining at least some openness between Letchworth and Baldock.</p>
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	<p>Significant contribution</p> <p>Important parcel due to narrowness of gap between Letchworth and Baldock.</p>

SITE SURVEY

Green Belt Review Site reference:	Parcel 19 Weston Hills
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Site Description

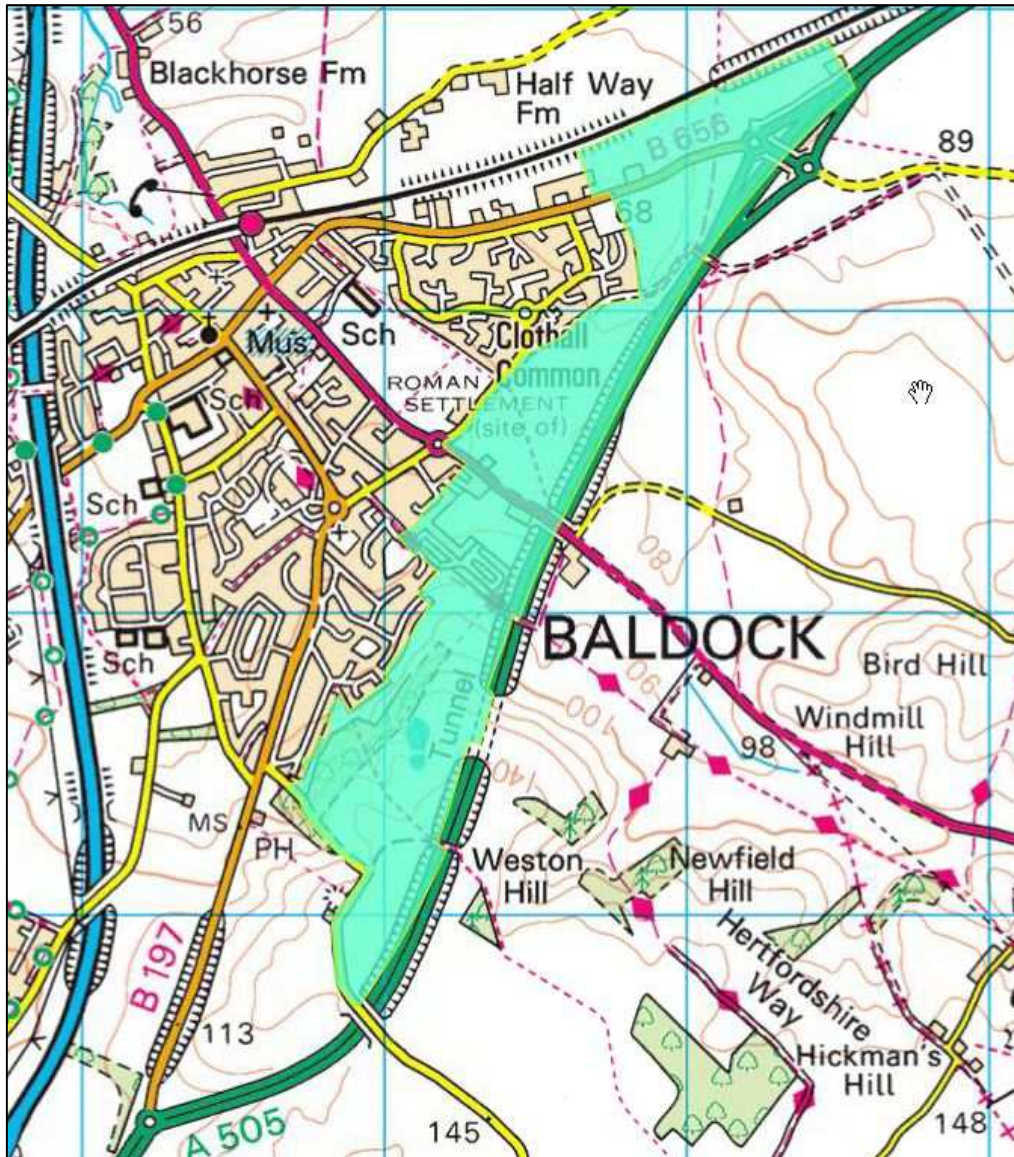
Visual Openness	High – Much of parcel occupies an elevated position on the Weston plateau and its downslopes providing open views of surrounding towns and countryside.
Physical Openness	Mixed / High – Largely undeveloped with parts of Weston village at south-east corner and Clothall along eastern edge. Occasional scattered agricultural buildings seen elsewhere.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<p>Significant contribution</p> <p>Largely undeveloped parcel, often characterised by open internal views and / or longer views across surrounding area.</p>
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	<p>Moderate contribution</p> <p>Part of the wider open countryside between Stevenage and Letchworth / Baldock. Reinforces Green Belt purposes to the west and south.</p>

SITE SURVEY

Green Belt Review Site reference:	Parcel 20 Baldock East
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Site Description

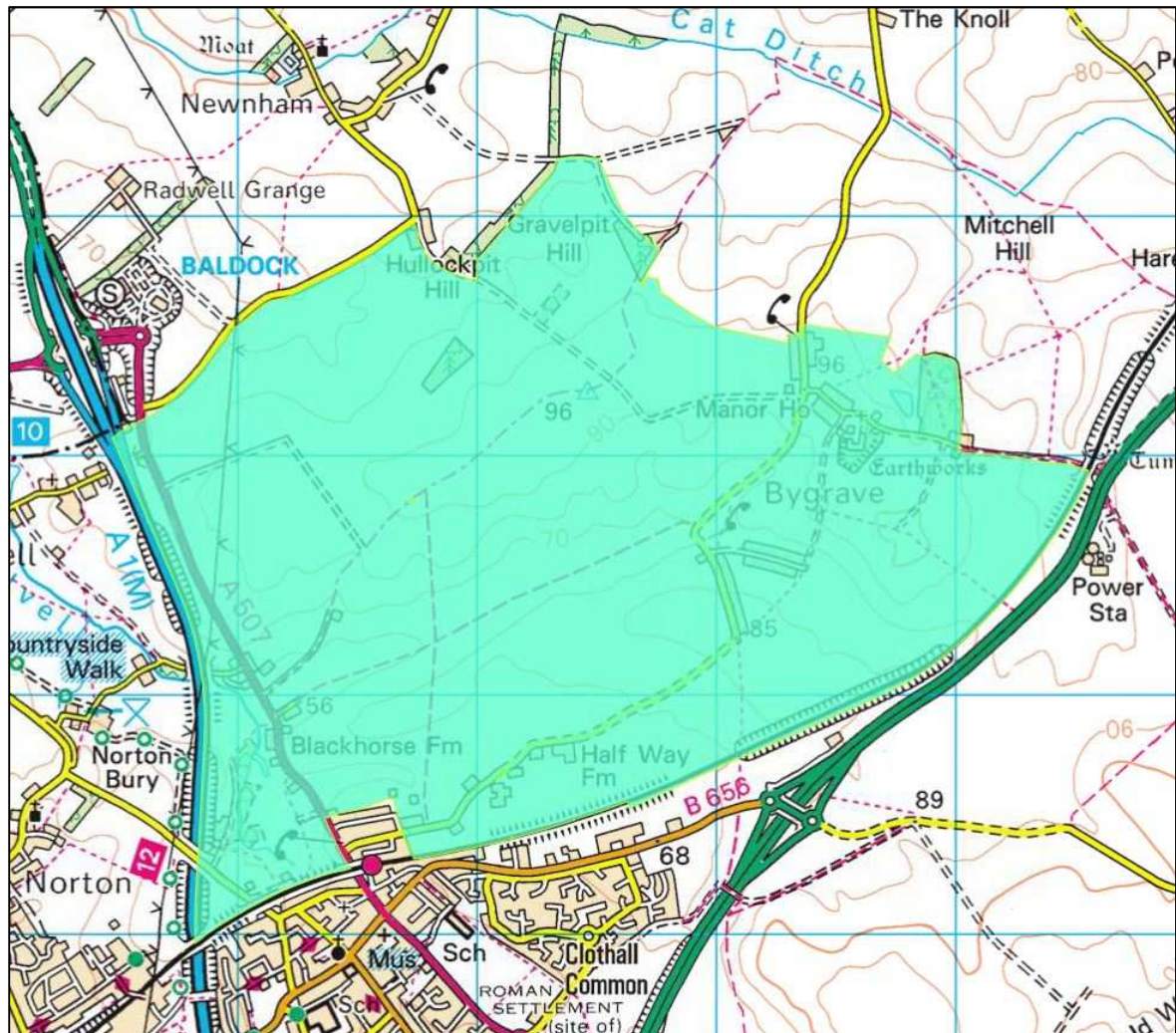
Visual Openness	Mixed / High – Central area of parcel open with views into / from wider countryside to the south of Baldock though influenced by adjoining urban development immediately to north. Parts of northern area significantly contained by bunding adjoining A505 though flatter adjoining railway. Extensive views from highest points of Weston Hills though woodland contains areas immediately adjoining urban edge.
Physical Openness	Mixed – Generally undeveloped but allotments and scattered residential development in central area adjoining Clothall Road and properties between Royston Road and the railway.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<p>Moderate contribution</p> <p>Physical and visual openness vary quite significantly dependent on precise location within the land parcel.</p>
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	<p>Moderate contribution</p> <p>Narrow band of Green Belt containing the eastern edge of Baldock out to the A505 bypass. Overall makes a moderate contribution to Green Belt purposes, part of the wider setting of Baldock and helping to prevent sprawl south eastwards though parcel generally contained within stronger boundaries to the wider countryside.</p>

SITE SURVEY

Green Belt Review Site reference:	Parcel 21 – Bygrave
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Site Description

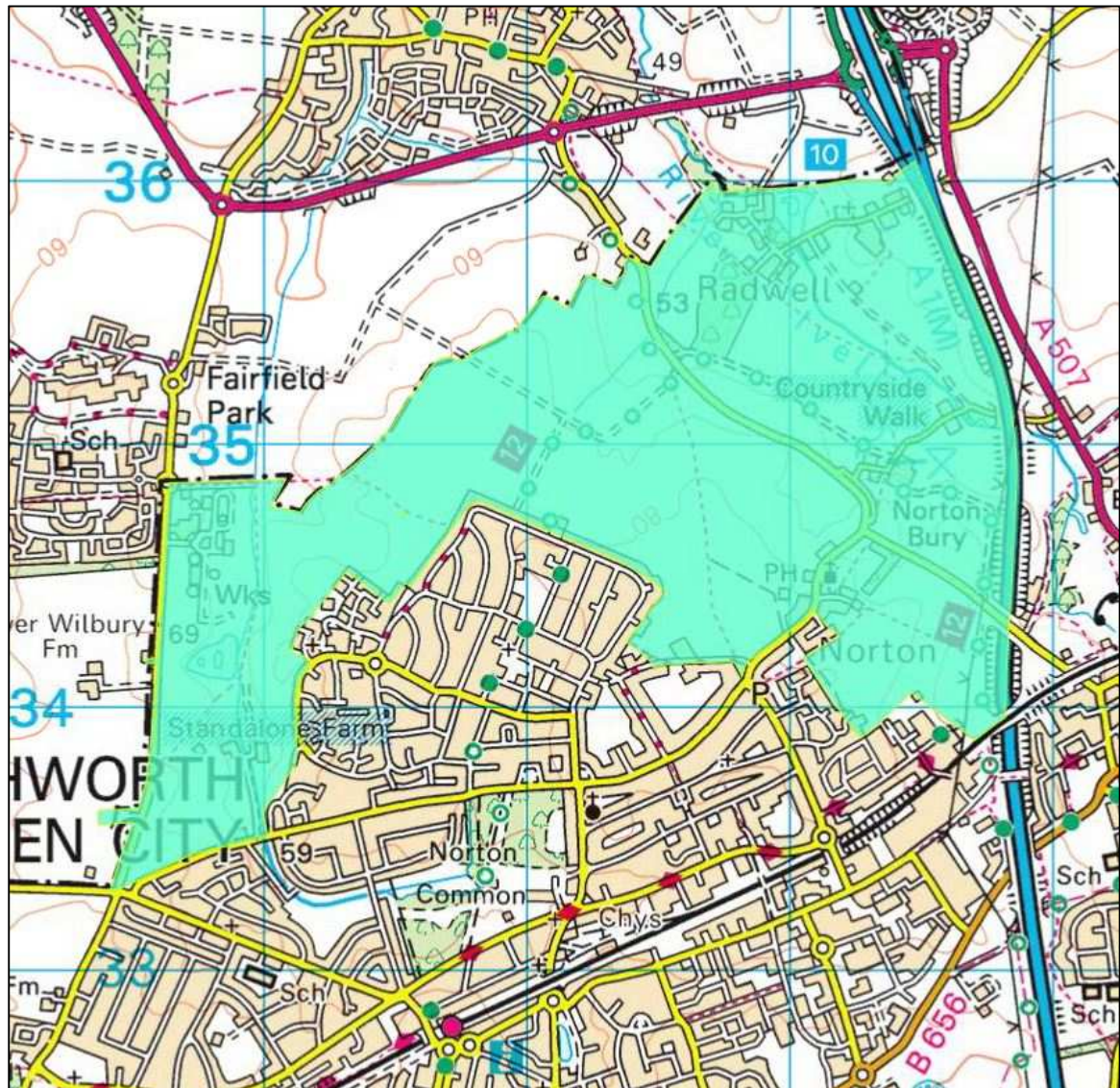
Visual Openness	Mixed / High – open countryside. Rolling topography limits long-range views into and out of strategic parcel from many vantage points, however internally open, particularly from east to west in line with topography and wide vistas across Baldock and surrounding countryside available from elevated positions
Physical Openness	High – scattered agricultural buildings and residential properties. Southern part of Bygrave village within parcel but generally undeveloped and open.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<p>Significant contribution</p> <p>Generally high levels of physical openness, visual openness more varied depending on location within parcel. Contains the northern edge of Baldock and prevents urbanising influences.</p>
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	<p>Significant contribution</p> <p>Predominantly rural character linking into the wider countryside north of Baldock. Overall makes a significant contribution to Green Belt purposes, helping to prevent sprawl and encroachment.</p>

SITE SURVEY

Green Belt Review Site reference:	Parcel 22 – Radwell
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Site Description

Visual Openness	Mixed / High – Ranges from urban fringe to open countryside. Extensive views from higher ground on plateau north of Letchworth across Bedfordshire but topography limits views around edges of the strategic parcel with higher levels of visual containment at the east in particular.
Physical Openness	Mixed – Urban farm and sewage works at the west of the parcel. Generally undeveloped around the north. Scattered agricultural buildings at east including clusters at Radwell and Norton Bury.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<p>Significant contribution</p> <p>Generally high levels of physical openness. Plateau at the centre of the parcel provides expansive views across Bedfordshire. Visual openness less pronounced around edges of the parcel.</p>
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	<p>Significant contribution</p> <p>Predominantly rural character forming a green wedge between Letchworth and Stotfold and linking into the wider countryside in Bedfordshire. Overall makes a significant contribution to Green Belt purposes, helping to prevent sprawl and encroachment.</p>

Appendix 3 – Site assessment forms – Sub-parcels

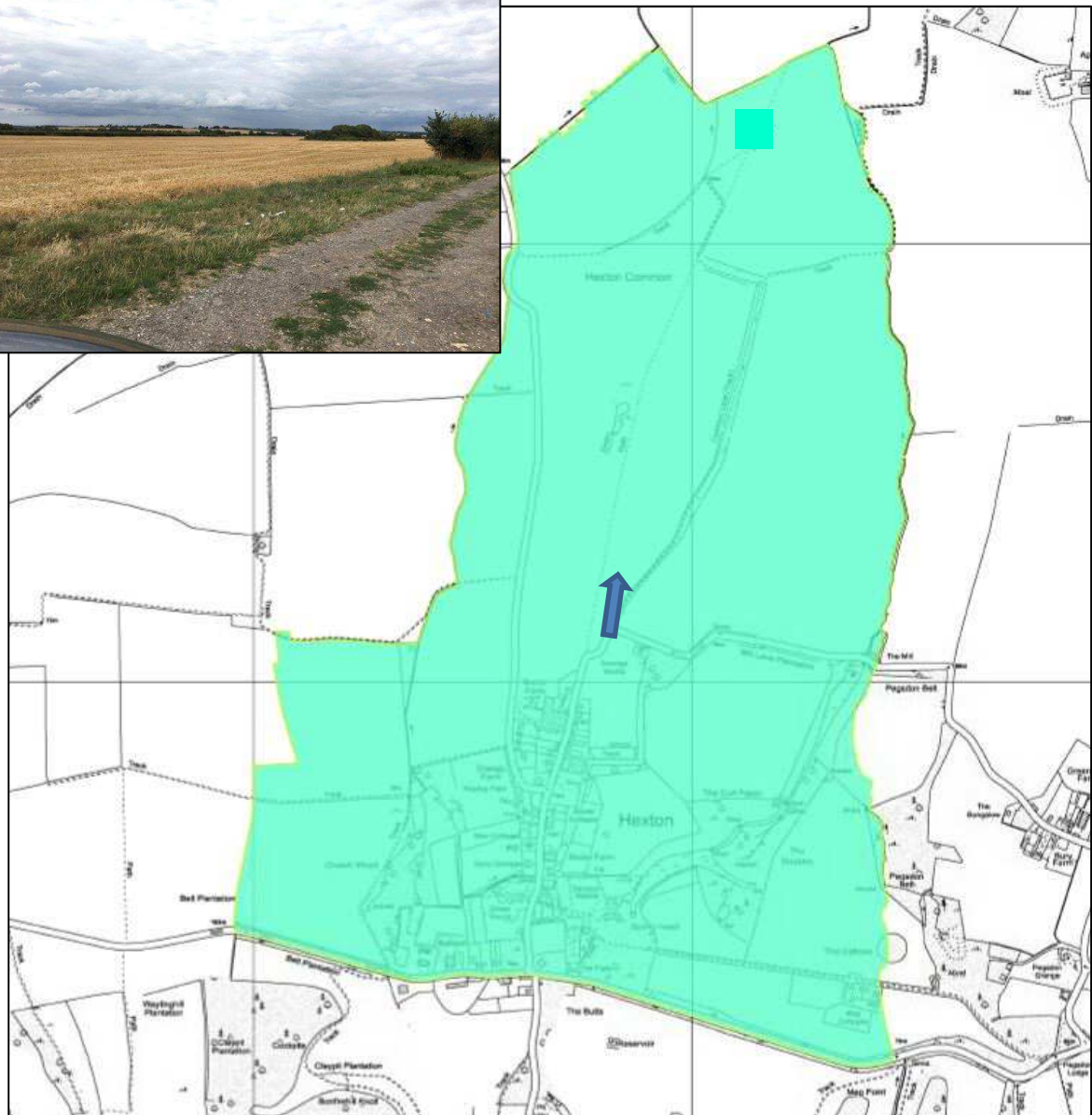
SITE SURVEY

Green Belt Review Site reference:

Parcel 1a - Lilley

Site address

Northern boundary defined by district boundary and southern boundary by Barton Road / Hitchin Road.



Site Description

Visual Openness

Mixed / High – open countryside in the northern part affording longer-range views into and out of the parcel but woodland blocks in the southern part restrict views.

Physical Openness

Mixed – the village of Hexton and associated buildings in the south but generally undeveloped and open in the northern part.

Contribution to Green Belt Purposes

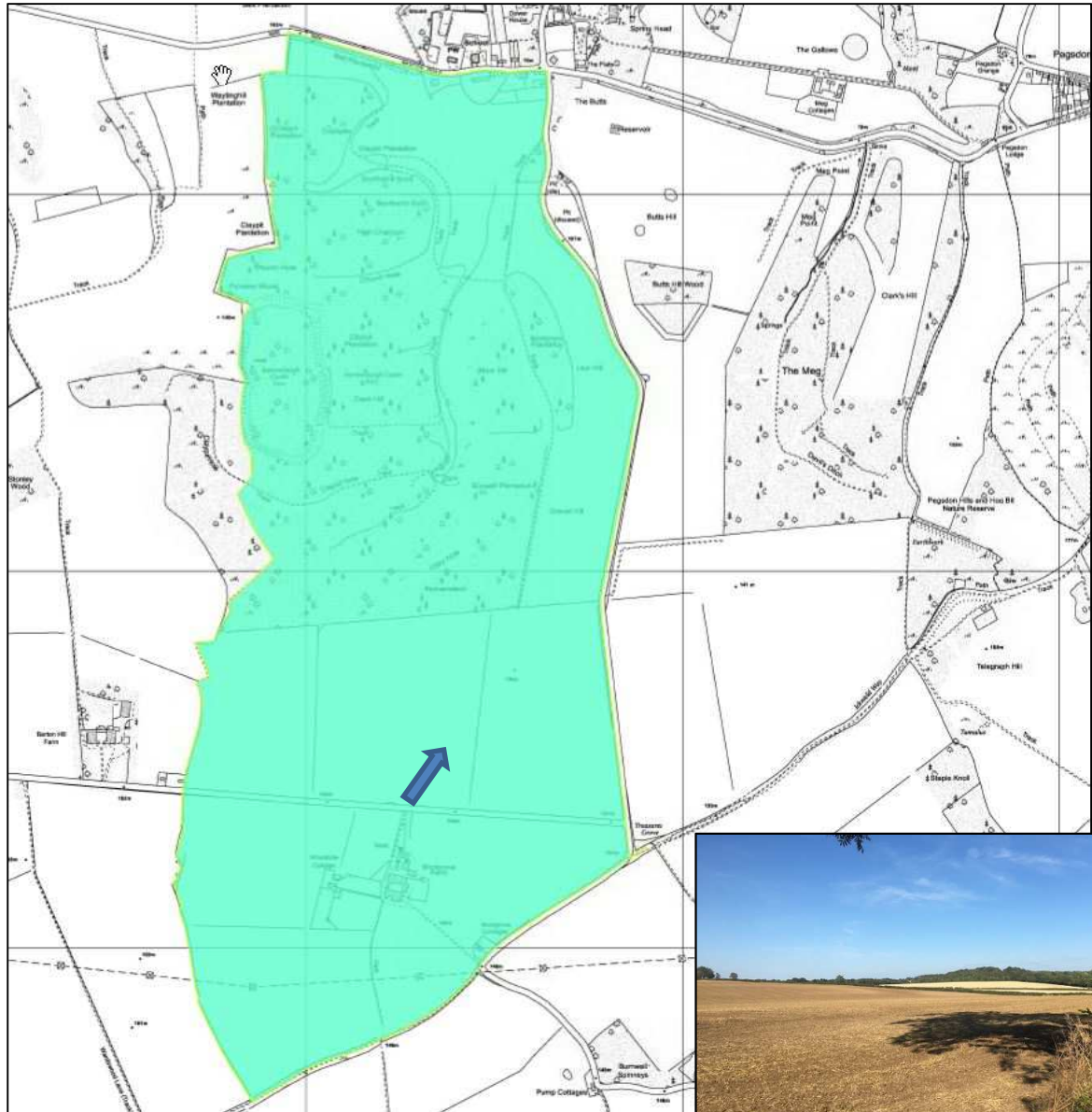
Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<p>Moderate Contribution</p> <p>Generally mixed levels of visual and physical openness due to topography and settlement. Contributes to safeguarding countryside from encroachment.</p>
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	<p>Limited Contribution</p> <p>A mainly rural area to north east of Luton relatively remote from main settlements but is sensitive to encroachment. Overall makes a limited contribution, but links into wider metropolitan Green Belt. Lies within the Chilterns AONB.</p>

SITE SURVEY

Green Belt Review Site reference:	Parcel 1b - Lilley
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Site address

East of Lilley Road between Hitchin Road and Icknield Way Trail.
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Site Description

Visual Openness	Mixed – well wooded, steeply sloping scarp landscape in northern parts restricts views. Gently undulating landscape in the south allows some views in and out of the parcel.
Physical Openness	Mixed / High – some agricultural buildings and residential properties in the southern part but generally undeveloped.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<p>Moderate Contribution</p> <p>Generally mixed levels of visual and physical openness due to topography and vegetation. Contributes to safeguarding countryside from encroachment.</p>
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	<p>Moderate Contribution</p> <p>A mainly rural area to north east of Luton relatively remote from main settlements but is sensitive to encroachment. Links into wider metropolitan Green Belt. Lies within the Chilterns AONB.</p>

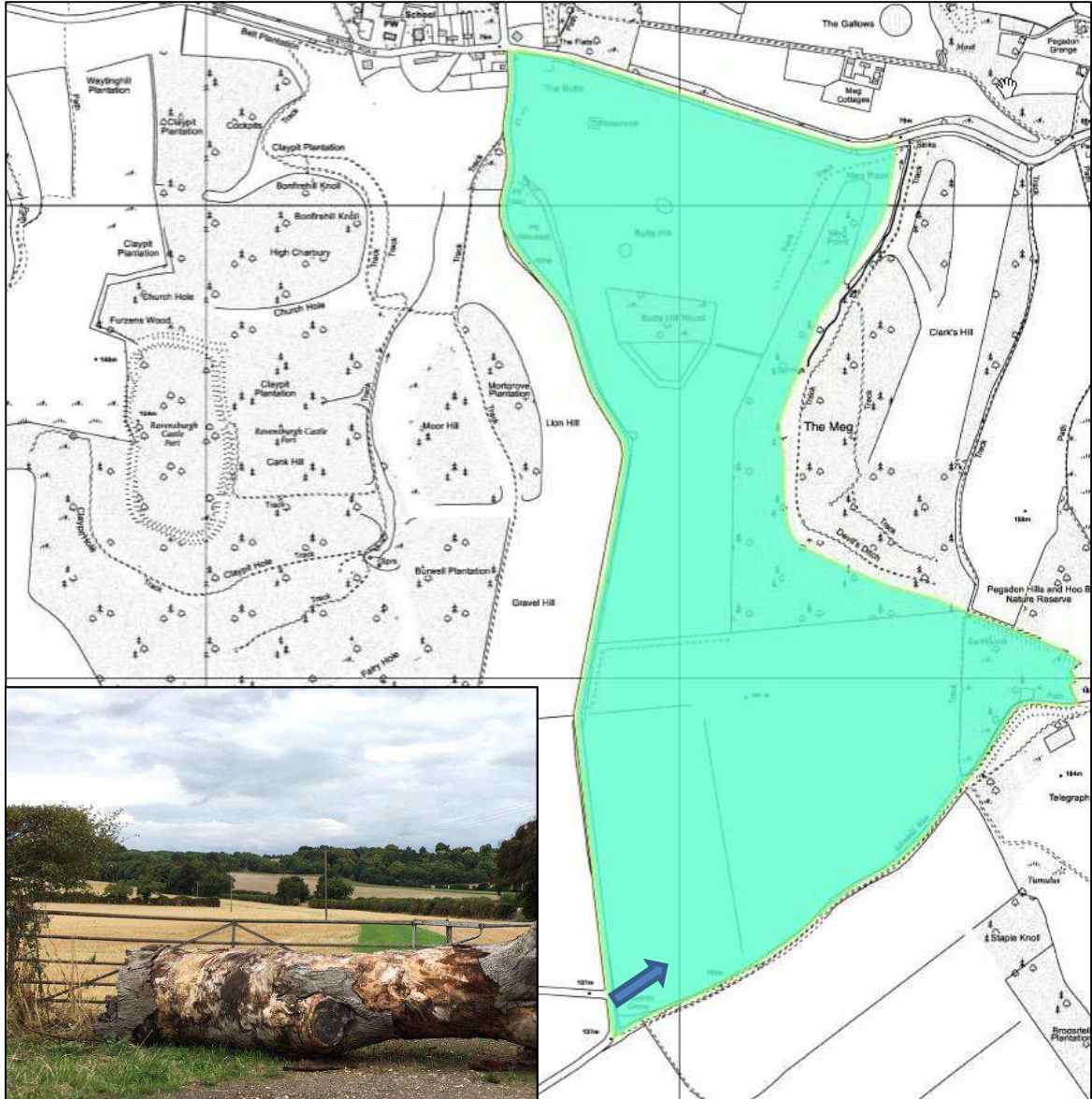
SITE SURVEY

Green Belt Review Site reference:

Parcel 1c - Lilley

Site address

West of Lilley Road between Barton Road and Icknield Way Trail.



Site Description

Visual Openness

Mixed – well wooded, steeply sloping scarp landscape in northern parts restricts views. Gently undulating landscape in the south allows some views in and out of the parcel.

Physical Openness

High – lack of urbanising influences.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<p>Moderate Contribution</p> <p>Generally mixed levels of visual and physical openness due to topography and vegetation. Contributes to safeguarding countryside from encroachment.</p>
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	<p>Moderate Contribution</p> <p>A mainly rural area to north east of Luton relatively remote from main settlements but is sensitive to encroachment. Links into wider metropolitan Green Belt. Lies within the Chilterns AONB.</p>

SITE SURVEY

Green Belt Review Site reference:

Parcel 1d - Lilley

Site address

West of Hexton Road, between Icknield Way Trail and A505.



Site Description

Visual Openness

Mixed – undulating landform with small blocks of woodland restrict longer-scale views in and out of parcel.

Physical Openness

Mixed / High – generally undeveloped but urbanising influences scattered along Hexton Road which is the eastern boundary of the parcel.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<p>Moderate Contribution</p> <p>Generally mixed levels of visual and physical openness due to topography and vegetation. Contributes to safeguarding countryside from encroachment reinforcing role of parcels closer to Luton's urban edge.</p>
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	<p>Moderate Contribution</p> <p>A mainly rural area to north east of Luton adjoining Lilley village and is sensitive to encroachment. Links into wider metropolitan Green Belt. Lies within the Chilterns AONB.</p>

SITE SURVEY

Green Belt Review Site reference:

Parcel 1e - Lilley

Site address

East of Hexton Road between Icknield Way Trail and A505.



Site Description

Visual Openness	Mixed – steeply sloping valley side and plantation blocks limit views in and out. Promontory in southern part affords some longer views to the south.
Physical Openness	Mixed – contains most of Lilley village which lies along the western edge of the parcel. Eastern part is generally undeveloped.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<p>Moderate Contribution</p> <p>Generally mixed levels of visual and physical openness due to topography and vegetation. Contributes to safeguarding countryside from encroachment.</p>
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	<p>Moderate Contribution</p> <p>A mainly rural area to north east of Luton which includes Lilley village and is sensitive to encroachment. Links into wider metropolitan Green Belt. Lies within the Chilterns AONB.</p>

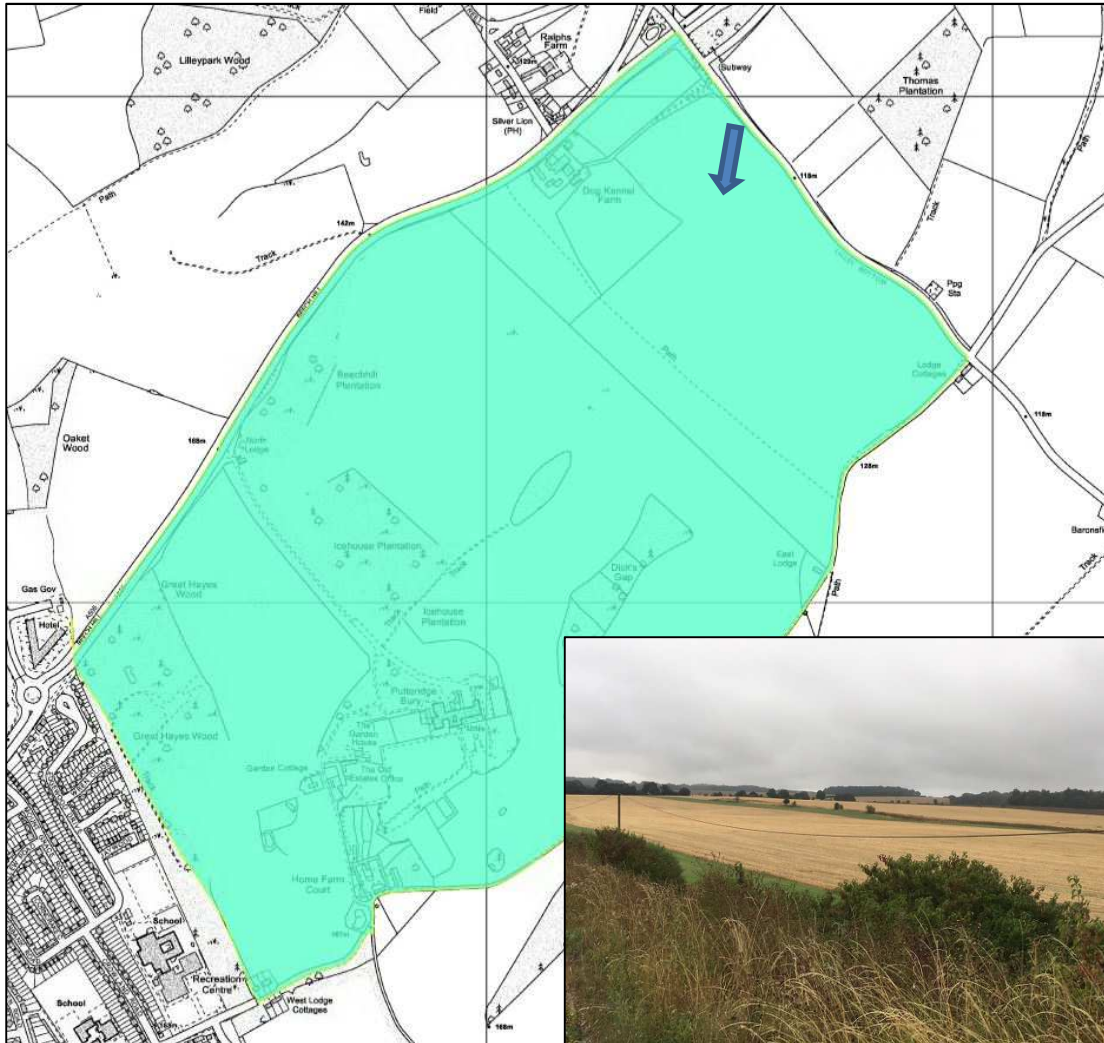
SITE SURVEY

Green Belt Review Site reference:

Parcel 2a – Lilley Bottom

Site address

Land immediately to east of settlement edge of Luton, south of the A505, west of Lilley Bottom and north of the byway.



Site Description

Visual Openness

Mixed –plateau landscape in west and east facing slope of Lilley valley in east, together with small blocks of woodlands limits longer-range views into and out of the parcel from various vantage points to the north and east. Views are more contained within the plateau area in the western part.

Physical Openness

Mixed – abuts eastern edge of Luton and contains Putteridge Bury Campus and a few agricultural buildings. Northern boundary abuts A505 dual carriageway and AONB beyond.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<p>Significant Contribution</p> <p>Generally mixed levels of visual and physical openness due to topography and settlement. Eastern edge creates a clear boundary with the settlement edge of Luton and prevents encroachment into the accessible countryside.</p>
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	<p>Significant Contribution</p> <p>Plays an important role in restricting growth of Luton eastwards into Lilley Bottom valley.</p>

SITE SURVEY

Green Belt Review Site reference:	Parcel 2b – Lilley Bottom
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Site address

South of A505, east of Lilley Bottom, north of Luton White Hill and west of byway.
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Site Description

Visual Openness	Mixed – undulating landform on the eastern side Lilley Bottom valley with a small woodland block but generally open.
Physical Openness	Mixed/High – no buildings but adjoins A505 dual carriage way.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<p>Moderate Contribution</p> <p>Generally mixed levels of visual and physical openness due to topography. Although the parcel is not contiguous with any major settlements it is accessible and therefore prevents encroachment into the countryside. Abuts southern boundary of the Chilterns AONB.</p>
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	<p>Moderate Contribution</p> <p>Supports the wider Green Belt in this location.</p>

SITE SURVEY

Green Belt Review Site reference:

Parcel 2c – Lilley Bottom

Site address

Area bordering Luton's eastern boundary between Stoney Lane in south and Putteridge Road in north and Brick Kiln Road in east.



Site Description

Visual Openness	Low / Mixed –plateau landscape gently sloping westwards contains views into and out of parcel and limits longer views. Landform slopes towards Luton at points and is generally contained between this large town and outlying villages and hamlets.
Physical Openness	Mixed – abuts eastern edge of Luton and contains villages of Cockernhoe and Mangrove Green and a few scattered agricultural buildings.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<p>Significant Contribution</p> <p>Generally mixed levels of visual and physical openness due to topography and settlement. Eastern edge creates a clear boundary with the settlement edge of Luton and prevents encroachment into the accessible countryside.</p>
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	<p>Significant Contribution</p> <p>Plays an important role in restricting growth of Luton eastwards into Lilley Bottom valley and protecting the setting of the villages of Cockernhoe and Breachwood Green.</p>

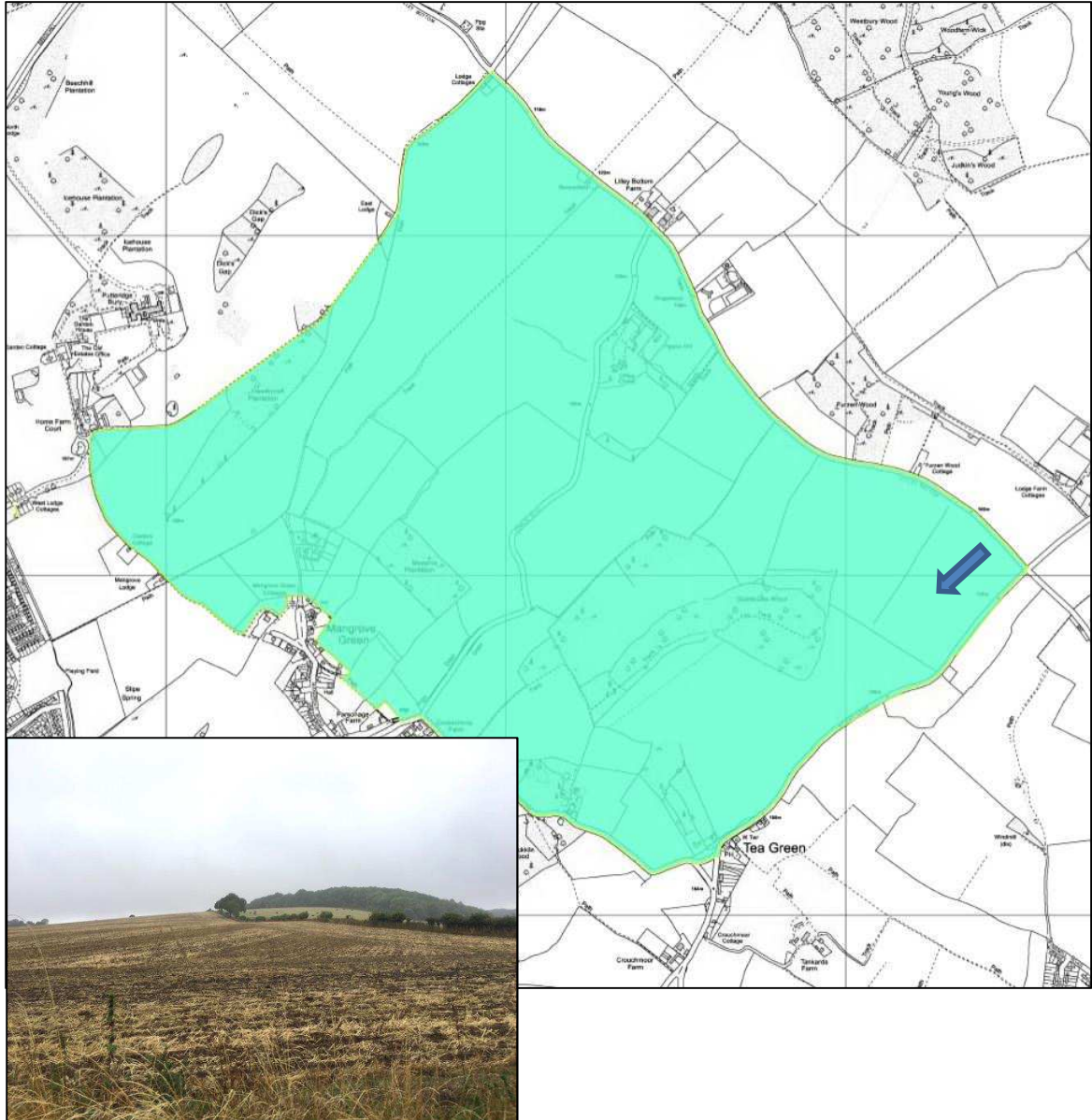
SITE SURVEY

Green Belt Review Site reference:

Parcel 2d – Lilley Bottom

Site address

Area west of Lilley Bottom, between Stoney Lane in south, byway in north and Brick Kiln Lane to west.



Site Description

Visual Openness

Mixed / High – plateau landscape in west and east facing slope of Lilley valley in east. Small blocks of woodlands limit longer-range views into and out of the parcel from various vantage points though more open vistas available at points, particularly northwards from Chalk Hill.

Physical Openness

Mixed / High – contains part of Mangrove Green and Tea green and a few scattered agricultural and residential properties.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<p>Significant Contribution</p> <p>Generally mixed levels of visual and physical openness due to topography and settlement. Supports parcel 2C in safeguarding from the encroachment of Luton into the countryside.</p>
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	<p>Significant Contribution</p> <p>Plays an important role in restricting growth of Luton eastwards into Lilley Bottom valley and protecting the setting of the villages of Cockernhoe and Breachwood Green.</p>

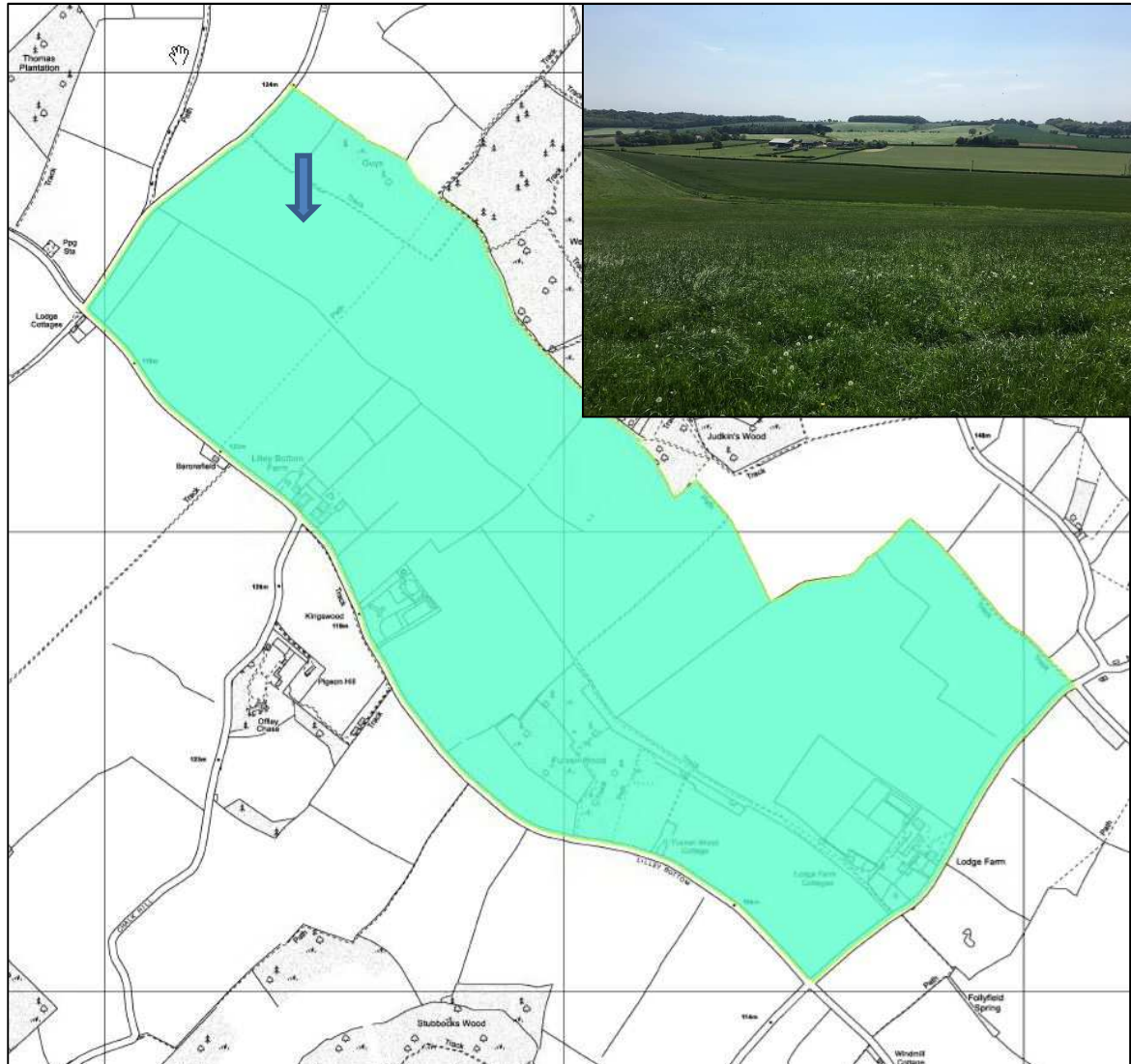
SITE SURVEY

Green Belt Review Site reference:

Parcel 2e – Lilley Bottom

Site address

Land east of Lilley Bottom between Luton White hill and Stoney Lane. Borders Westbury wood to east.



Site Description

Visual Openness

Mixed – west facing slope of Lilley Bottom valley with a small woodland block but generally open. Abuts Westbury wood on its eastern boundary.

Physical Openness

Mixed / High – scattered agricultural buildings and residential properties mainly along Lilley Bottom Road.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<p>Moderate Contribution</p> <p>Generally mixed levels of visual and physical openness due to topography. Although the parcel is not contiguous with any major settlements it is accessible and therefore prevents encroachment into the countryside.</p>
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	<p>Moderate Contribution</p> <p>Supports the wider Green Belt in this location.</p>

SITE SURVEY

Green Belt Review Site reference:

Parcel 2f – Lilley Bottom

Site address

West Lilley Bottom Road between Stoney lane in north and Darley Road in south.



Site Description

Visual Openness	Mixed – plateau landscape in west and east facing slope of Lilley valley in east, together with a few small blocks of woodlands limits longer-range views into and out of the parcel from various vantage points.
Physical Openness	Mixed – Scattered agricultural buildings and residential properties together with parts of Tea Green and Breachwood Green.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<p>Moderate Contribution</p> <p>Generally mixed levels of visual and physical openness due to topography and settlement. Supports parcel 2C in safeguarding from encroachment into the accessible countryside.</p>
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	<p>Moderate Contribution</p> <p>Supports the wider Green Belt in this location.</p>

SITE SURVEY

Green Belt Review Site reference:

Parcel 2g – Lilley Bottom

Site address

East of Lilley Bottom Road, south of Stoney Lane, north of Church Road and west of Whitehall Road.



Site Description

Visual Openness	Mixed – west facing slope of Lilley Bottom valley containing a small woodland block but generally open.
Physical Openness	High – Generally undeveloped parcel.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<p>Moderate Contribution</p> <p>Generally mixed levels of visual and physical openness due to topography. Although the parcel is not contiguous with any major settlements it helps to prevent encroachment into the countryside.</p>
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	<p>Moderate Contribution</p> <p>Supports the wider Green Belt in this location.</p>

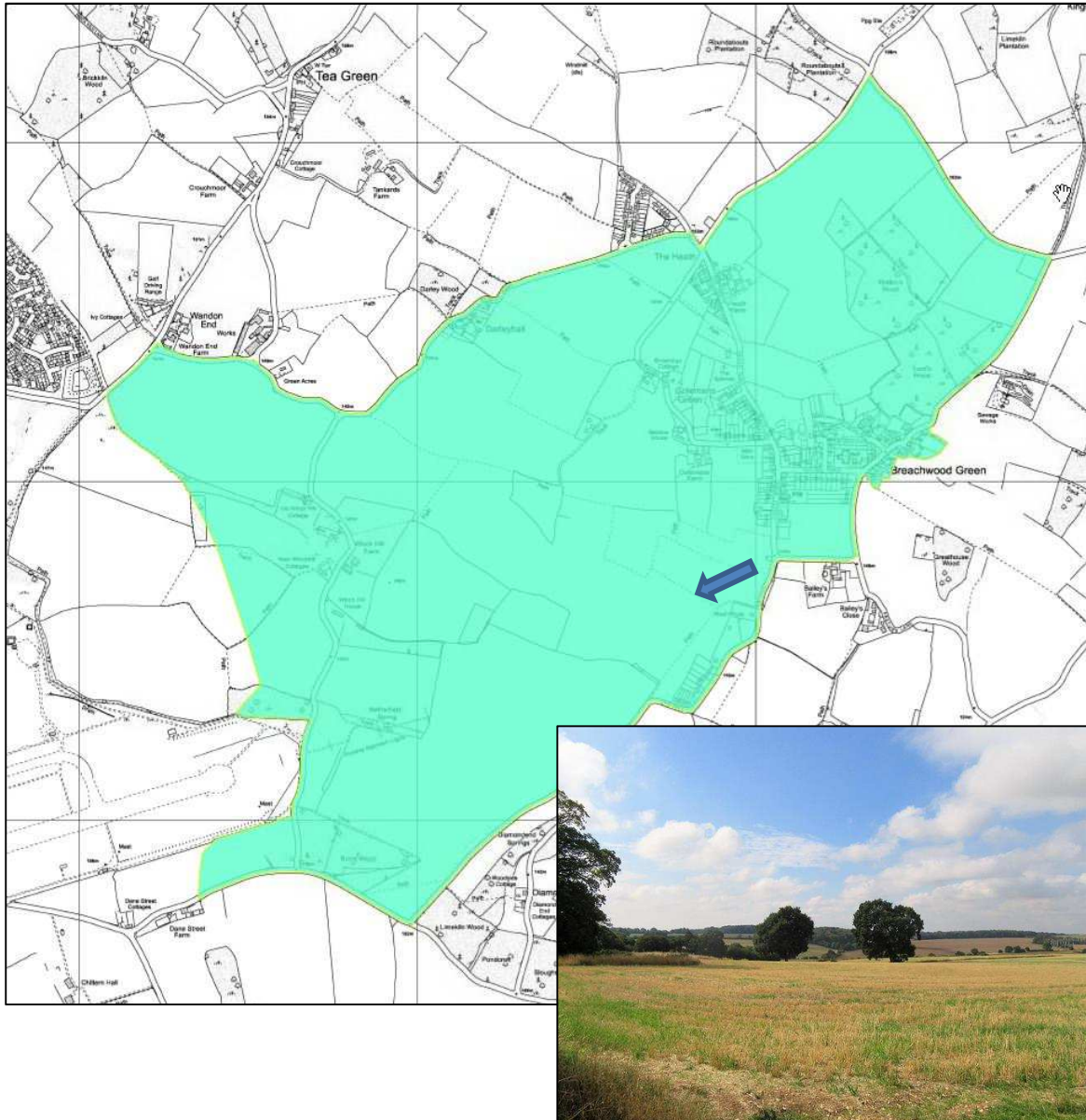
SITE SURVEY

Green Belt Review Site reference:

Parcel 2h – Lilley Bottom

Site address

Land at eastern end of Luton Airport runway, west of Lilley Bottom Road between Darley Road in north and Lye Hill/Lower Road in south.



Site Description

Visual Openness

Mixed – valley sides of Whiteway Bottom and Lilley Bottom and connecting ridge. Limited longer-range views into and out of the parcel. Small scattered woodland blocks on slopes.

Physical Openness

Mixed – Contains Breachwood Green village and scattered agricultural buildings and residential properties together with parts of Tea Green and Breachwood Green.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<p>Moderate Contribution</p> <p>Generally mixed levels of visual and physical openness due to topography. Although the parcel is not contiguous with any major settlements it is accessible and therefore prevents encroachment into the countryside.</p>
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	<p>Moderate Contribution</p> <p>Supports the wider Green Belt in this location. Lies close to the south-east edge of Luton and is sensitive to encroachment.</p>

SITE SURVEY

Green Belt Review Site reference:

Parcel 2i – Lilley Bottom

Site address

East of Lilly Bottom Road, south of Church Road, west of Whitehall Road.



Site Description

Visual Openness

Mixed – west facing slope of Lilley Bottom valley containing small blocks of woodland but generally open. Limited views in and out of parcel.

Physical Openness

Mixed / High – Generally undeveloped on the steeper valley slopes but Kingswalden Bury and a few agricultural buildings and residential properties in the northern part..

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<p>Moderate Contribution</p> <p>Generally mixed levels of visual and physical openness due to topography. Although the parcel is not contiguous with any major settlements it is accessible and therefore prevents encroachment into the countryside.</p>
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	<p>Moderate Contribution</p> <p>Supports the wider Green Belt in this location.</p>

SITE SURVEY

Green Belt Review Site reference:	Parcel 3a – Peters Green
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Site address

Bounded by Lilley Bottom Road, Lye Hill/Lower Road, and Wandon Green to south.
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Site Description

Visual Openness	Mixed –valley sides of Whiteway Bottom and Lilley Bottom and connecting ridge. Limited longer-range views into and out of the parcel. Small scattered woodland blocks.
Physical Openness	Mixed / High – Some scattered agricultural buildings and residential properties but generally open. Adjoins eastern edge of Breachwood Green.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<p>Moderate Contribution</p> <p>Generally mixed levels of visual and physical openness due to topography. Although the parcel is not contiguous with any major settlements it is accessible and therefore prevents encroachment into the countryside.</p>
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	<p>Moderate Contribution</p> <p>Much of parcel is relatively remote from main settlements, lying to the south-east of Luton, but is sensitive to encroachment.</p>

SITE SURVEY

Green Belt Review Site reference:

Parcel 3b – Peters Green

Site address

Land bounded by Kimpton road to south, Whitway Bottom Lane to east, road through Diamond End to north.



Site Description

Visual Openness	Mixed – western valley side of Whitway Bottom and adjoining ridge. Limited longer-range views into and out of the parcel. Small scattered woodland blocks.
Physical Openness	Mixed / High – Some scattered agricultural buildings and residential properties but generally open.

Contribution to Green Belt Purposes

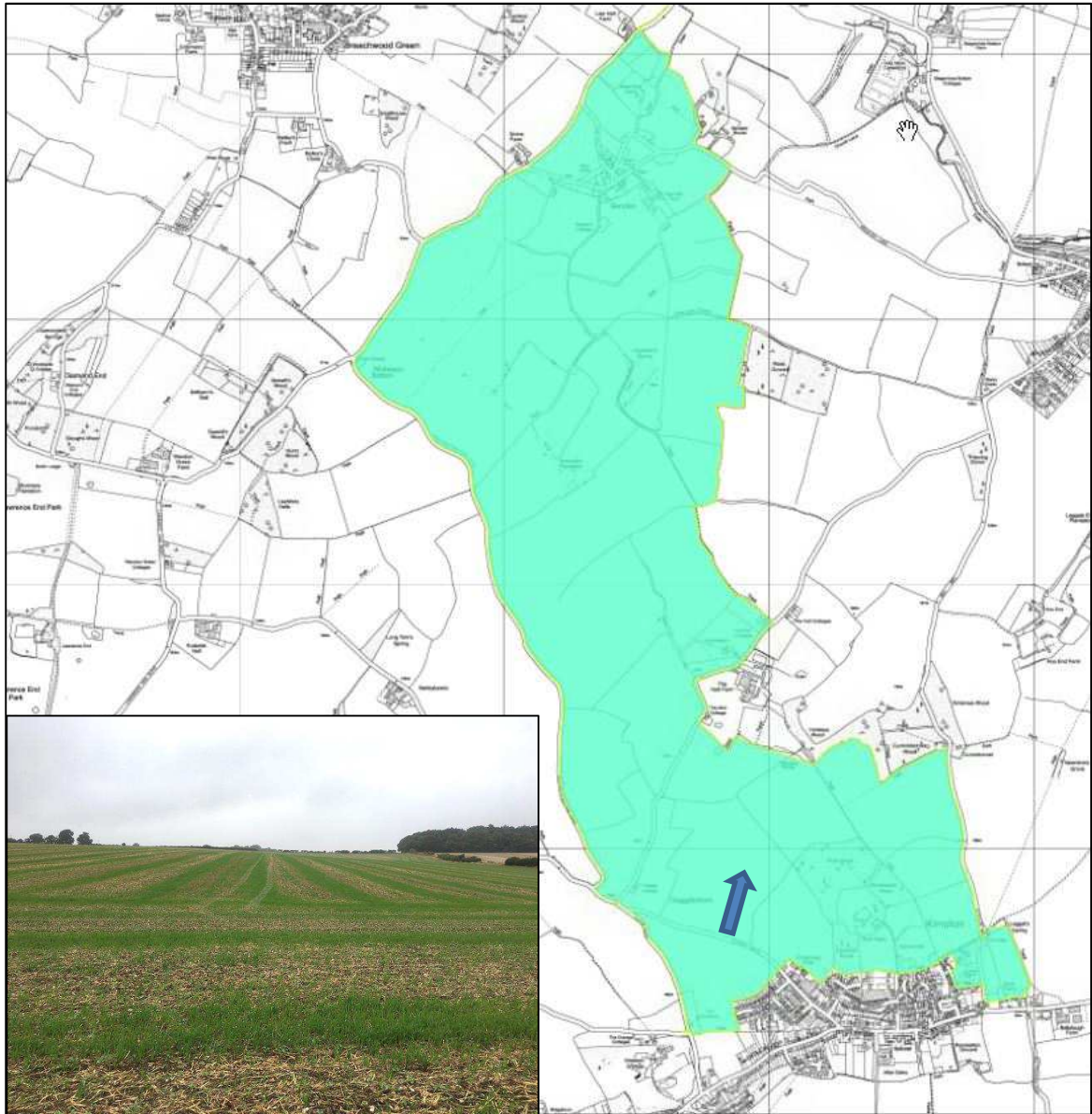
Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<p>Moderate Contribution</p> <p>Generally mixed levels of visual and physical openness due to topography. Although the parcel is not contiguous with any major settlements it is accessible and therefore prevents encroachment into the countryside.</p>
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	<p>Moderate Contribution</p> <p>Much of parcel is relatively remote from main settlements, lying to the south-east of Luton, but is sensitive to encroachment.</p>

SITE SURVEY

Green Belt Review Site reference:	Parcel 3c – Peters Green
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Site address

Land to east of Whiteway Bottom Lane, Bendish in the north, abuts northern edge of Kimpton with eastern boundary a mix of footpaths.



Site Description

Visual Openness	Mixed – eastern valley side of Whiteway Bottom. Limited longer-range views into and out of the parcel. Some small scattered woodland blocks.
Physical Openness	Mixed – Abuts the northern edge of Kimpton. Some scattered agricultural buildings and residential properties but generally open.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<p>Moderate Contribution</p> <p>Generally mixed levels of visual and physical openness due to topography. Although the parcel is not contiguous with any major settlements it is accessible and therefore prevents encroachment into the countryside. Helps to maintain the rural setting of Kimpton.</p>
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	<p>Moderate Contribution</p> <p>Much of parcel is relatively remote from main settlements, lying to the south-east of Luton, but is sensitive to encroachment.</p>

SITE SURVEY

Green Belt Review Site reference:	Parcel 3d – Peters Green
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Site address

Land bounded by Kimpton Bottom to south, Kimpton Road to north and district boundary to west.



Site Description

Visual Openness	Mixed – open countryside on plateau landscape. Limited longer-range views into and out of the parcel. Small scattered woodland blocks.
Physical Openness	Mixed – Abuts the western edge of Kimpton. Scattered agricultural buildings and residential properties and urbanising influences along Kimpton Bottom. Peters Green at western tip

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<p>Moderate Contribution</p> <p>Generally mixed levels of visual and physical openness due to topography. Although the parcel is not contiguous with any major settlements it is accessible and therefore prevents encroachment into the countryside.</p>
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	<p>Moderate Contribution</p> <p>Much of parcel is relatively remote from main settlements, lying to the south-east of Luton, but is sensitive to encroachment.</p>

SITE SURVEY

Green Belt Review Site reference:

Parcel 4 – Porters End

Site address

Land to south of Kimpton bounded by Kimpton Bottom to north, district boundary and Blackmore End to south and Hall Lane and Kimpton settlement to east.



Site Description

Visual Openness

Mixed – open countryside but Kimpton Bottom valley restricts longer views into and out of the strategic parcel. Views are contained within the local landscape.

Physical Openness

Mixed – strategic parcel abuts Kimpton and Blackmore End villages with scattered agricultural buildings and residential properties but generally undeveloped and open.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<p>Moderate Contribution</p> <p>Generally mixed levels of visual and physical openness due to topography. Although the parcel is not contiguous with any major settlements it prevents encroachment into the countryside from Kimpton, Blackmore End and scattered development along Kimpton Bottom.</p>
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	<p>Moderate Contribution</p> <p>Much of parcel is relatively remote from main settlements but is sensitive to encroachment.</p>

SITE SURVEY

Green Belt Review Site reference:	Parcel 5a – Codicote
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Site address

Land south of Codicote bounded by district boundary to south, Whitwell Road to north and Kimpton Mill to west.



Site Description

Visual Openness	Mixed – sloping sides of the Mimram Valley limits longer-range views into and out of the parcel to higher ground. Scattered small blocks of woodland.
Physical Openness	Mixed – abuts settlement edge of Codicote with scattered agricultural buildings and some urban influences in the south-east where parcel abuts Welwyn.

Contribution to Green Belt Purposes

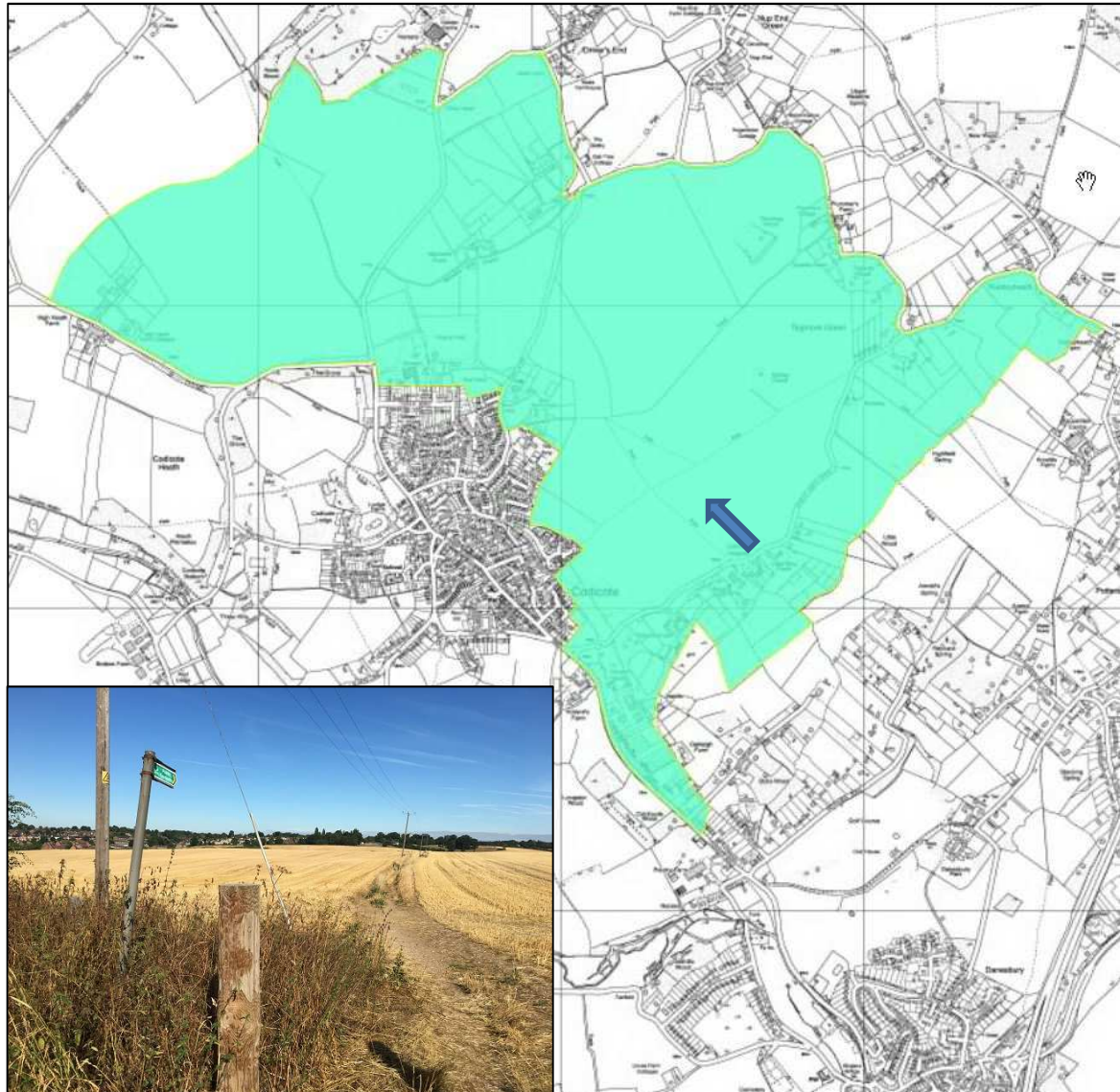
Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<p>Moderate Contribution</p> <p>Generally mixed levels of visual and physical openness due to topography and proximity to neighbouring development to southeast. Immediately adjoins and helps to retain the rural setting to Codicote.</p>
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	<p>Moderate Contribution</p> <p>Parcel is part of the wider countryside to the west of the A1(M) and makes a moderate contribution to Green Belt purposes.</p>

SITE SURVEY

Green Belt Review Site reference:	Parcel 5b – Codicote
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Site address

Land to north of Codicote bounded by district boundary to east, and Drivers End Lane/Sally Deards Lane to the north and High Heath farm to west.



Site Description

Visual Openness	Mixed / High – gently rolling plateau landscape around the north and east of Codicote. Long-range views into and out of the strategic parcel from various vantage points are limited though do open out at certain locations.
Physical Openness	Mixed – abuts settlement edge of Codicote with residential ribbon development in the south-east where abuts Welwyn. Scattered agricultural buildings.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<p>Moderate Contribution</p> <p>Generally mixed levels of visual and physical openness due to topography and proximity to neighbouring development to southeast though broader views available from certain vantage points. Immediately adjoins and helps to retain the rural setting to Codicote and provides part of wider countryside between Stevenage, Hitchin and Welwyn Garden City</p>
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	<p>Moderate Contribution</p> <p>Parcel is part of the wider countryside to the west of the A1(M) and makes a moderate contribution to Green Belt purposes.</p>

SITE SURVEY

Green Belt Review Site reference:

Parcel 6 - Pottersheath

Site address

Area bounded to the east by district boundary.



Site Description

Visual Openness

Low – gently rolling upland plateau with extensive, dispersed residential development limits views in and out of parcel.

Physical Openness

Low – residential development and other urban influences both within and adjoining the parcel are prominent.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<p>Moderate Contribution</p> <p>Existing urban influences like extensive residential development limit visual and physical openness but Green Belt status prevents intensification and encroachment of Oaklands and Welwyn.</p>
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	<p>Significant Contribution</p> <p>Performs an important function separating the urban areas of Welwyn, Oaklands and Pottersheath.</p>

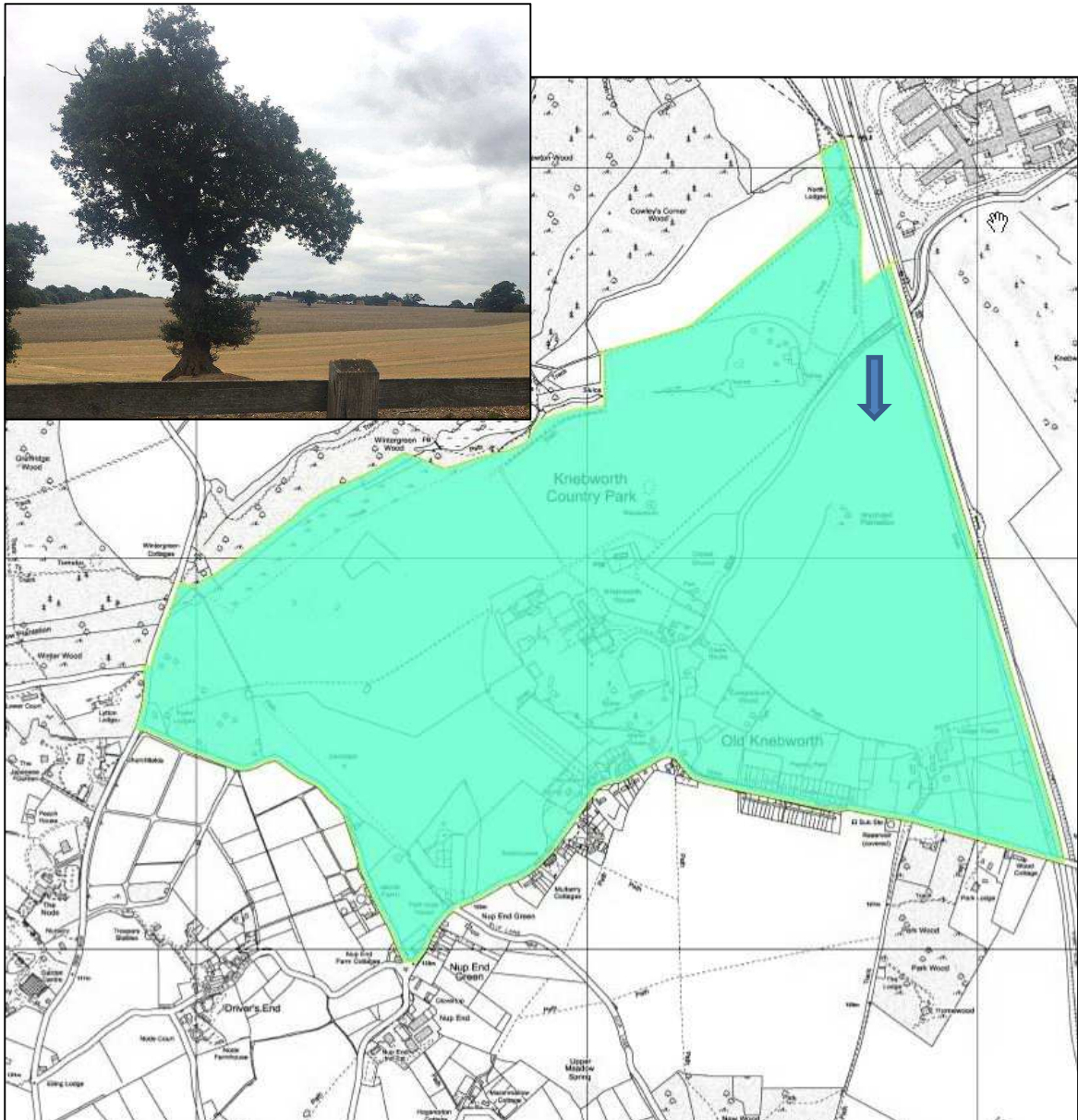
SITE SURVEY

Green Belt Review Site reference:

Parcel 7a – Old Knebworth

Site address

Land on west side of A1(M), bounded by Newton Woods to north and Park Lane/ Hitchin Road to south.



Site Description

Visual Openness

Mixed – open landscape with small blocks of woodland. Some more open internal views in formal parkland around Knebworth House though plateau topography limits longer-range views into and out of the parcel.

Physical Openness

Mixed – Contains Knebworth House and parkland and part of Old Knebworth otherwise generally open.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<p>Moderate Contribution</p> <p>Generally mixed levels of visual and physical openness due to topography, vegetation and settlement type.</p>
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	<p>Moderate Contribution</p> <p>Part of the wider accessible countryside to the west of the A1(M) making a moderate contribution to Green Belt purposes.</p>

SITE SURVEY

Green Belt Review Site reference:	Parcel 7b – Old Knebworth
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Site address

Land to west of A1(M) bounded by Park Lane/ Hitchin Road to north, Three Houses Lane to west and Drivers End Lane/Sally Deards Lane to the south .



Site Description

Visual Openness	Mixed – open landscape with small blocks of woodland and gently rolling plateau topography limits longer-range views into and out of the parcel.
Physical Openness	Mixed – Contains part of Old Knebworth and scattered agricultural and other buildings as well as residential properties.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<p>Moderate Contribution</p> <p>Generally mixed levels of visual and physical openness due to topography, vegetation and settlement type.</p>
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	<p>Moderate Contribution</p> <p>Part of the wider accessible countryside to the west of the A1(M) making a moderate contribution to Green Belt purposes.</p>

SITE SURVEY

Green Belt Review Site reference:	Parcel 8a – Knebworth
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Site address

Land between A1(M) and ECML railway abuts northern edge of Knebworth and research centre to north.



Site Description

Visual Openness	Mixed – north facing slope with limited longer-range views, large part covered by golf course.
Physical Openness	Mixed – parcel contained by A1(M), ECML and settlement edges of Knebworth and Stevenage.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<p>Significant Contribution</p> <p>Generally mixed levels of visual and physical openness due to topography and proximity to neighbouring urban influences. Prevents outward encroachment of both Stevenage and Knebworth into the gap between the two.</p>
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	<p>Significant Contribution</p> <p>Parcel is part of the green wedge between Stevenage and Welwyn Garden City and makes a significant contribution to Green Belt purposes.</p>

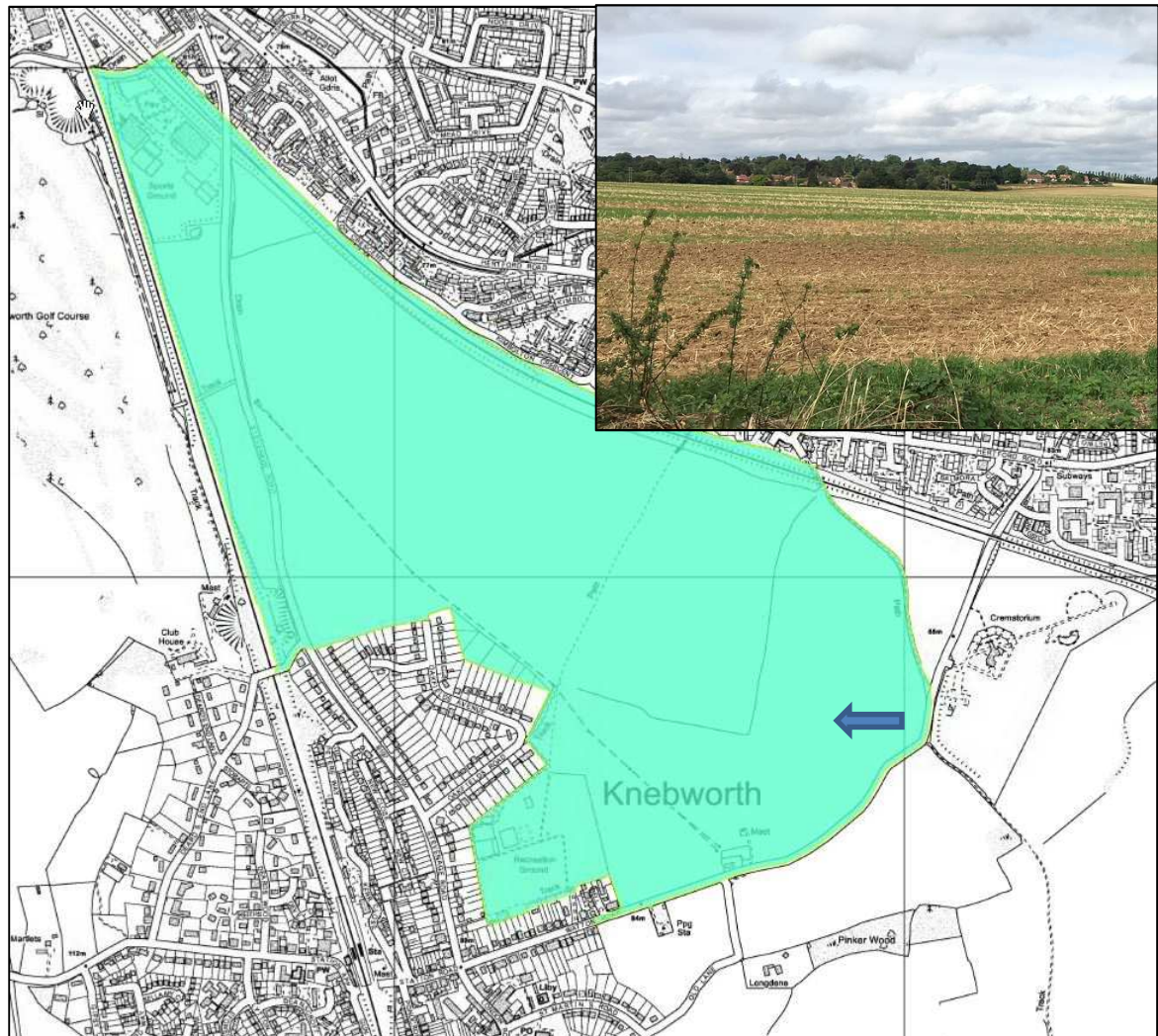
SITE SURVEY

Green Belt Review Site reference:

Parcel 8b – Knebworth

Site address

Land between ECML and local railway line and Watton Road abuts north-east edge of Knebworth.



Site Description

Visual Openness

Low / Mixed – views contained by adjoining settlement edges of Stevenage and Knebworth.

Physical Openness

Mixed – parcel contained by roads and railway line and settlement edges of Knebworth and Stevenage.

Contribution to Green Belt Purposes

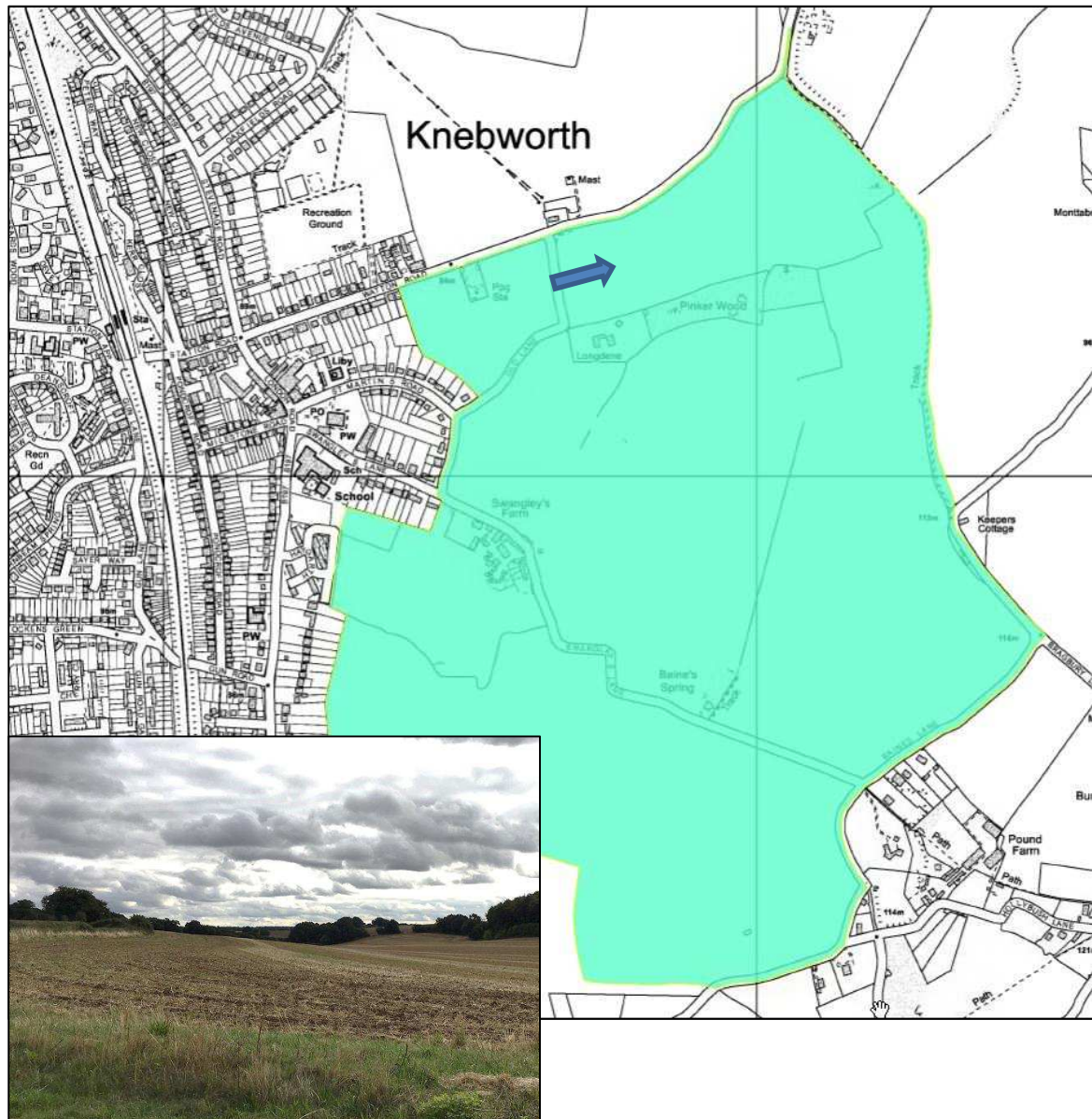
Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<p>Significant Contribution</p> <p>Generally mixed levels of visual and physical openness due to topography and proximity to neighbouring urban influences. Prevents outward encroachment of both Stevenage and Knebworth into the gap between the two.</p>
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	<p>Significant Contribution</p> <p>Parcel is part of the green wedge between Stevenage and Welwyn Garden City and makes a significant contribution to Green Belt purposes.</p>

SITE SURVEY

Green Belt Review Site reference:	Parcel 8c – Knebworth
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Site address

Land lying between eastern edge of Knebworth and the district boundary, south of Watton Road



Site Description

Visual Openness	Mixed – higher ground affords limited views into and out of parcel. Views contained by adjoining settlement edges of Stevenage and Knebworth.
Physical Openness	Mixed / High – parcel contained by roads and settlement edge of Knebworth. Dispersed agricultural buildings but mainly open

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<p>Significant Contribution</p> <p>Generally mixed levels of visual and physical openness due to topography and proximity to neighbouring urban influences. Prevents outward encroachment of Knebworth and Woolmer Green into more open countryside.</p>
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	<p>Significant Contribution</p> <p>Parcel is part of the green wedge between Stevenage and Welwyn Garden City and makes a significant contribution to Green Belt purposes.</p>

SITE SURVEY

Green Belt Review Site reference:

Parcel 8d – Knebworth

Site address

Land between A1(M) and western edge of Knebworth bounded by Park Lane to north and district boundary to the south.



Site Description

Visual Openness	Low / Mixed – Land north of Gypsy Lane forms a bowl sandwiched between motorway and Knebworth village with no visual connection to wider countryside. Land to south of Gypsy Lane more open though undulating landform limits views in and out of parcel.
Physical Openness	Mixed / High – Parcel contained by A1 (M) and western settlement edge of Knebworth.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<p>Moderate Contribution</p> <p>Generally lower levels of visual and physical openness due to topography and proximity to neighbouring urban influences. Contains urban edge of Knebworth though, through much of parcel A1(M) on western boundary prevents encroachment into wider countryside beyond.</p>
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	<p>Significant Contribution</p> <p>Parcel is part of the green wedge between Stevenage and Welwyn Garden City and makes a significant contribution to Green Belt purposes.</p>

SITE SURVEY

Green Belt Review Site reference:

Parcel 9a – Langley

Site address

Area to east of B656 London Road, north of White Lane and south of Little Almshoe.



Site Description

Visual Openness

Mixed – promontory on east side of Langley valley. Wider views from higher ground along eastern boundary but western half of sub-parcel in Langley valley which is notably more contained..

Physical Openness

High – open apart from agricultural buildings and residential properties in local valley on northern edge and high point on southern edge.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<p>Moderate Contribution</p> <p>Relatively expansive views from highest point south-west of Almshoebury Farm and east towards and beyond Stevenage from parcel boundary. Views more contained from valley bottom. Reinforces role of parcels separating Stevenage from Hitchin.</p>
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	<p>Moderate Contribution</p> <p>Contributes to the wider parcel of land restricting expansion of Stevenage westwards. Part of the wider countryside between Luton and Stevenage.</p>

SITE SURVEY

Green Belt Review Site reference:

Parcel 9b – Langley

Site address

Land south of Stevenage Road west to Almshoe Bury and south to bridleway.



Site Description

Visual Openness

Mixed / High – localised plateau valley and ridge facing northwards providing views in and out to north and west. More open views across Langley Valley available from tracks and roads along western boundary

Physical Openness

High – open apart from agricultural buildings in south west and north east.

Contribution to Green Belt Purposes

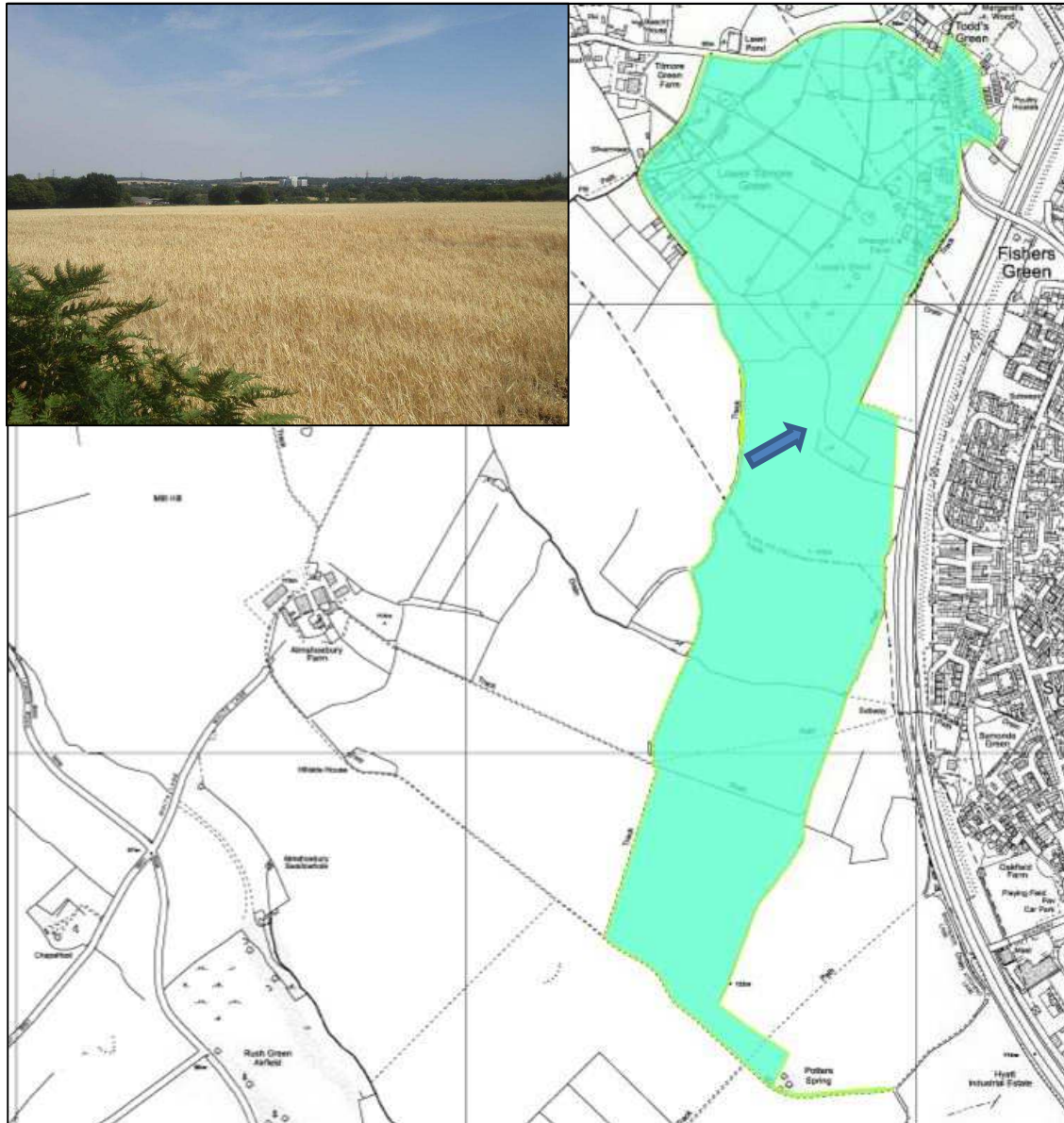
Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<p>Moderate Contribution</p> <p>Generally mixed levels of visual and physical openness due to topography and settlement. Does not directly abut settlement edges but reinforces role of adjoining sub-parcels.</p>
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	<p>Moderate Contribution</p> <p>Contributes to the wider parcel of land restricting expansion of Stevenage westwards. Part of the wider countryside between Luton and Stevenage.</p>

SITE SURVEY

Green Belt Review Site reference:	Parcel 9c – Langley
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Site address

Land to east of A1(M) extending south to Dyes Lane, north to Lower Titmore Green and west to bridleway.



Site Description

Visual Openness	Mixed – localised plateau which, along with woodland block and small fields subdivided by hedgerows generally limits views in and out other than at southern end.
Physical Openness	Mixed / High – Southern half of parcel open. Cluster of industrial / agricultural buildings and buildings at Todds Green and Titmore Green at north.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<p>Significant Contribution</p> <p>Plateau landscape at south provides open landscape and views. Significantly more contained and fragmented at north around Lower Titmore Green and Todds Green. Contains existing urban edge of Stevenage behind A1(M) at centre of sub-parcel and proposed urban edge of Stevenage as allocated for development in their adopted and emerging plan along entire eastern boundary.</p>
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	<p>Significant Contribution</p> <p>Contributes to the wider parcel of land restricting expansion of Stevenage westwards. Part of the wider countryside between Luton and Stevenage.</p>

SITE SURVEY

Green Belt Review Site reference:

Parcel 9d – Langley

Site address

Area lying between Kitching Lane in east and B656 to west, extending to Dyes Lane in south and White Lane in north.



Site Description

Visual Openness

Mixed – eastern slope of Langley valley. Views in south-western half of parcel limited by landform and scattered development. On higher ground along north-eastern boundary there are more substantive views to the west.

Physical Openness

Mixed – Upper slopes undeveloped. Large scrap-yard in centre of sub-parcel with other buildings and residential properties along valley floor.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<p>Significant Contribution</p> <p>Higher land at north-west provides open views across and along Lilley Valley. Significantly more contained views along valley at south-east. Contains proposed urban edge of Stevenage as allocated for development in their adopted and emerging plan</p>
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	<p>Significant Contribution</p> <p>Contributes to the wider parcel of land restricting expansion of Stevenage westwards. Part of the wider countryside between Luton and Stevenage.</p>

SITE SURVEY

Green Belt Review Site reference:

Parcel 9e – Langley

Site address

Area lying between A1(M) to east and B656 to west extending to southern boundary of newton Woods and north to Dyes Lane.



Site Description

Visual Openness

Low / Mixed – rolling landform with limited views in and out, southern part contains large blocks of woodland. Open vistas limited to south-western corner with more extensive views to the north and Stevenage available from B656.

Physical Openness

Mixed – contains residential development in Langley and Norton Green and some scattered agricultural buildings.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<p>Moderate Contribution</p> <p>Generally mixed levels of visual and physical openness due to topography and large woodland block to the north of Knebworth Country Park. Plays a role in containing Stevenage behind A1(M) but topography and fragmented nature of landscape limits relationship with wider countryside within and beyond Langley valley.</p>
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	<p>Moderate Contribution</p> <p>Contributes to the wider parcel of land restricting expansion of Stevenage westwards. Part of the wider countryside between Luton and Stevenage.</p>

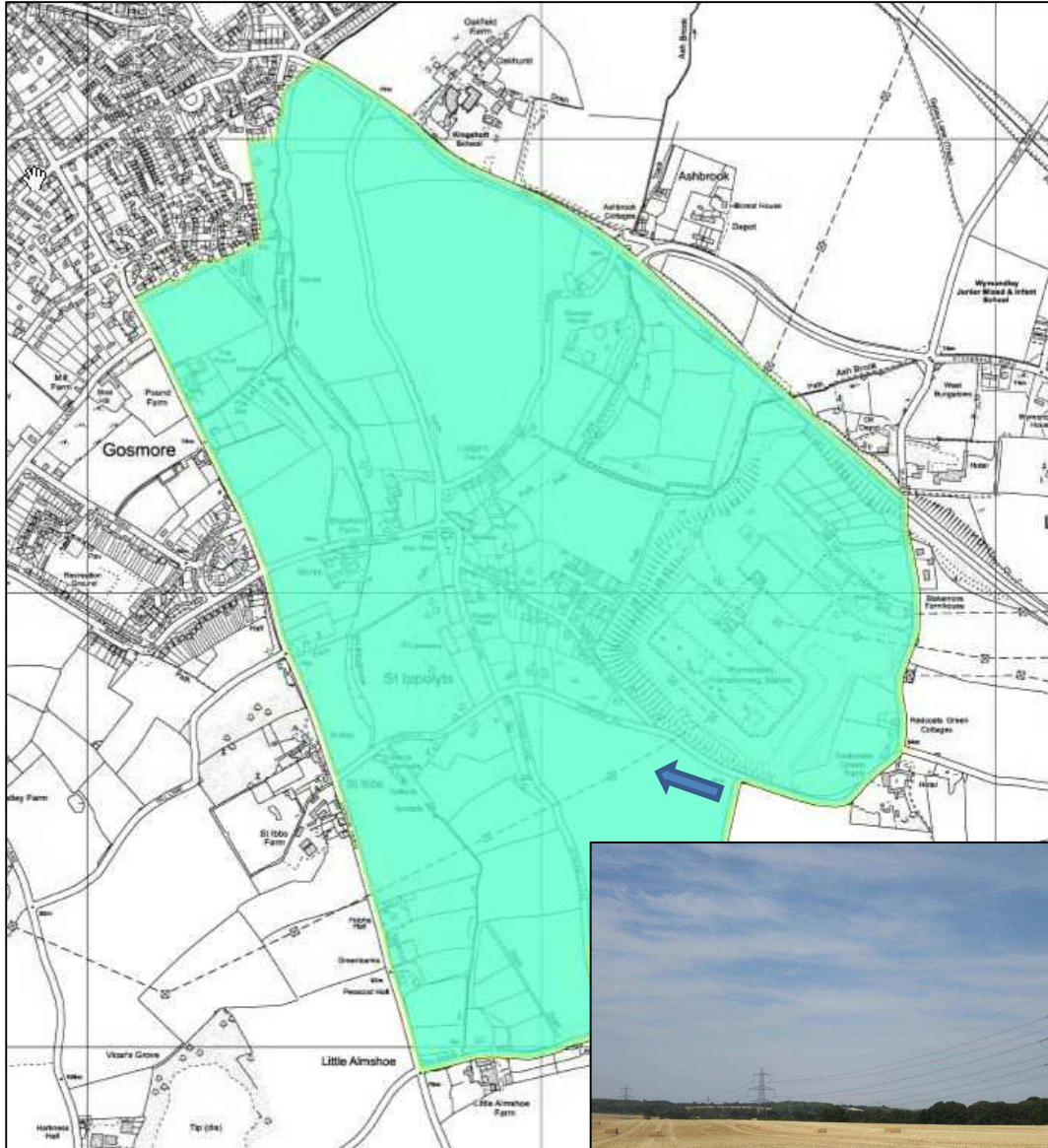
SITE SURVEY

Green Belt Review Site reference:

Parcel 10a – Little Wymondley

Site address

Abuts the southern edge of Hitchin bounded by London Road and A602 Stevenage Road.



Site Description

Visual Openness

Mixed – rolling landform containing Ippolyts Brook with some views towards Hitchin and the Green Belt sub-parcel to the north.

Physical Openness

Low / Mixed – parcel bounded by roads and settlement edge of Hitchin. Contains a number of urbanising features such as St Ippolyts village, Wymondley Transforming Station and Sewerage works.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<p>Moderate Contribution</p> <p>Generally mixed levels of visual and physical openness due to topography and urbanising influences. Abuts south-eastern corner of Hitchin with St Ippolyts and other developments lying between the town and wider countryside.</p>
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	<p>Significant Contribution</p> <p>Parcel is part of the green wedge between Stevenage and Hitchin and makes a significant contribution to Green Belt purposes.</p>

SITE SURVEY

Green Belt Review Site reference:	Parcel 10b – Little Wymondley
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Site address

Abuts the southern edge of Hitchin bounded by A602 Stevenage Road, Arch Road and Hitchin Road.



Site Description

Visual Openness	Mixed – rolling landform containing Ash Brook and Ippolyts Brook with some views towards Hitchin and the Green Belt sub-parcel to the south.
Physical Openness	Mixed – parcel bounded by roads, and settlement edge of Hitchin. Open in parts but contains part of Great Wymondley village and a number of urbanising features such as railway line, agricultural buildings, school and residential properties.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<p>Significant Contribution</p> <p>Generally mixed levels of visual and physical openness due to topography and urbanising influences. Provides immediate rural setting to Hitchin when viewed from higher ground to the east and contains the town behind the Ippollitts Brook.</p>
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	<p>Significant Contribution</p> <p>Parcel is part of the green wedge between Stevenage and Hitchin and makes a significant contribution to Green Belt purposes.</p>

SITE SURVEY

Green Belt Review Site reference:	Parcel 10c – Little Wymondley
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Site address

North side of east coast mainline railway, bounded by northern edge of Stevenage, A1(M) and Graveley Road.
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Site Description

Visual Openness	Mixed – rolling landform with limited longer-range views.
Physical Openness	Mixed – parcel bounded by roads and railway line and contains part of Great Wymondley village as well as scattered historic buildings. Otherwise generally open.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<p>Moderate Contribution</p> <p>Generally mixed levels of visual and physical openness due to topography and urbanising influences. Contains village of Little Wymondley to the south of the railway and reinforces protection in the triangle between Hitchin, Letchworth and Stevenage.</p>
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	<p>Significant Contribution</p> <p>Parcel is part of the green wedge between Stevenage and Hitchin and makes a significant contribution to Green Belt purposes.</p>

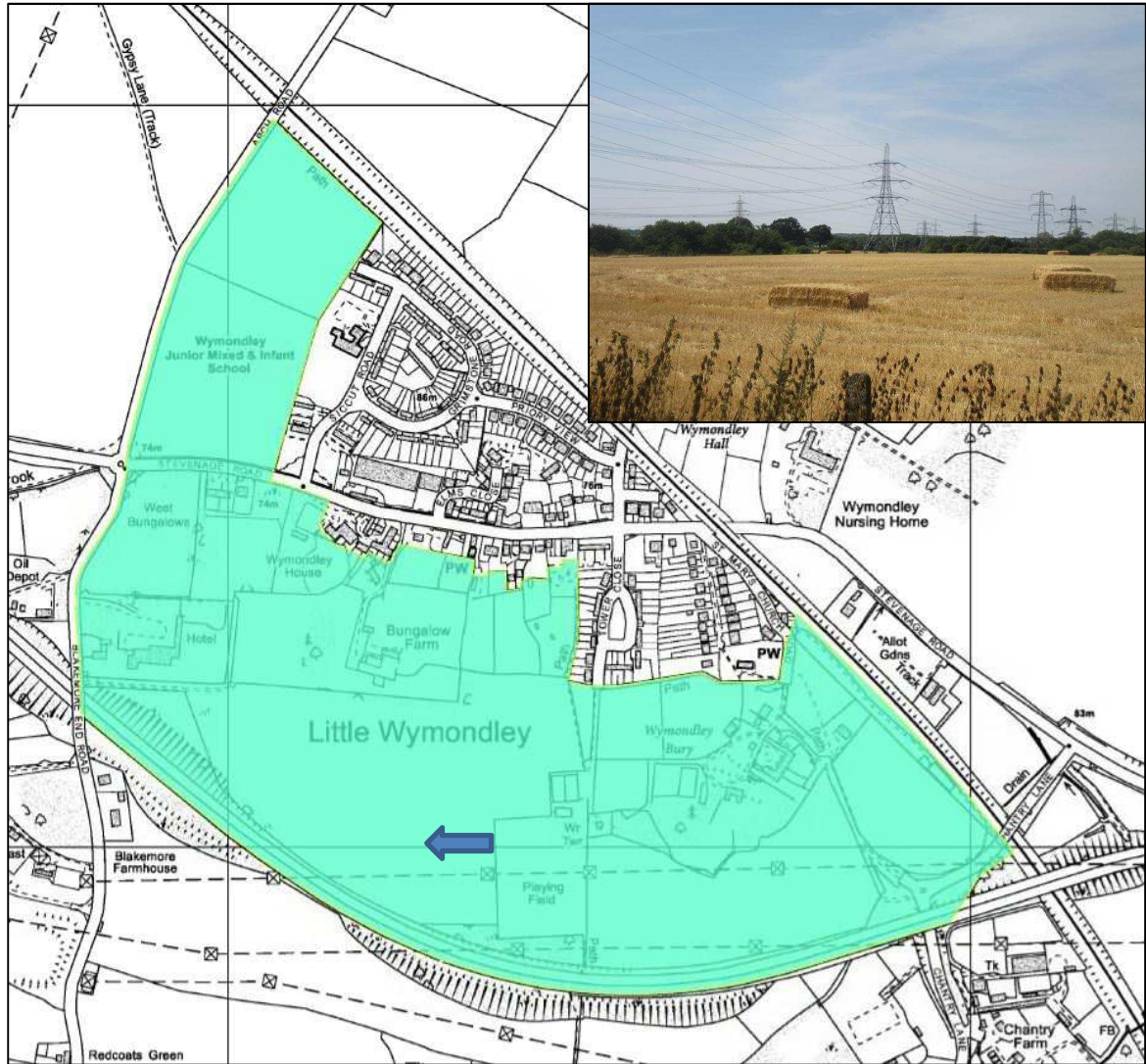
SITE SURVEY

Green Belt Review Site reference:

Parcel 10d – Little Wymondley

Site address

Area to the north of A602 Wymondley bypass, between Stevenage edge, east coast mainline railway and Arch Road.



Site Description

Visual Openness

Low / Mixed – local valley within rolling landform with limited views.

Physical Openness

Low / Mixed – parcel bounded by roads and railway line and surrounds Little Wymondley. Contains a number of urbanising influences including a hotel, pylons and water tower.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<p>Moderate Contribution</p> <p>Generally mixed levels of visual and physical openness due to topography and urbanising influences. Contains village of Wymondley though parcel is, in turn, bounded by more significant barriers of railway and A505 bypass.</p>
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	<p>Significant Contribution</p> <p>Parcel is part of the green wedge between Stevenage and Hitchin and makes a significant contribution to Green Belt purposes.</p>

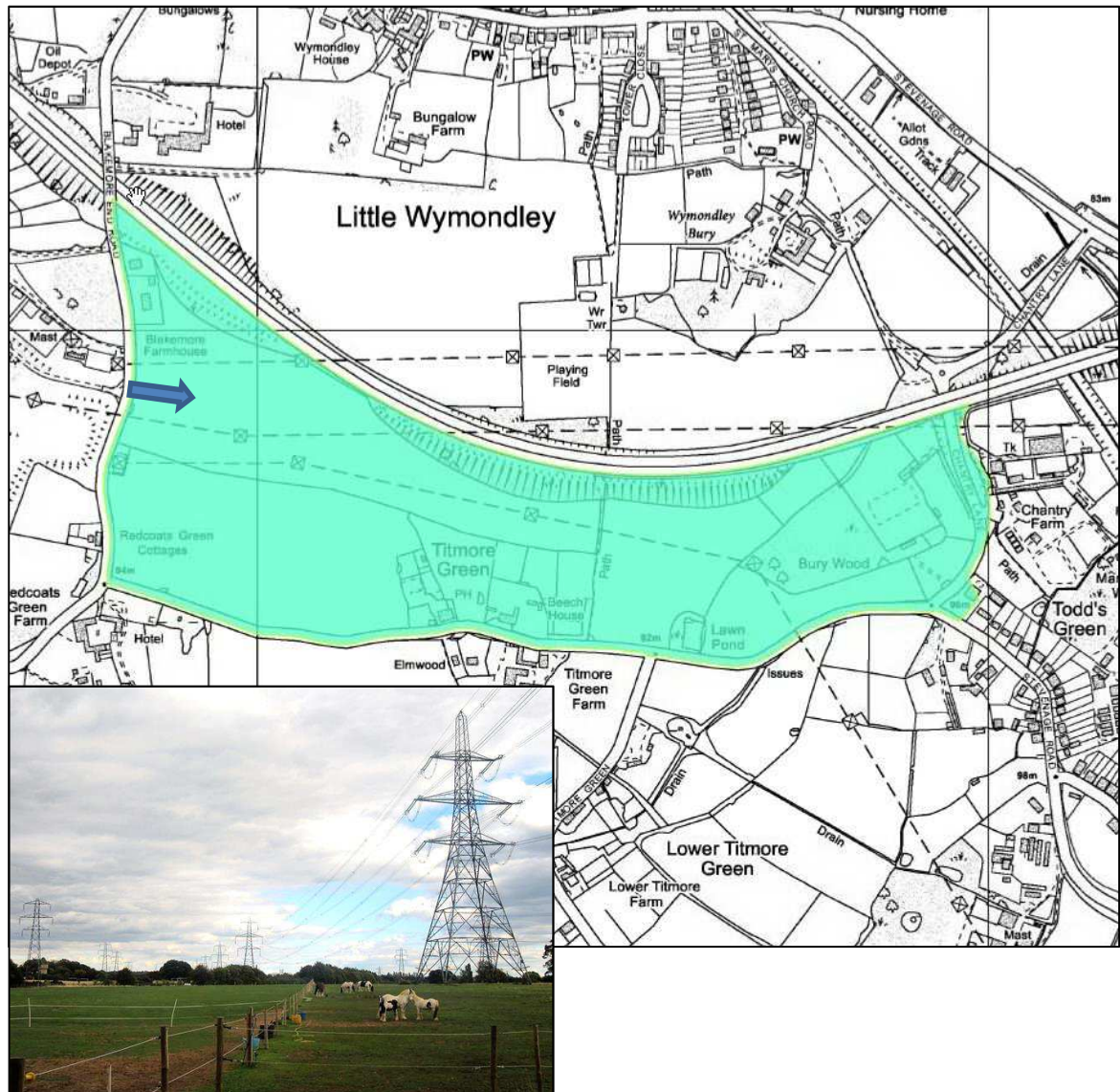
SITE SURVEY

Green Belt Review Site reference:

Parcel 10e – Little Wymondley

Site address

South of A602 Wymondley bypass bounded by Blakemore End Road, Stevenage Road and Stevenage and Todd's Green.



Site Description

Visual Openness

Low / Mixed – limited views due to plateau landscape and vegetation.

Physical Openness

Low / Mixed – parcel bounded by roads and contains scattered agricultural buildings and residential properties.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<p>Moderate Contribution</p> <p>Generally mixed levels of visual and physical openness due to topography and urbanising influences. Scattered development at Titmore Green and plays reinforcing role to adjoining parcels which prevent outward encroachment of Stevenage and Hitchin.</p>
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	<p>Significant Contribution</p> <p>Parcel is part of the green wedge between Stevenage and Hitchin and makes a significant contribution to Green Belt purposes.</p>

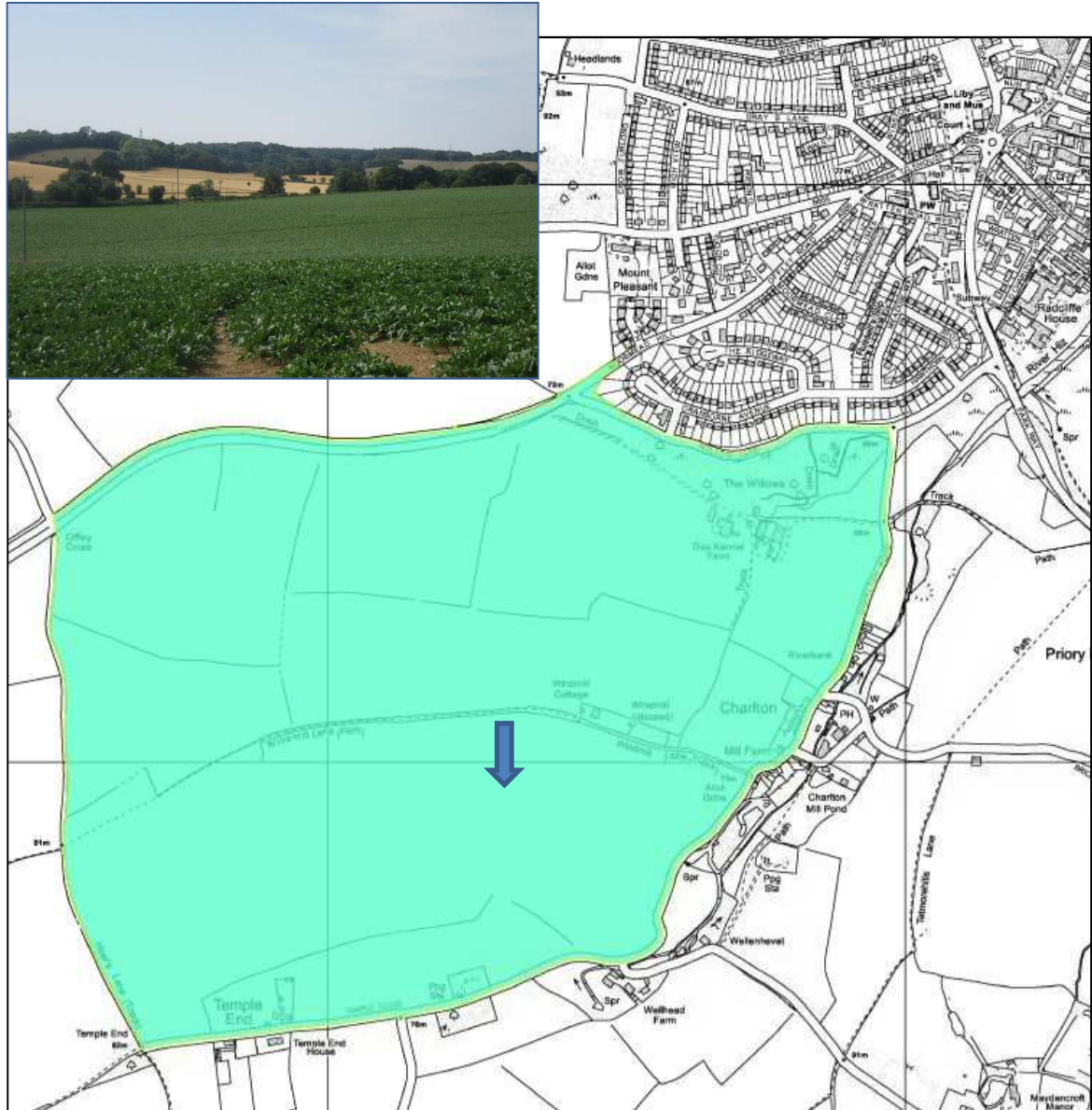
SITE SURVEY

Green Belt Review Site reference:

Parcel 11a – Gosmore

Site address

Abuts the south-west edge of Hitchin south of A505 Offley Road bounded by Hoar's Lane and Charlton Road.



Site Description

Visual Openness

Mixed – rolling landform with views to the adjoining Green Belt parcel to the north and towards Hitchin.

Physical Openness

Mixed – Contains part of Charlton village but otherwise open with few buildings. Parcel abuts south-west settlement edge of Hitchin.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<p>Significant Contribution</p> <p>Generally mixed levels of visual and physical openness due to topography and some urbanising influences though wider views of rolling countryside to south and west available from higher ground. Contains Hitchin to the north of Willow Lane.</p>
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	<p>Significant Contribution</p> <p>Parcel is part of the wider countryside between Hitchin and Luton and makes a significant contribution to Green Belt purposes. Is part of the setting for Hitchin and helps to restrict its outward expansion south-westwards.</p>

SITE SURVEY

Green Belt Review Site reference:

Parcel 11b – Gosmore

Site address

Abuts the south-west edge of Hitchin bounded by Charlton Road, Maydencroft Lane and Gosmore Road.



Site Description

Visual Openness

Mixed – rolling landform with views towards Hitchin. Many views from public vantage points restricted by vegetation and topography but more open vistas available on broadly north-south axis through centre of site overlooking valley and countryside to the west.

Physical Openness

Mixed – Contains part of Charlton village but generally otherwise open with some agricultural buildings and residential property. Parcel abuts south-west settlement edge of Hitchin.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<p>Significant Contribution</p> <p>Generally mixed levels of visual and physical openness due to topography and some urbanising influences though expansive views from Hitchin Hill / Priory Park to the west and contains urban edge of Hitchin.</p>
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	<p>Significant Contribution</p> <p>Parcel is part of the wider countryside between Hitchin and Luton and makes a significant contribution to Green Belt purposes. Is part of the setting for Hitchin and helps to restrict its outward expansion south-westwards.</p>

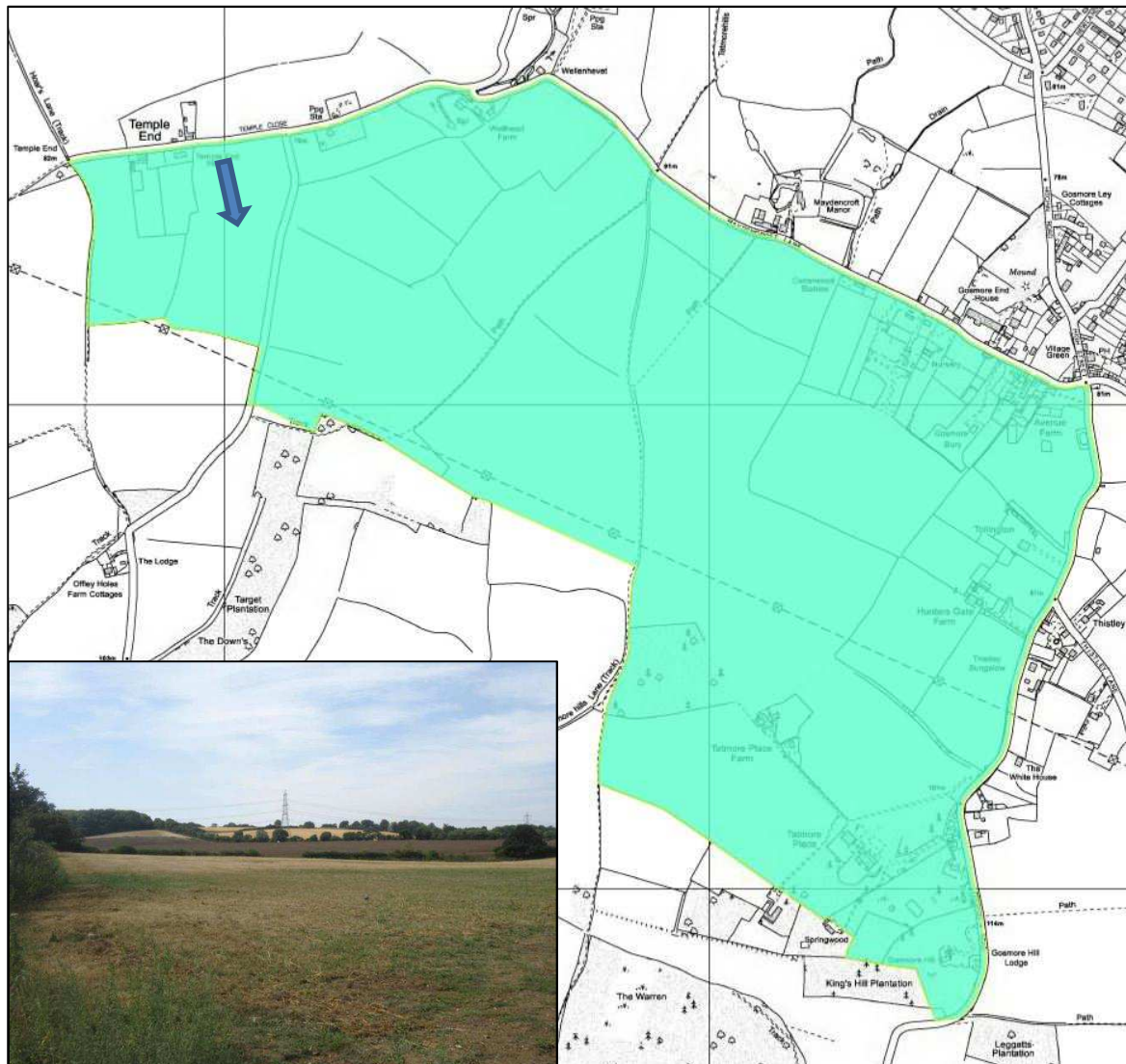
SITE SURVEY

Green Belt Review Site reference:

Parcel 11c – Gosmore

Site address

Area to south-west of Gosmore bounded by Maydencroft Lane, Temple Close and Preston Road.



Site Description

Visual Openness

Mixed – rolling landform with views towards Hitchin and along pylon corridor from east to west. Some small blocks of woodland along the southern boundary.

Physical Openness

Mixed – generally more open in the western part with some agricultural buildings and residential property in the north and east parts. Parcel abuts south-west settlement edge of Hitchin.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<p>Moderate Contribution</p> <p>Generally mixed levels of visual and physical openness due to topography and some urbanising influences. Reinforces role of adjoining parcels abutting edge of Hitchin.</p>
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	<p>Significant Contribution</p> <p>Parcel is part of the wider countryside between Hitchin and Luton and makes a significant contribution to Green Belt purposes. Is part of the setting for Hitchin and helps to restrict its outward expansion south-westwards.</p>

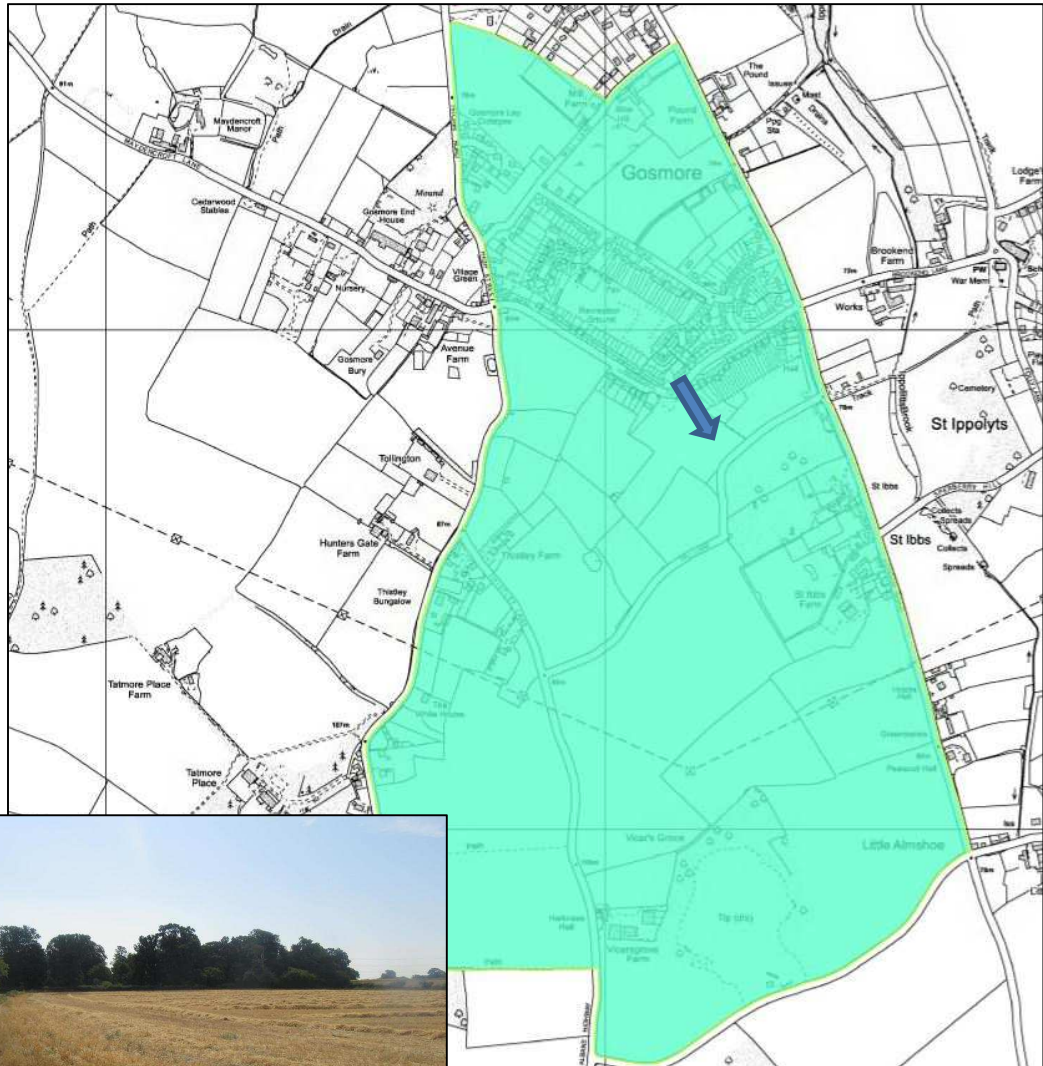
SITE SURVEY

Green Belt Review Site reference:

Parcel 11d – Gosmore

Site address

Abuts the southern edge of Hitchin bounded by London Road, and road opposite Little Almshoe farm.



Site Description

Visual Openness

Mixed – rolling landform with views generally contained by landform and development at Gosmore village. Some glimpsed middle-distance views from certain locations.

Physical Openness

Mixed – contains Gosmore village in the northern part and generally more open in the southern part with scattered agricultural buildings and residential property. Parcel abuts southern settlement edge of Hitchin.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<p>Moderate Contribution</p> <p>Generally mixed levels of visual and physical openness due to topography and urbanising influences. Northern edge of sub-parcel abuts corner of Hitchin with Gosmore and fragmented development lying between here and wider countryside to the south.</p>
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	<p>Significant Contribution</p> <p>Parcel is part of the wider countryside between Hitchin and Luton and makes a significant contribution to Green Belt purposes. Is part of the setting for Hitchin and helps to restrict its outward expansion south-westwards.</p>

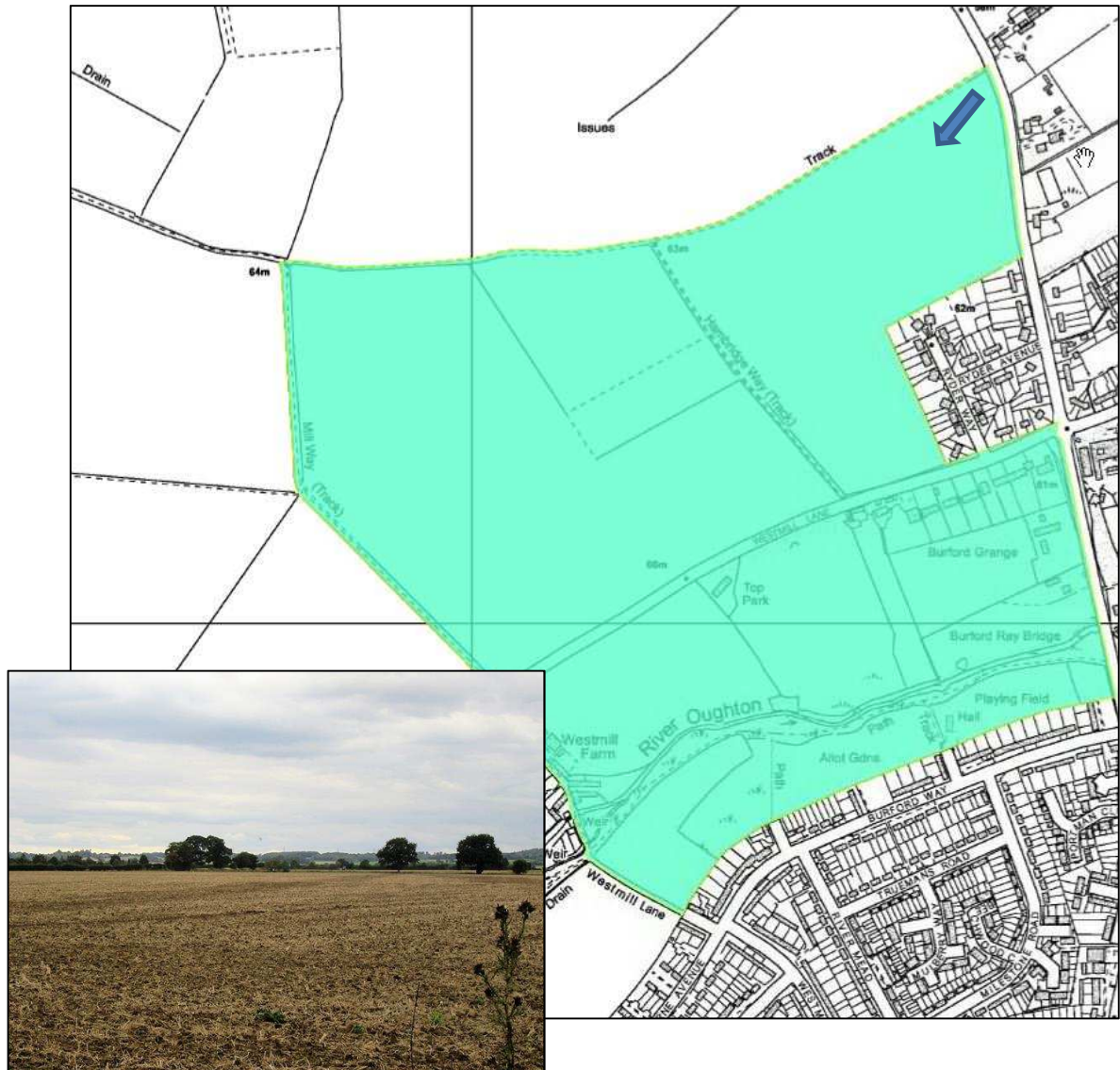
SITE SURVEY

Green Belt Review Site reference:

Parcel 12a Oughtonhead

Site address

Abuts the northern edge of Hitchin and eastern edge of Ickleford bounded by A600 Bedford Road, Hambridge Way and Mill Way.



Site Description

Visual Openness

Mixed / High – Openness in / from areas between north edge of Hitchin and Westmill Lane generally contained by vegetation and surrounding development. Limited intervisibility between north and south of River Oughton. More open on northern edges including open views west to Chilterns AONB.

Physical Openness

Mixed - Urban fringe influences around Hitchin including allotments and nursery. Residential development south of Westmill Lane. Development along western parcel boundary. No development north of Westmill Lane.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<p>Significant contribution</p> <p>Prevents the outward spread of Hitchin north of the River Oughton and into the setting of the Chilterns AONB.</p>
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	<p>Significant contribution</p> <p>Close relationship with the settlement edges of Hitchin and Ickleford. Prevents merging of these settlements and encroachment into the more visually open countryside north of Westmill Lane.</p>

SITE SURVEY

Green Belt Review Site reference:

Parcel 12b Oughtonhead

Site address

Area abuts western edge of Hitchin bounded by Icknield Way, Hitchin Road and Oughtonhead Lane.



Site Description

Visual Openness

Mixed / High – Vegetation associated with River Oughton / Oughtonhead Common screens some views from edge of Hitchin though topography allows for views across and above the treeline. North and west of sub-parcel more open with views to the north in particular.

Physical Openness

Mixed / High – Westmill Farm at north-eastern corner and managed playing fields on eastern boundary. Single storey pumping station on south-west boundary corner.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<p>Significant contribution</p> <p>Prevents the outward spread of Hitchin beyond Oughtonhead Common and the River Oughton into the setting of the Chilterns AONB.</p>
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	<p>Significant contribution</p> <p>Relationship with the settlement edge of Hitchin. Prevents outward spread of the town to the Chilterns AONB boundary.</p>

SITE SURVEY

Green Belt Review Site reference:

Parcel 12c Oughtonhead

Site address

Abuts western edge of Hitchin bounded by Oughtonhead Lane, Hitchin Road and Pirton Road.



Site Description

Visual Openness	High – Prominent land parcel on north- and west-facing downslopes to the west of Hitchin providing views across Chilterns AONB and countryside to the north into Bedfordshire.
Physical Openness	Mixed – Development along eastern and southern boundaries including caravan park, sports ground, care home and storage yard. Oughtonhead Farm in north-west of parcel.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<p>Significant contribution</p> <p>Prevents the outward spread of Hitchin into open countryside and the setting of the Chilterns AONB.</p>
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	<p>Significant contribution</p> <p>Relationship with the settlement edge of Hitchin. Prevents outward spread of the town to the Chilterns AONB boundary.</p>

SITE SURVEY

Green Belt Review Site reference:	Parcel 12d Oughtonhead
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Site address

Abuts western edge of Hitchin bounded by Pirton Road, Carters Lane and A505 Offley Road.
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Site Description

Visual Openness	Mixed / High – Increasingly open views moving west through parcel away from Hitchin edge. Some views and vantage points more funnelled / focussed by topography with shallow dry valley running through centre of site broadly following alignment of public footpath.
Physical Openness	High – Allotment gardens on eastern edge and farm complex on northern boundary otherwise undeveloped.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<p>Significant contribution</p> <p>Prevents the outward spread of Hitchin into open countryside and the setting of the Chilterns AONB.</p>
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	<p>Significant contribution</p> <p>Relationship with the settlement edge of Hitchin. Prevents outward spread of the town to the Chilterns AONB boundary.</p>

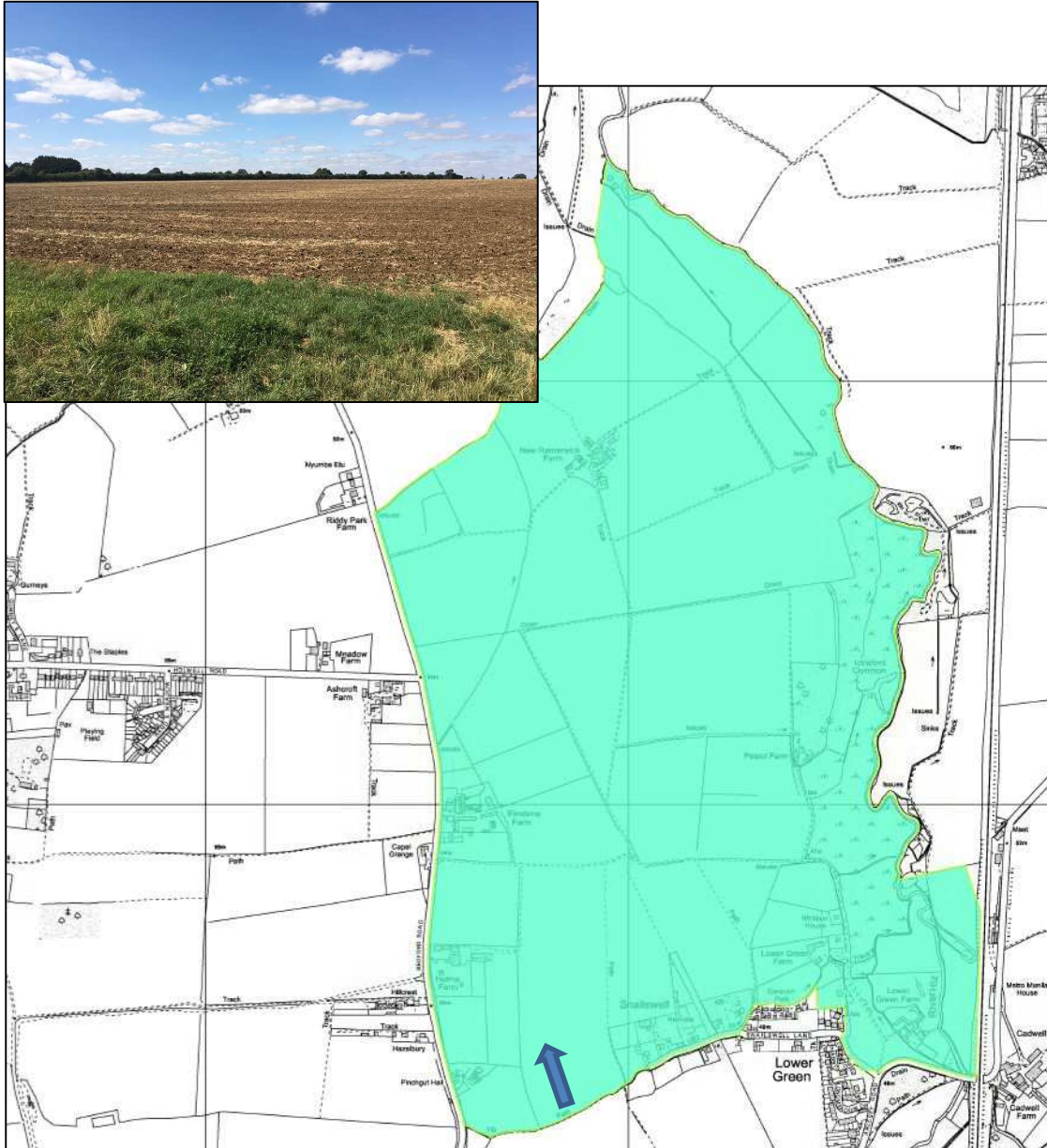
SITE SURVEY

Green Belt Review Site reference:

Parcel 13a Ickleford

Site address

Area between A600 Bedford Road and district boundary along River Hiz bounded by Snailswell Lane and tributary of River Hiz.



Site Description

Visual Openness

Mixed / High – Parcel occupies flat, open agricultural land with relatively uninterrupted views from many locations through parcel and also to east and west towards Letchworth and Chilterns AONB respectively.

Physical Openness

Mixed / High - Scattered farm buildings. Fragmented ribbon development along A600. Cluster of residential development at south of parcel at Snailswell.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<p>Moderate contribution</p> <p>Contributes to the role that parcels 13b and 13c play in preventing encroachment of the wider countryside to the north of Hitchin.</p>
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	<p>Moderate contribution</p> <p>Links to the wider countryside to the north of Hitchin and into Bedfordshire</p>

SITE SURVEY

Green Belt Review Site reference:	Parcel 13b Ickleford
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Site address

Abuts the northern edge of Ickleford between A600 Bedford Road and Snailswell Lane.



Site Description

Visual Openness	Mixed – Continuation of flat land to the north of Ickleford. Internal area of parcel open but views contained by Ickleford, Snailswell and A600..
Physical Openness	Mixed - Fragmented ribbon development along A600 and Snailswell Lane. This, combined with northern edges of Ickleford provide sense of relative enclosure.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<p>Significant contribution</p> <p>Visual and physical openness not as pronounced as other parcels but contains northern edge of Ickleford and, by extension, prevents encroachment of Hitchin into open countryside beyond.</p>
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	<p>Moderate contribution</p> <p>Links to the wider countryside to the north of Hitchin and into Bedfordshire</p>

SITE SURVEY

Green Belt Review Site reference:	Parcel 13c Ickleford
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Site address

Area lies between northern edge of Hitchin and southern edge of Ickleford bounded by A600 Bedford Road and east coast railway line.



Site Description

Visual Openness	Low – Narrow parcel contained between railway, northern edge of Hitchin, Ickleford and A600 limiting views across, into and out of site.
Physical Openness	Low / Mixed – Strong urban fringe influences containing schools and allotments on northern edge of Hitchin and development on southern fringes of Ickleford.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<p>Moderate contribution</p> <p>Visual and physical openness are both limited. Prevents outward expansion of both Hitchin and Ickleford into the gap between them though this land is fragmented and has limited relationship with wider countryside.</p>
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	<p>Significant contribution</p> <p>Plays significant role in preventing outward spread of Hitchin and maintaining separation from Ickleford.</p>

SITE SURVEY

Green Belt Review Site reference:	Parcel 14a Willian
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Site address

Area between east coast railway line, Icknield Way Trail, western settlement edge of Letchworth and the district boundary.
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Site Description

Visual Openness	High – Occupies elevated position west of Letchworth with expansive views north-west across Bedfordshire and south-west across and beyond Hitchin to Chilterns AONB. Land drops to west curtailing some longer views.
Physical Openness	Mixed / High - Development along eastern boundary including caravan park, pub, caravan storage and residential properties. Farm complex and small number of residential properties at western boundary alongside railway with overhead lines and supporting structures.

Contribution to Green Belt Purposes

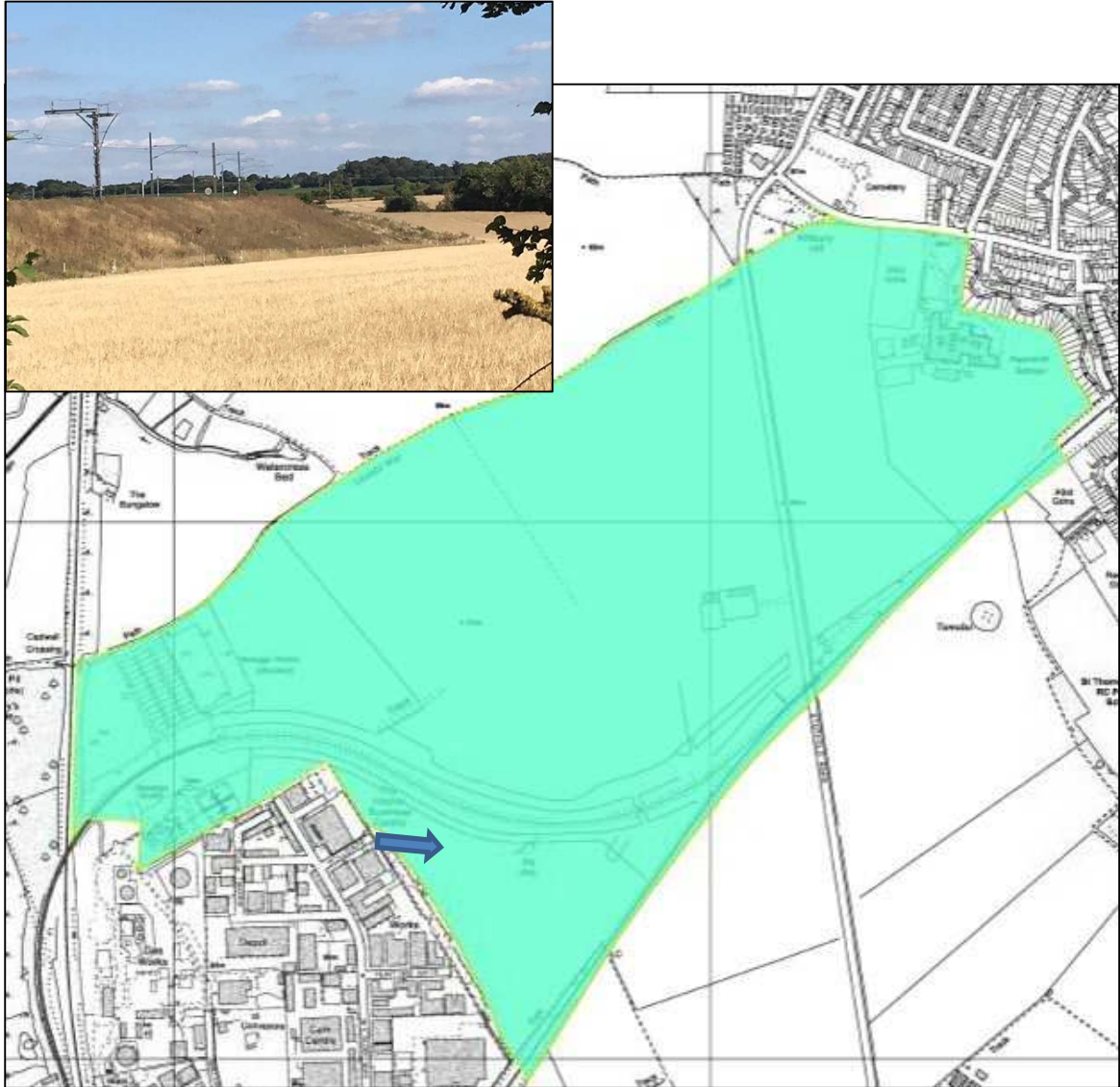
Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<p>Significant contribution</p> <p>With exception of eastern boundary, parcel open and undeveloped. Plays key role in preventing outward encroachment of Letchworth across the Wilbury Hills Road.</p>
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	<p>Significant contribution</p> <p>Plays an important role in linking the 'green wedge' between Hitchin and Letchworth to the wider countryside beyond.</p>

SITE SURVEY

Green Belt Review Site reference:	Parcel 14b Willian
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Site address

Area bounded by settlement eastern edges of Hitchin and Letchworth lying between Icknield Way Trail and local railway line.



Site Description

Visual Openness	Mixed / High – East of sub-parcel occupies elevated position west of Letchworth with expansive views south-west across and beyond Hitchin towards Chilterns AONB and south across wider parcel. Land drops to south-west with topography, built development and railway curtailing longer views
Physical Openness	Mixed - Secondary school and grounds at east of parcel. Central area undeveloped. New rail loop prominent built feature through western area bisecting disused works.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<p>Significant contribution</p> <p>Subject to a number of influences but central areas open and undeveloped. Plays key role in preventing outward encroachment of Letchworth and Hitchin beyond key defensible road and rail boundaries.</p>
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	<p>Significant contribution</p> <p>Plays an important role in linking the 'green wedge' between Hitchin and Letchworth to the wider countryside beyond as well as separating these towns.</p>

SITE SURVEY

Green Belt Review Site reference:	Parcel 14c Willian
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Site address

Area bounded by settlement edges of Hitchin and Letchworth between local railway line and A505.



Site Description

Visual Openness	Mixed – Glimpsed longer views from elevated points on site boundaries. However, built development, topography and elevated railway lines curtail longer vistas from many positions.
Physical Openness	Mixed – Significant urban fringe influences around parcel edges including secondary school and garden centre. Farm complex at west.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<p>Significant contribution</p> <p>Subject to a number of influences but plays a key role in preventing the outward encroachment of Letchworth and Hitchin and maintains link between open countryside to north and south.</p>
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	<p>Significant contribution</p> <p>Plays an important role in linking the 'green wedge' between Hitchin and Letchworth to the wider countryside beyond as well as separating these towns.</p>

SITE SURVEY

Green Belt Review Site reference:

Parcel 14d Willian

Site address

Area bounded by settlement edges of Hitchin and Letchworth between A505 and Willian Road.



Site Description

Visual Openness

Low / Mixed – Glimpsed longer views from limited points on site boundaries. Willian Road generally occupies lower ground whilst screening and vegetation associated with golf course in particular curtail views within and across site.

Physical Openness

Mixed – Significant urban fringe influences including hotel complex, residential properties and commercial premises on A505.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<p>Significant contribution</p> <p>Openness more limited in this location but prevents outward encroachment of Hitchin beyond Queenswood Drive.</p>
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	<p>Significant contribution</p> <p>Plays an important role in linking the 'green wedge' between Hitchin and Letchworth to the wider countryside beyond as well as separating these towns.</p>

SITE SURVEY

Green Belt Review Site reference:	Parcel 14e Willian
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Site address

Abuts the eastern edge of Hitchin bounded by Willian Road, Wymondley Road and Hitchin Road.



Site Description

Visual Openness	Mixed – Much of sub-parcel on downslopes facing in towards Hitchin limiting longer views and perceptions of openness though some vantage points exist. Plantation woodland block in centre of parcel obstructs views across.
Physical Openness	High – Generally undeveloped with exception of isolated residential property on Willian Road and edge of Great Wymondley at south-east corner. Green Belt 'finger' through Purwell Meadows surrounded by suburbs of Hitchin.

Contribution to Green Belt Purposes

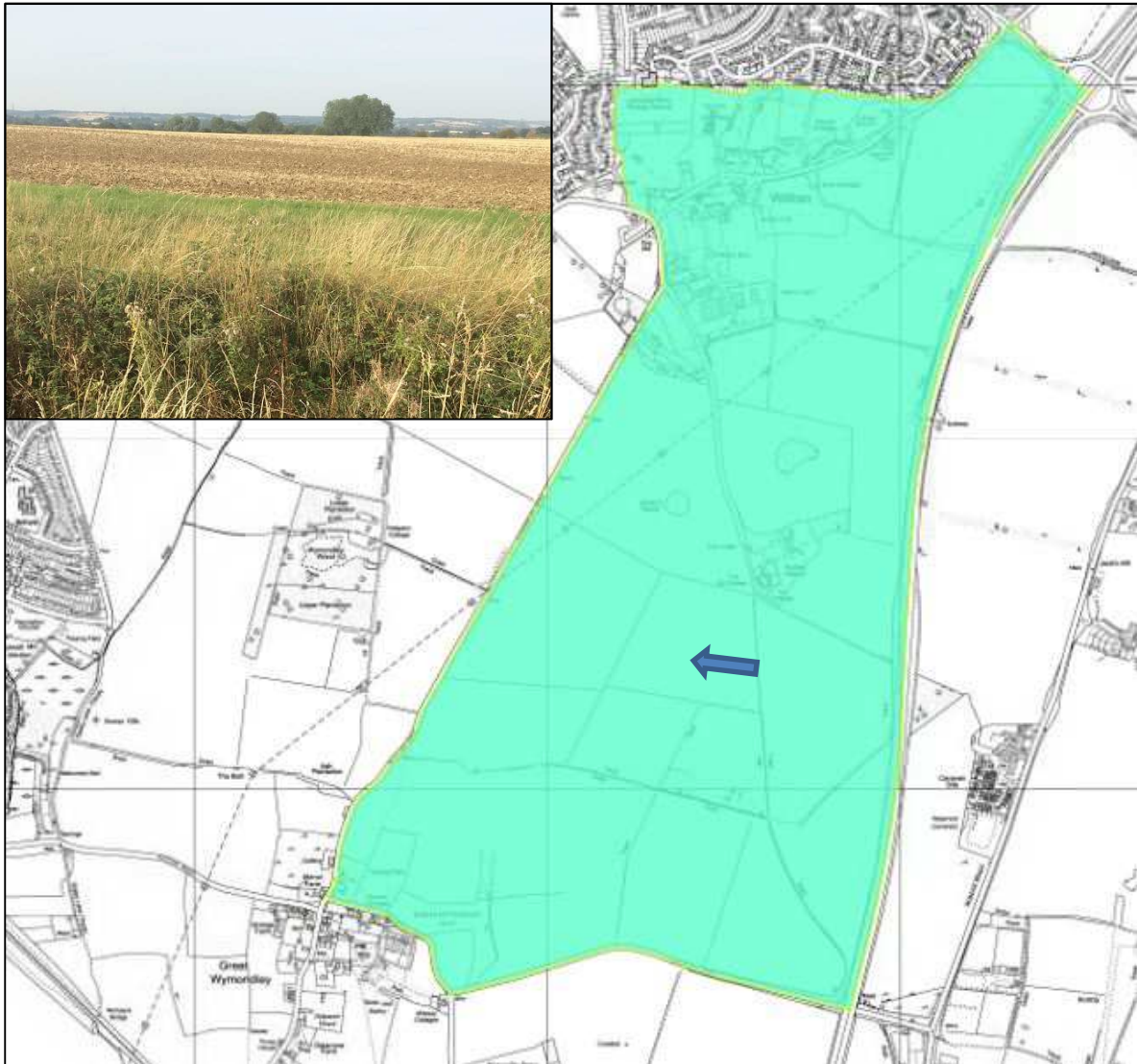
Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<p>Significant contribution</p> <p>Openness more limited in this location but prevents outward encroachment of Hitchin beyond Kingswood Avenue and Letchworth south of Willian Road.</p>
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	<p>Significant contribution</p> <p>Important for the setting of Hitchin. Marks the transition from the 'green wedge' between Hitchin and Letchworth to the wider countryside to the south-east as well as maintaining separation.</p>

SITE SURVEY

Green Belt Review Site reference:	Parcel 14f Willian
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Site address

Abuts the southern edge of Letchworth, bounded by A1(M), Graveley Lane and Wymondley Road.



Site Description

Visual Openness	Mixed / High – Much of sub-parcel on higher land with wide views to and across Hitchin, particularly from Hertfordshire Way and A1(M). Northern edges on lower land and more contained by topography, vegetation and built development.
Physical Openness	Mixed / High – Much of parcel undeveloped. William village at north washed over by Green Belt. Edges of Great Wymondley village at south-west. Small cluster of properties at centre of parcel.

Contribution to Green Belt Purposes

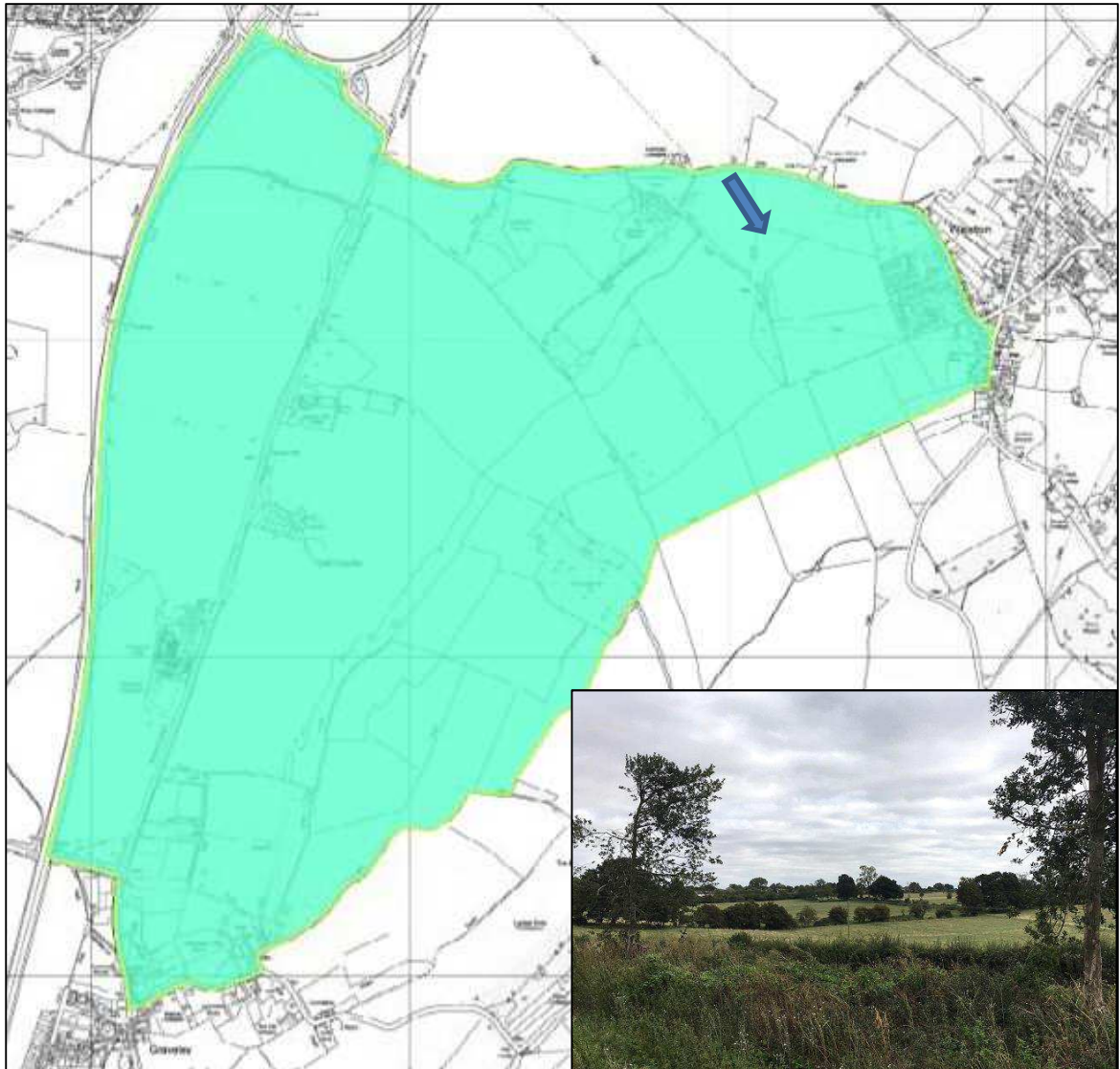
Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<p>Significant contribution</p> <p>Large areas of parcel undeveloped and open with substantive views. Northern areas less open but contains Letchworth to the north of Willian village.</p>
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	<p>Significant contribution</p> <p>Rolling arable landscape with large fields. Context for Willian village and includes part of Great Wymondley. Sustrans cycle route and The Hertfordshire Way crosses area. A1(M) forms strong eastern boundary.</p>

SITE SURVEY

Green Belt Review Site reference:	Parcel 15a Jack's Hill
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Site address

Area lies to east of A1(M) bounded by Hitchin Road and Bridleway.



Site Description

Visual Openness	Mixed / High – Openness varies within parcel due to topography. Brook's Hill and Jack's Hill afford long views across and through parcel to the west. Valley through centre of sub-parcel more contained.
Physical Openness	Mixed / High - Central areas of parcel undeveloped. Weston village lie at north-eastern edge. Ribbon development and urban fringe activities (golf course, pick your own farm) along North Road. Scattered agriculture.

Contribution to Green Belt Purposes

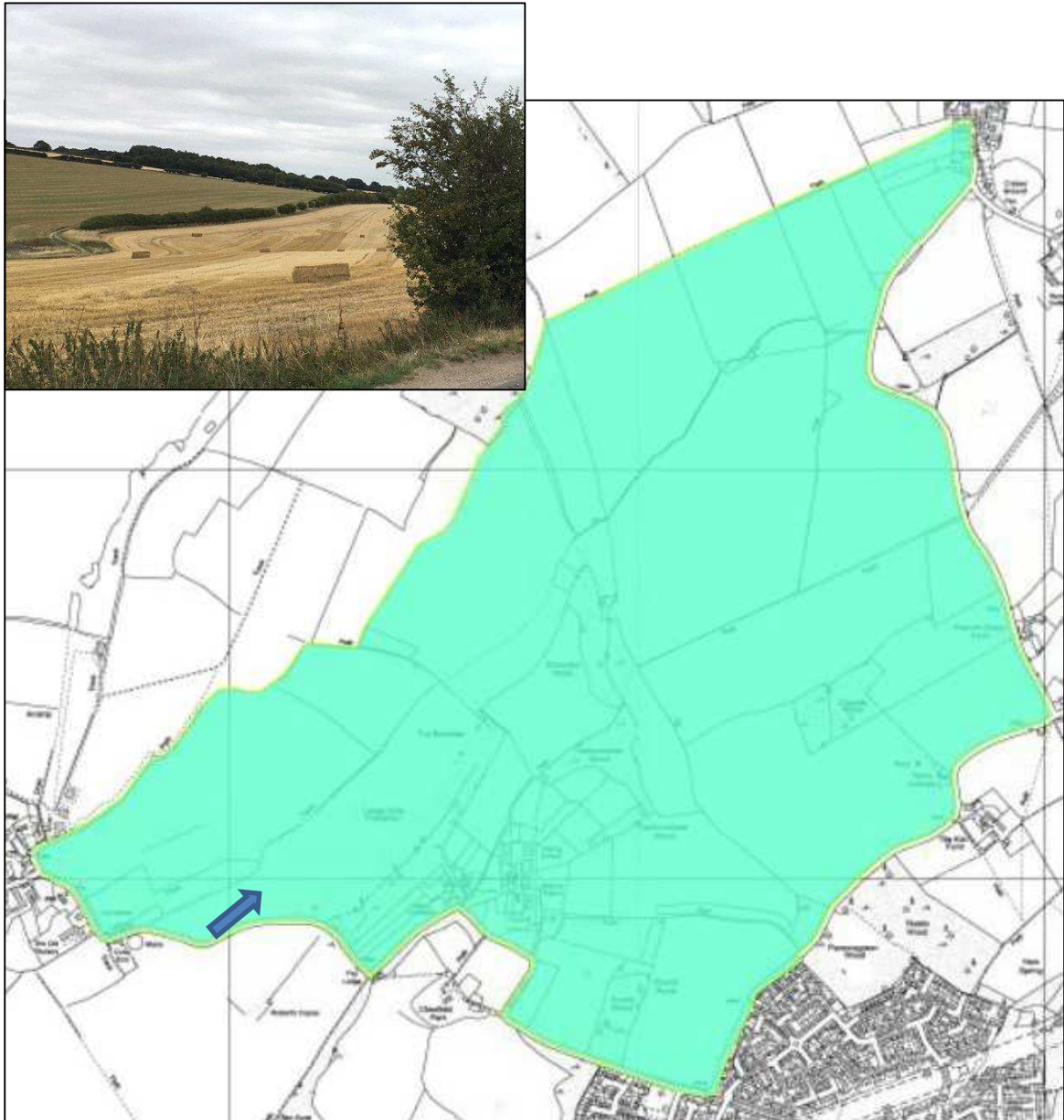
Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<p>Moderate contribution</p> <p>Large areas of parcel open with long views and relatively undeveloped though subject to variations. However parcel does not directly abut any towns and provides reinforcing role in protecting countryside.</p>
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	<p>Significant contribution</p> <p>Parcel plays a critical role in the gap between Stevenage, Hitchin and Letchworth separated from their urban edges by adjoining parcels. Comprises open landscape including Chesfield Downs golf course. A1(M) forms a strong western boundary.</p>

SITE SURVEY

Green Belt Review Site reference:	Parcel 15b Jack's Hill
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Site address

Area to north of Stevenage lying between Church Lane, Friends Lane and bridleway.



Site Description

Visual Openness	Mixed – Elements of parcel relatively flat and open affording internal views framed by field boundaries and woodland parcels. External views generally contained by woodland parcels and topography. South-east of parcel more open.
Physical Openness	Mixed / High - Scattered development around sub-parcel fringes including cluster at Manor Farm / Chesfield.

Contribution to Green Belt Purposes

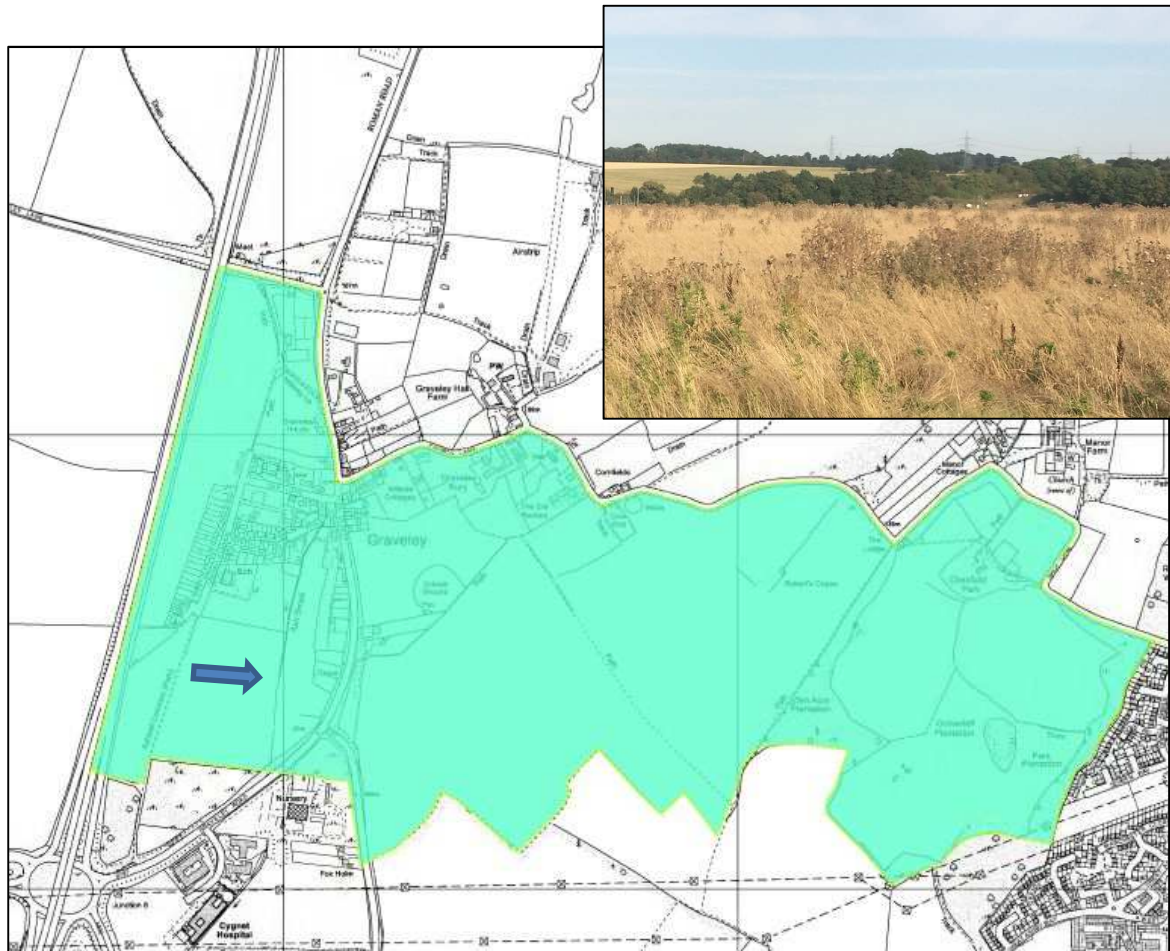
Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<p>Moderate contribution</p> <p>Openness varies from various vantage points within the parcel. Views on plateau generally more contained and only coterminous with urban edge in south-east corner.</p>
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	<p>Significant contribution</p> <p>Plateau landscape with winding lanes, hedgerows and woodland blocks. Contributes with parcels 15c and 16 to prevent northward expansion of Stevenage and encroachment into the countryside.</p>

SITE SURVEY

Green Belt Review Site reference:	Parcel 15c Jack's Hill
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Site address

Abuts northern administrative edge of Stevenage between A1(M) and Church Lane.
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Site Description

Visual Openness	Mixed / High – Limited views into out of Graveley village centre. Chesfield Park generally contained by surrounding plantation woodland though with views along valley towards Stevenage. Higher ground and centre and west of sub-parcel provide significantly more open vistas.
Physical Openness	Mixed – Sub-parcel contains Graveley village. Buildings at Chesfield are prominent from within park. However undeveloped land east of Graveley free from development.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<p>Significant contribution</p> <p>Openness varies from various vantage points within the parcel. North-west facing downslopes east of Graveley visible from further afield and provide vantage point though other areas of sub-parcel significantly more contained. Assessed 'as is', land to south within Stevenage Borough provides buffer from urban edge though parcel contains Great Ashby from encroaching into Chesfield Park.</p>
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	<p>Significant contribution</p> <p>Context for Graveley village and parkland landscape of Chesfield Park. Visual link with northern settlement edge of Stevenage. Links into Green Belt within Stevenage borough. Contains sprawl along B197. Important part of gap separating Stevenage, Hitchin and Letchworth</p>

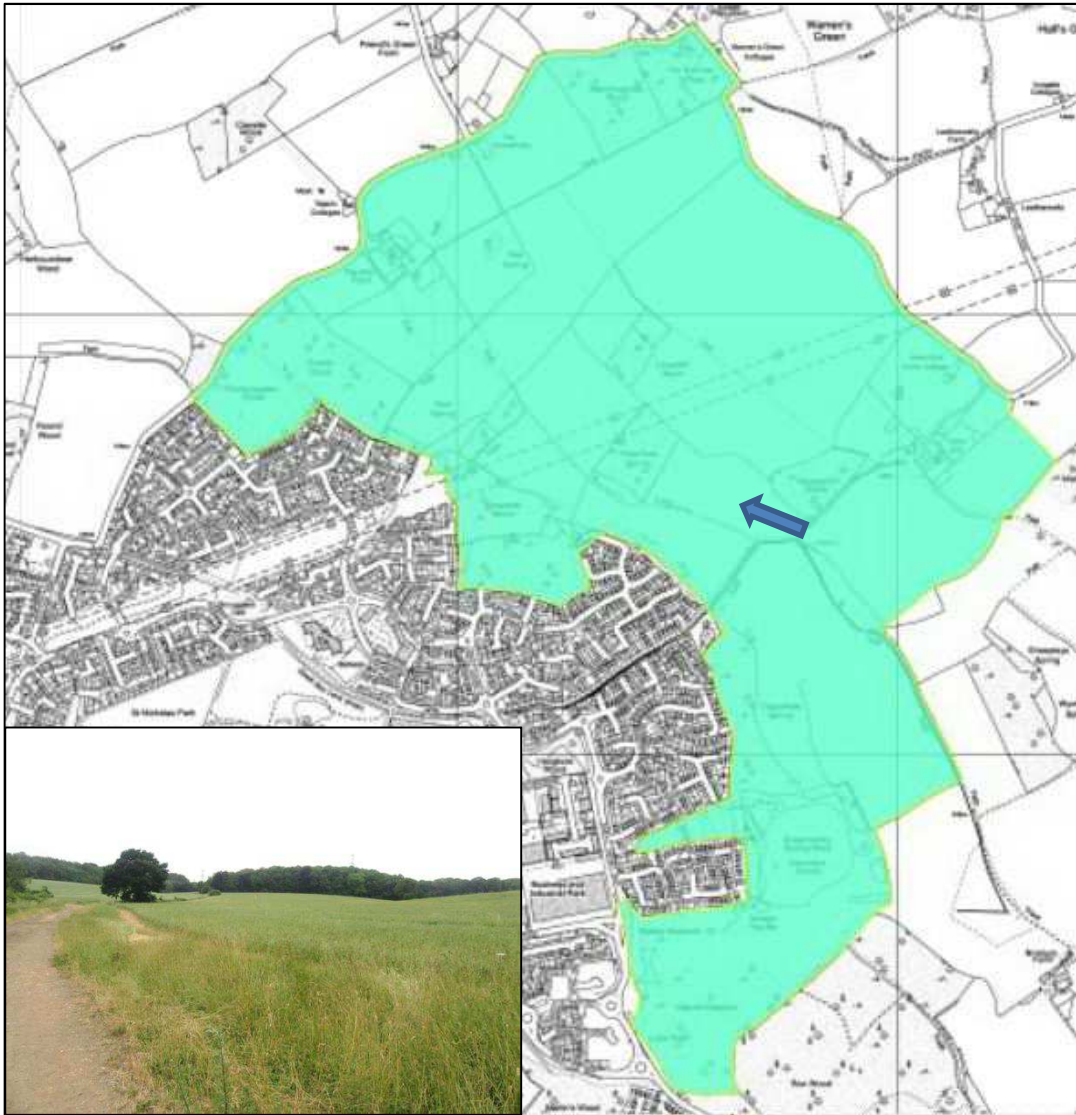
SITE SURVEY

Green Belt Review Site reference:

Parcel 16 Warren's Green

Site address

Area abuts north-west edge of Stevenage bounded by Warrensgreen Lane and the District boundary



Site Description

Visual Openness	Mixed – Views within and across sub-parcel affected by well established woodland parcels and topography. Some longer views available from higher ground and southern borders towards Beane valley.
Physical Openness	Mixed / High – Generally undeveloped with Dane End and Tilekiln Farm at eastern and western edges respectively. Country park associated with adjoining Great Ashby estate provides urban fringe feel at southern end though residential development beyond generally well screened.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<p>Significant contribution</p> <p>Perceptions of openness generally constrained by topography and vegetation and presence of pylon corridor however parcel immediately abuts settlement edge.</p>
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	<p>Moderate contribution</p> <p>Land abuts north-east Stevenage settlement edge containing woodland blocks and arable fields. Links into the wider Metropolitan Green Belt along the eastern side of Stevenage. Prevents development in the countryside and preserves its rural character.</p>

SITE SURVEY

Green Belt Review Site reference:

Parcel 17a Weston

Site address

Land north of Clothall Road bounded by Warren Road and Kingswoodbury Tributary



Site Description

Visual Openness

Mixed – Rolling topography. Numerous areas of woodland contain and frame views. Longer views across, into and out of parcels available from higher land.

Physical Openness

Mixed / High – Undeveloped with the exception of two clusters of agricultural buildings at Clothall Bury and Kingswood Bury Farms.

Contribution to Green Belt Purposes

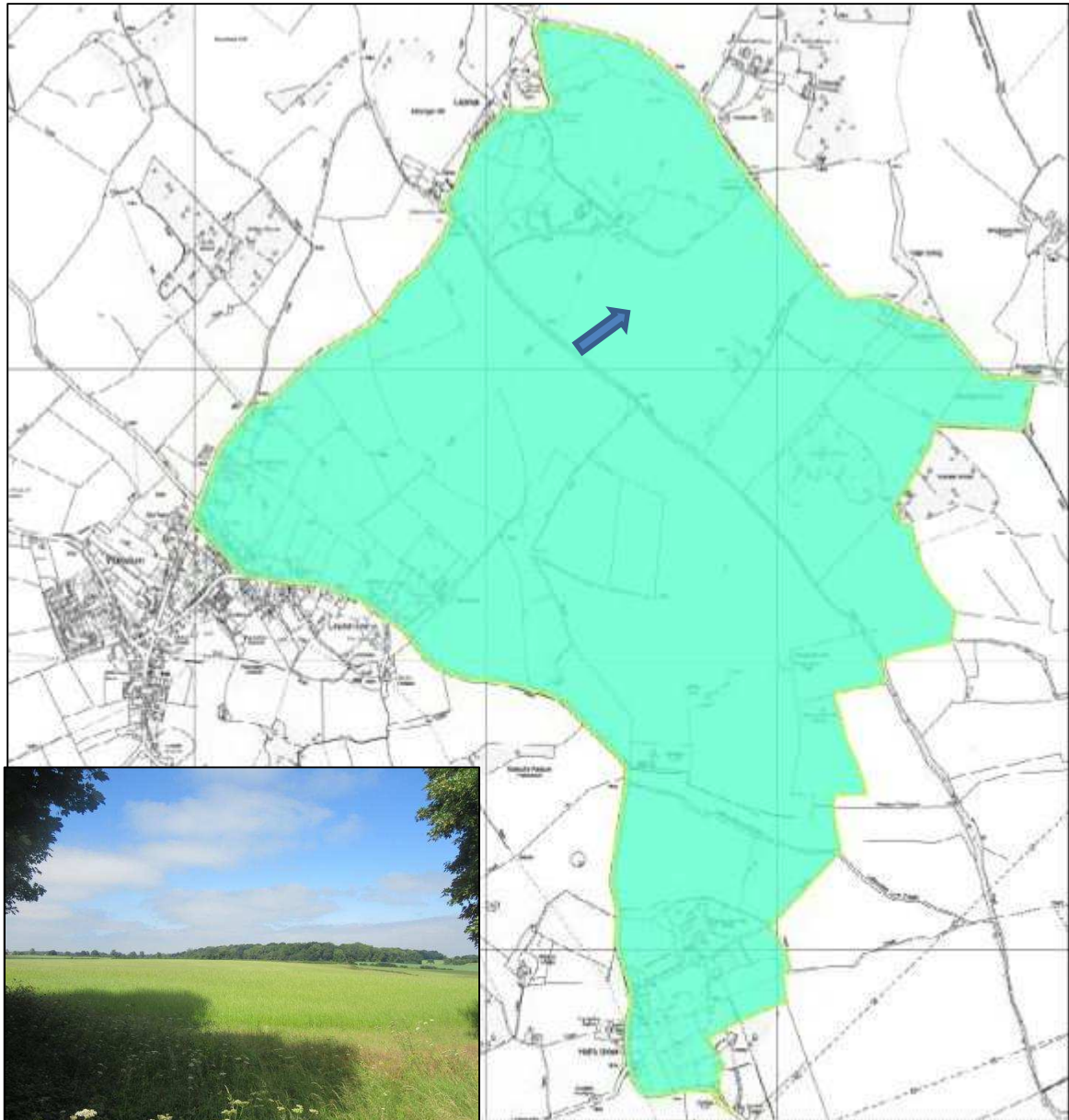
Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	Moderate contribution Parcel generally open but lies north of the A507 and is relatively remote from settlement edges of towns in and adjoining the District.
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	Limited contribution Outer limits of Metropolitan Green Belt. Predominantly agricultural. Distance from existing towns limits overall contribution.

SITE SURVEY

Green Belt Review Site reference:	Parcel 17b Weston
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Site address

Bounded by Fore Street, Clothall Road, Maiden Street and eastern edge of Green Belt.



Site Description

Visual Openness	Mixed – Sub parcel straddles shallow ridge. Topography and well established field boundaries contain long-distance views.
Physical Openness	Mixed / High – Much of parcel undeveloped with Weston, Halls Green and other scattered agricultural and residential development around fringes.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<p>Moderate contribution</p> <p>Perceptions of openness generally constrained by topography and vegetation. Detached from urban edges of towns.</p>
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	<p>Moderate contribution</p> <p>Eastern edge of Metropolitan Green Belt in North Herts. Covers parts of Clothall, Halls Green and Weston.</p>

SITE SURVEY

Green Belt Review Site reference:	Parcel 17c Weston
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Site address

Area bordered by Maiden Street, Warrengreen Lane, Friends Lane and Bridleway
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Site Description

Visual Openness	Mixed – Views within and across sub-parcel affected by woodland parcels and field boundaries associated with Weston Park.
Physical Openness	Mixed – Northern end of sub-parcel contains large proportion of Weston Village. Beyond this development much more scattered though pylon lines at south of parcel are an intrusive feature.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<p>Moderate contribution</p> <p>Perceptions of openness generally constrained by topography, vegetation and, at Weston, built development.</p>
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	<p>Moderate contribution</p> <p>Parcel of land on the eastern edge of the Green Belt which complements parcels 15 and 16 in safeguarding countryside from encroachment by larger towns beyond. Covers part of Weston village, includes Weston Park and retains a parkland character. Pylons cut across the land.</p>

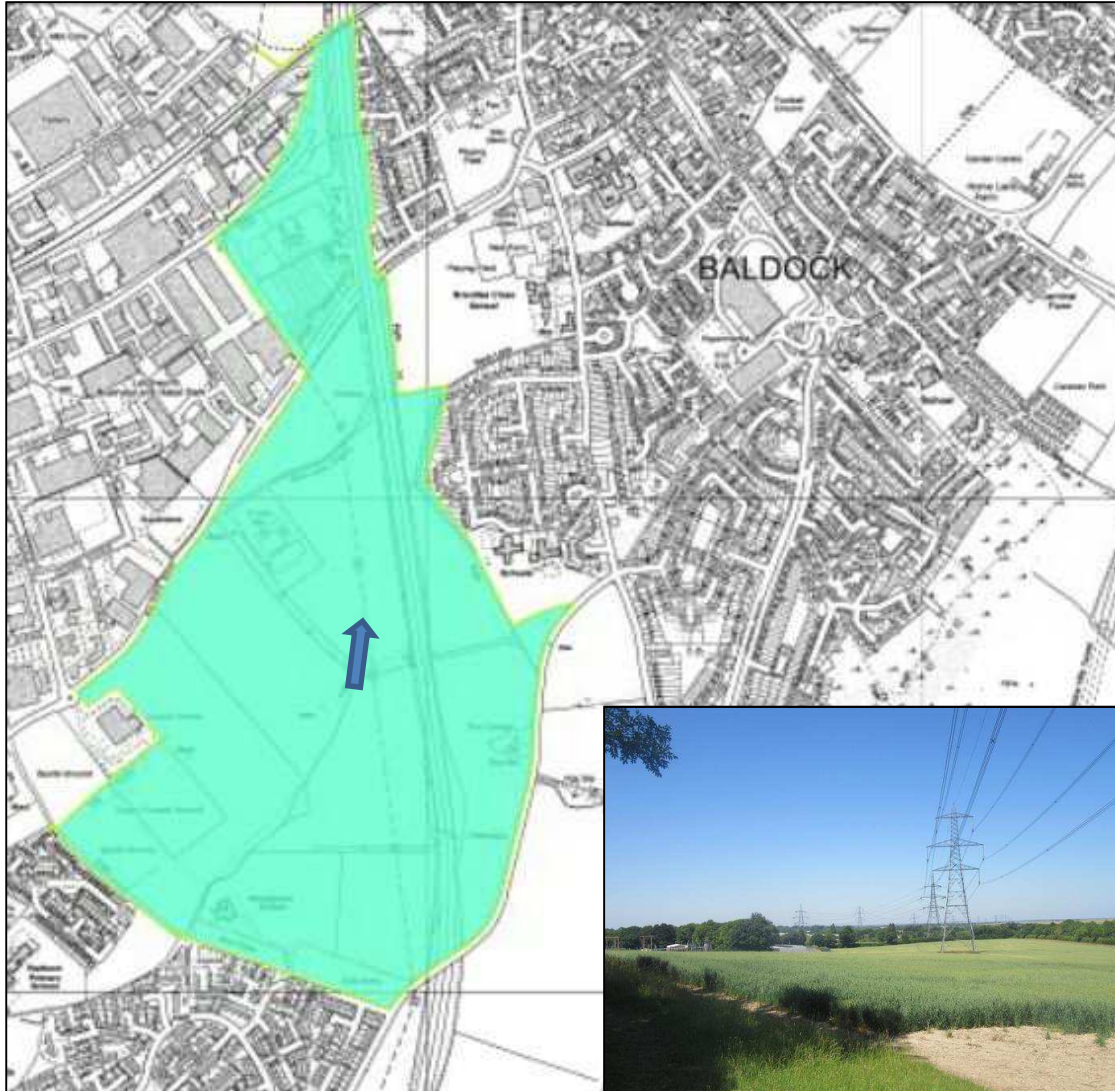
SITE SURVEY

Green Belt Review Site reference:

Parcel 18a Baldock Gap

Site address

Wedge between settlement edges of Letchworth and Baldock



Site Description

Visual Openness

Low – Narrow sub-parcel in gap between Letchworth and Baldock. Surrounding urban areas, topography and vegetation bound and contain most views. Only glimpsed views from much of site to the south-east.

Physical Openness

Low – Strong urban influences including residential development along the A505 effectively joining Letchworth and Baldock despite Green Belt status. Sports facilities and primary school provide significant urban fringe influence. Pylons and A1(M) are a strong presence through the centre of the sub-parcel.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<p>Limited contribution</p> <p>Not part of open countryside with limited relationship to open areas beyond Letchworth and Baldock.</p>
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	<p>Significant contribution</p> <p>Important parcel due to narrowness of gap between Letchworth and Baldock.</p>

SITE SURVEY

Green Belt Review Site reference:	Parcel 18b Baldock Gap
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Site address

Abuts southern edge of Letchworth and Baldock bounded by A505 and Baldock Lane.



Site Description

Visual Openness	Low / Mixed – Narrow sub-parcel in gap between Letchworth and Baldock. Surrounding urban areas, topography and vegetation bound and contain many views though openness increases to south and east, where the topography rises steeply. Increased elevation means longer views to the west available from Hatch Lane.
Physical Openness	Mixed – Limited built development with pub on northern boundary and covered reservoirs on Hatch Lane. Roads and pylons are a strong presence through the centre of the sub-parcel.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<p>Moderate contribution</p> <p>Abuts urban edges of Baldock and Letchworth. Parcel increasingly open towards south and east linking to more open areas beyond Letchworth and Baldock though wholly contained within A505 which generally provides separation from wider, more open countryside beyond.</p>
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	<p>Significant contribution</p> <p>Important parcel due to narrowness of gap between Letchworth and Baldock and connection to wider countryside.</p>

SITE SURVEY

Green Belt Review Site reference:	Parcel 19a Weston Hills
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Site address

Area south of A505 Baldock bypass between Wallington Road and Bygrave Lodge farm
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Site Description

Visual Openness	High – Gently sloping parcel affording generous internal views as well as wider vistas especially to the east – into land beyond the Metropolitan Green Belt - and north across the railway to Parcel 21.
Physical Openness	Mixed / High – Largely undeveloped with anaerobic digestion facility at north-east corner and interference from overbridges at A505 / B656 junction at eastern end of Balock bypass.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<p>Significant contribution</p> <p>Largely undeveloped with open internal views and longer views across the surrounding area. Contains Baldock within A505 bypass preventing encroachment into open countryside.</p>
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	<p>Moderate contribution</p> <p>At outer edge of Metropolitan Green Belt providing buffer from settlements to the west and transition to more open countryside to the east.</p>

SITE SURVEY

Green Belt Review Site reference:

Parcel 19b Weston Hills

Site address

Land south of A505 Baldock bypass between Clothall Road and Wallington Road



Site Description

Visual Openness

High – Large sub-parcel largely occupied by Bird Hill and its north-west facing downslopes providing extended views across Baldock and countryside beyond.

Physical Openness

High – Scattered agricultural buildings associated with Quickswood Farm but otherwise undeveloped.

Contribution to Green Belt Purposes

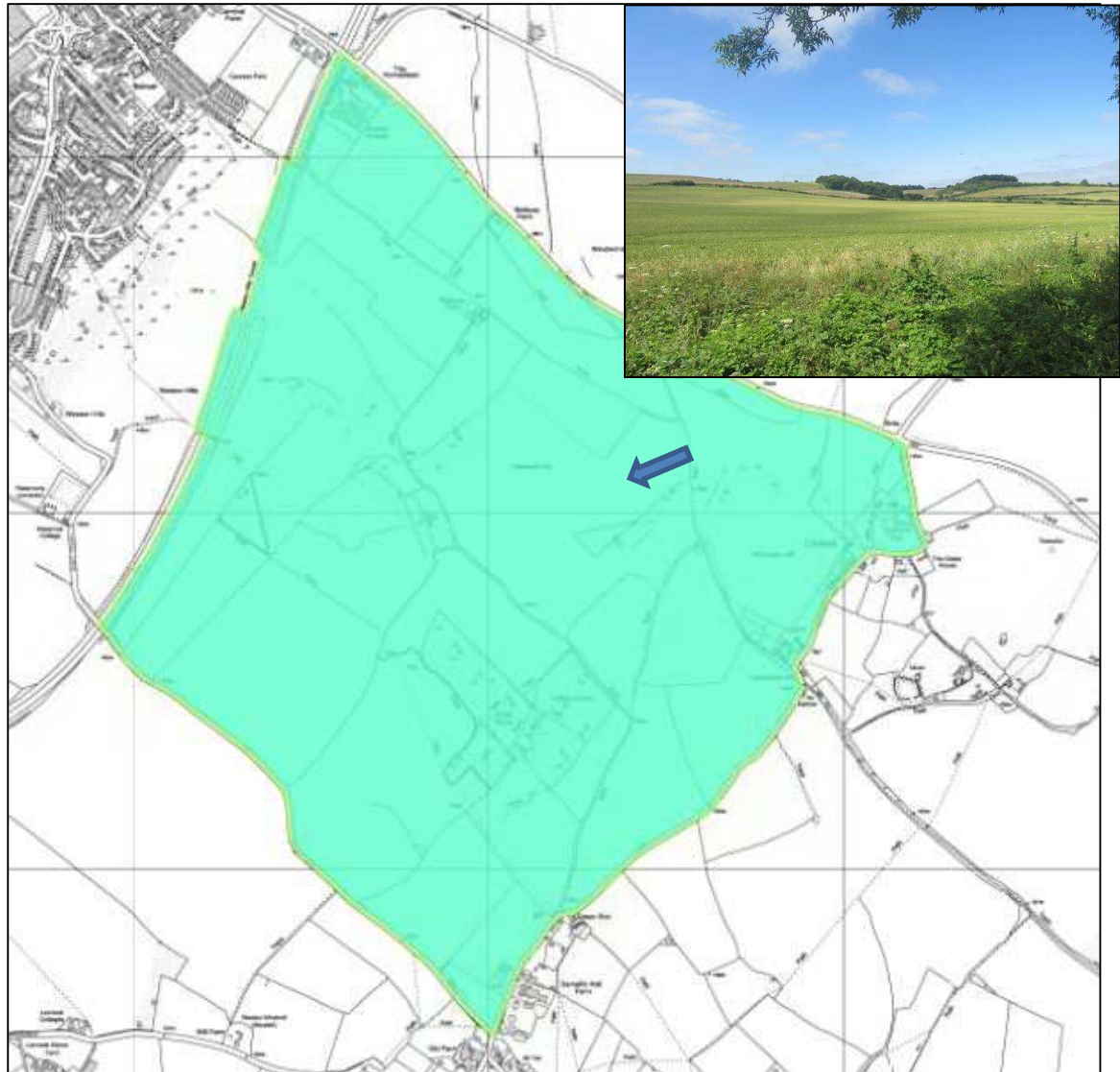
Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<p>Significant contribution</p> <p>Largely undeveloped with open views into and out of site to / from Baldock and the surrounding area. Contains Baldock within A505 bypass preventing encroachment into open countryside.</p>
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	<p>Moderate contribution</p> <p>Supports role of the Green Belt to the west of the A505 and provides transition to wider countryside beyond the outer edge of the Metropolitan Green Belt.</p>

SITE SURVEY

Green Belt Review Site reference:	Parcel 19c Weston Hills
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Site address

Land south of A505 Baldock bypass between Hatch Lane, Clothall Road and Fore Street



Site Description

Visual Openness	Mixed / High – Large sub-parcel crossing Weston Plateau and north-east facing downslopes. Some expansive internal and external views but in locations these are funnelled by topography and the upslopes beyond the sub-parcel's northern edge. Patches of woodland contain and curtail views within, across and in / out of parcel.
Physical Openness	Mixed / High – Scattered development around peripheries associated with Weston and Clothall in particular. But central core free from development.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<p>Significant contribution</p> <p>Largely undeveloped with open views from the Hertfordshire Way in particular which crosses the centre of the sub-parcel and provides sense of remoteness.</p>
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	<p>Moderate contribution</p> <p>Supports role of the Green Belt to the west of the A505 and provides transition to wider countryside to the east.</p>

SITE SURVEY

Green Belt Review Site reference:	Parcel 19d Weston Hills
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Site address

Area lying between the A505, Hitchin Road, Hatch Lane and the western edge of Weston.



Site Description

Visual Openness	Mixed – More rolling topography serves to contain visual openness though longer views still available, particularly from Lannock Hill to the west and along the shallow valley to the south-east from Lannock Manor Farm.
Physical Openness	Mixed / High – Eastern end of parcel runs along central core of Weston. However area between Lannock Hill and Hatch Lane almost entirely free of development.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<p>Moderate contribution</p> <p>Largely undeveloped with open views from the western edges of the sub-parcel though this become increasingly contained towards the east. Parcel 18b provides buffer from the edges of Baldock and Letchworth</p>
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	<p>Moderate contribution</p> <p>Supports the role of the Green Belt to the west of the A505 and also provides buffer between Baldock, Letchworth and Stevenage.</p>

SITE SURVEY

Green Belt Review Site reference:

Parcel 20a Baldock East

Site address

Strip of land between south-east edge of Baldock and Baldock bypass, north of Clothall Road A507



Site Description

Visual Openness

Mixed / High – Southern area of sub-parcel open with views into / from wider countryside to the south of Baldock though influenced by adjoining urban development immediately to north. To the north-east contained by bunding adjoining A505 though flatter adjoining railway with views through and across Parcel 21.

Physical Openness

Low / Mixed – Undeveloped area south of Clothall Common estate but allotments and scattered residential development at south-west adjoining Clothall Road with scattered properties along Royston Road. Bunding is a significant engineered feature.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<p>Moderate contribution</p> <p>Physical and visual openness vary quite significantly dependent on precise location within the land parcel. Abuts urban edge though contained within A505 bypass which provides physical break from wider, open countryside beyond.</p>
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	<p>Moderate contribution</p> <p>Contains north-east Baldock but sub-parcel is itself strongly contained by the A505 bypass and railway.</p>

SITE SURVEY

Green Belt Review Site reference:	Parcel 20b Baldock East
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Site address

Strip of land between south-east edge of Baldock and Baldock bypass, south of Clothall Road A507 and north of Chalk Hills.



Site Description

Visual Openness	Mixed / High – Eastern half of sub-parcel open on relatively steep slope with wide views to north east and, from southern boundary, west towards Letchworth. Western half, adjoining the urban area is wooded and contained.
Physical Openness	Mixed / High – Undeveloped with no buildings other than on north-eastern boundary at Clothall Road. Bypass tunnel is a significant engineered feature.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<p>Significant contribution</p> <p>Topography means this sub-parcel occupies prominent position with expansive views to east and west immediately adjoining Baldock. Woodland provides visual break from settlement edge.</p>
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	<p>Significant contribution</p> <p>Contains north-east Baldock but is strongly contained by A505. Woodland buffer provides visual break from Baldock and location on steep slope provides extensive views into and out of un-wooded elements of parcel.</p>

SITE SURVEY

Green Belt Review Site reference:	Parcel 21a – Bygrave
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Site address

East side of A1(M) between Newnham Road in north and local footpath to south.



Site Description

Visual Openness	Mixed – generally on north-facing downslope. Internal views of whole parcel available from within this sub-parcel but rolling topography limits long-range views in and out from various vantage points
Physical Openness	High – only limited agricultural buildings at north-eastern corner otherwise undeveloped and open.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<p>Moderate Contribution</p> <p>Generally high levels of physical openness. Internal visual openness of parcel but longer range views in and out are significantly limited from remainder of strategic parcel to the south due to topography. Distant from settlement edge.</p>
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	<p>Moderate contribution</p> <p>Largely open countryside forming part of wider setting to Baldock. Supports Green Belt to the south.</p>

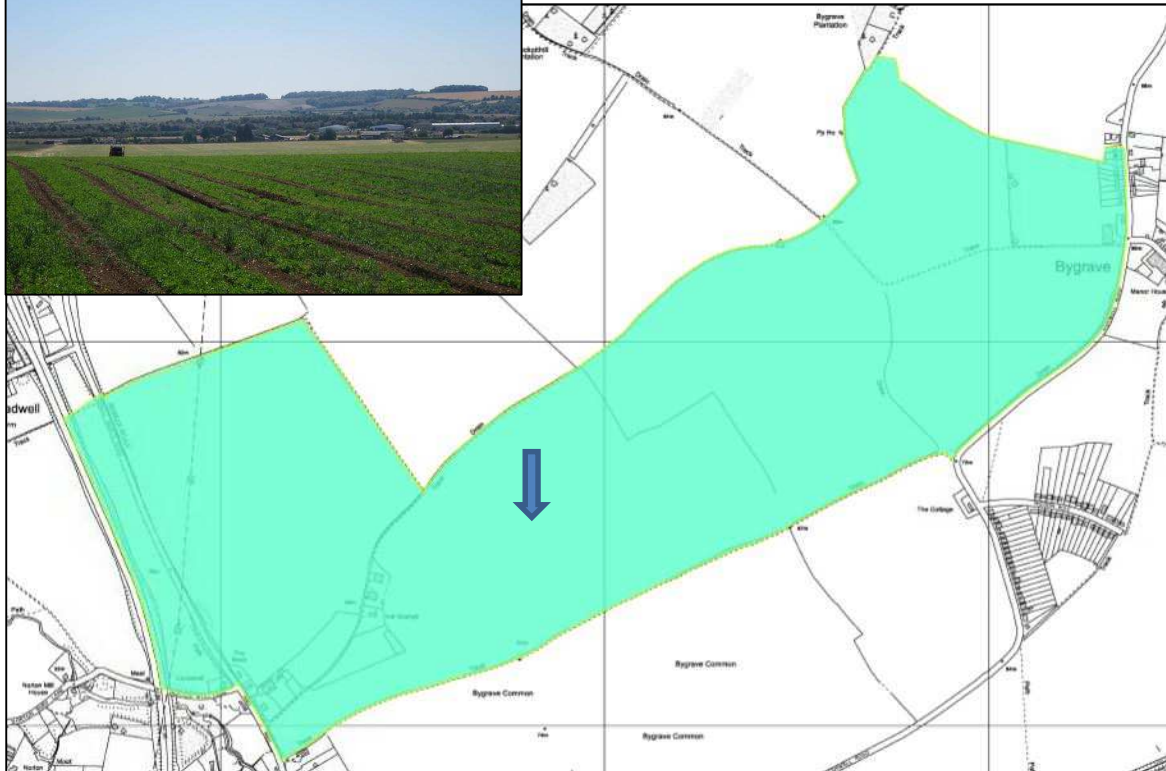
SITE SURVEY

Green Belt Review Site reference:

Parcel 21b – Bygrave

Site address

East side of A1(M) between local footpath and local track extending towards Bygrave.



Site Description

Visual Openness

Mixed / High – generally on south-facing downslope ending at the bottom of a shallow dry valley. Internal views vary depending on location within this sub-parcel. Rolling topography means long-range views into and out of site also vary from various vantage points. Higher ground towards northern edge allows for views over shallower ridge line to the south to Baldock and countryside beyond.

Physical Openness

High – scattered agricultural and residential buildings otherwise largely undeveloped and open.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<p>Moderate Contribution</p> <p>Generally high levels of physical openness but visual openness varies significantly in terms of both internal and external / long-distance views. Does not immediately abut urban edge but reinforces role of parcels adjoining Letchworth and Baldock.</p>
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	<p>Moderate contribution</p> <p>Largely open countryside forming part of wider setting to Baldock. Supports Green Belt to the south.</p>

SITE SURVEY

Green Belt Review Site reference:

Parcel 21c – Bygrave

Site address

Abuts northern edge of Baldock between A1(M) and A507 south of Norton Mill Lane.



Site Description

Visual Openness

Low – generally flat and largely enclosed by trees and vegetation. Vegetation within parcel also limits internal views.

Physical Openness

Mixed – Some urbanising influences, particularly around edges.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<p>Moderate Contribution</p> <p>Some urbanising influences whilst vegetation screens views into and out of site limiting visual openness and relationship with wider countryside beyond. However, provides open space immediately adjoining Baldock.</p>
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	<p>Significant contribution</p> <p>Contained parcel but immediately abuts existing urban area and maintains separation between Baldock and Letchworth in this location.</p>

SITE SURVEY

Green Belt Review Site reference:	Parcel 21d – Bygrave
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Site address

Abuts northern edge of Baldock and Bygrave Road



Site Description

Visual Openness	Mixed / High – Parcel straddles shallow ridge. Southern parts of sub-parcel more open both internally and in terms of longer range views. Beyond ridge internal and external views more limited.
Physical Openness	Mixed – Stronger urbanising influences at south-west abutting urban edge of Baldock. Clusters of residential and agricultural buildings along Bygrave Road.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<p>Significant Contribution</p> <p>Varying influences and openness across the sub-parcel. South-eastern areas of parcel visually more open with extensive views in and out from some vantage points. Abuts urban edge and prevents outward encroachment to north and east.</p>
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	<p>Significant contribution</p> <p>Parcel immediately abuts and contains part of the northern edge of Baldock preventing its outward spread of Baldock.</p>

SITE SURVEY

Green Belt Review Site reference:	Parcel 21e – Bygrave
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Site address

Bounded by railway line to south and Bygrave Road to north.



Site Description

Visual Openness	Mixed / High – Low and flat at western end with open views to / from Baldock as well as surrounding land parcels. Land then rises to east over relatively prominent high point before descending to Bygrave village which is more contained by the topography. Internal and external perception of openness varies depending on location within sub-parcel.
Physical Openness	Mixed – Stronger urbanising influences at south-west abutting urban edge of Baldock. Clusters of residential and agricultural buildings along Bygrave Road surrounded by open fields. Built core of Bygrave village within parcel.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<p>Significant Contribution</p> <p>Internal and external perception of openness varies depending on location within sub-parcel. However, areas of relatively high visual and physical openness in areas closest to Baldock preventing outward encroachment to north and east.</p>
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	<p>Significant contribution</p> <p>Includes the settlement of Bygrave. Parcel immediately abuts existing urban area preventing outward spread of Baldock and provides open landscape contributing to the town's northerly context.</p>

SITE SURVEY

Green Belt Review Site reference:	Parcel 22a – Radwell
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Site address

North-west of Letchworth Garden City along Stotfold Road
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Site Description

Visual Openness	Mixed – Southern areas of sub-parcel have relatively limited visual openness due to topography and containing vegetation. Views increase towards north-east as land becomes higher and more open though existing urban edge also an influence.
Physical Openness	Mixed – Urban farm and sewage works are significant urban fringe features. North-west of parcel undeveloped.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<p>Moderate contribution</p> <p>Mixed levels of physical and visual openness. Views more open at the north of sub-parcel, but does not extend significantly beyond existing limits of Letchworth.</p>
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	<p>Moderate contribution</p> <p>Helps to contain Letchworth. Covers Pix Brook and Standalone Farm and sewerage works and these urban fringe influences are a factor which limit visual and physical openness.</p>

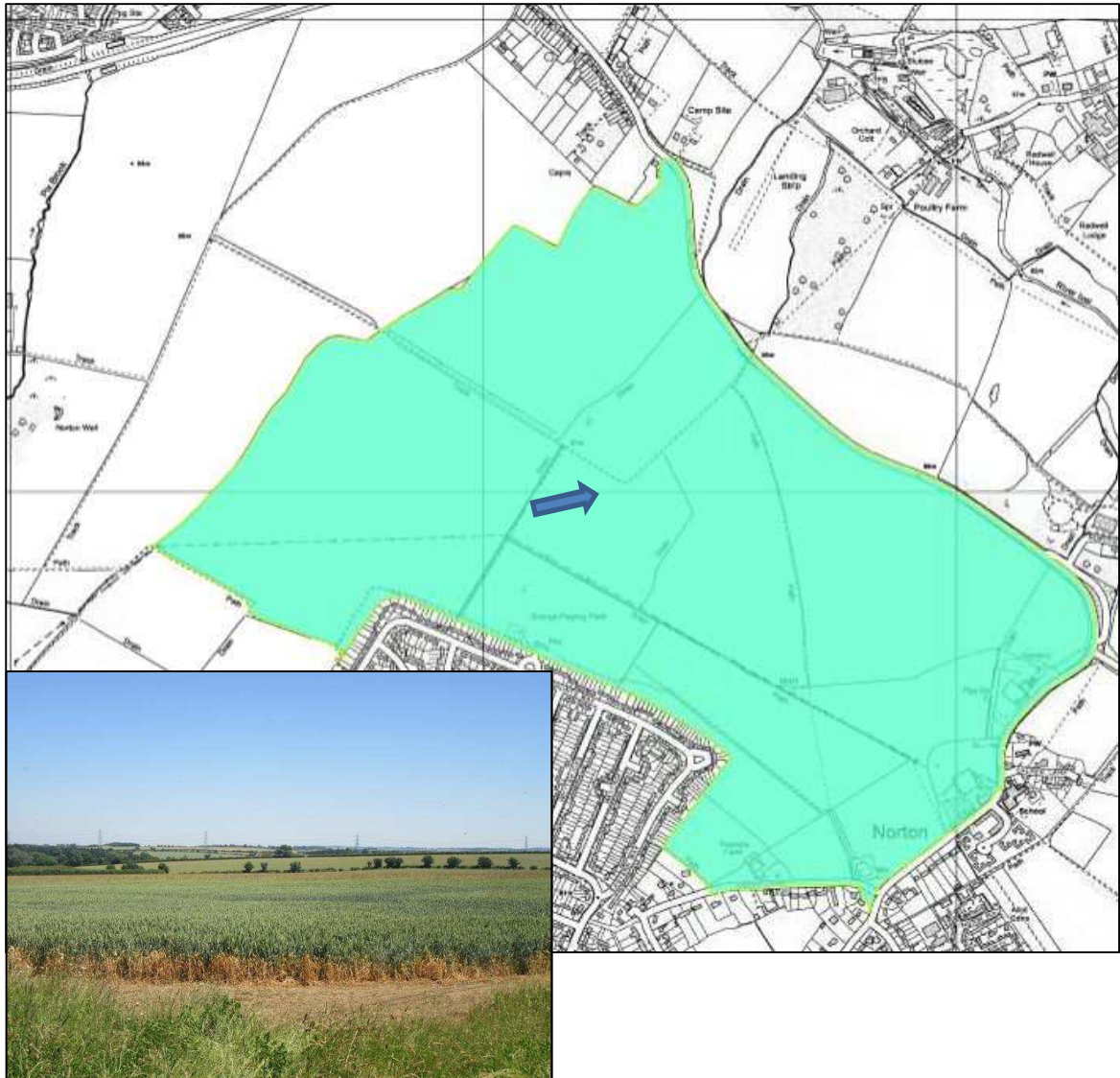
SITE SURVEY

Green Belt Review Site reference:

Parcel 22b – Radwell

Site address

North of Letchworth to Norton Road and District boundary



Site Description

Visual Openness

High – Much of land parcel occupies elevated position to the north of Letchworth with expansive views northwards across the Bedford Levels. Relatively open internally with fields demarcated by sparse vegetation. North-east of parcel towards Norton Road more contained by topography.

Physical Openness

High / Mixed – Most of parcel undeveloped. Development along south-eastern fringe at Norton village. Grange Playing fields provide urban fringe influence adjoining northern Letchworth.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<p>Significant contribution</p> <p>Generally high levels of physical and visual openness adjoining Letchworth including extensive views into neighbouring Central Bedfordshire. Abuts northern edge of Letchworth preventing outward encroachment.</p>
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	<p>Significant contribution</p> <p>Helps contain outward spread of Letchworth and manages physical separation from nearest settlement.</p>

SITE SURVEY

Green Belt Review Site reference:	Parcel 22c – Radwell
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Site address

North-east of Letchworth beyond Norton Road



Site Description

Visual Openness	Mixed – Parts of parcel provide relatively extensive views across River Ivel valley to the east and west. However, other areas and some internal views contained by topography, planting and development at Radwell.
Physical Openness	Mixed – Elements of parcel undeveloped. Radwell village provides concentration of residential and agricultural development.

Contribution to Green Belt Purposes

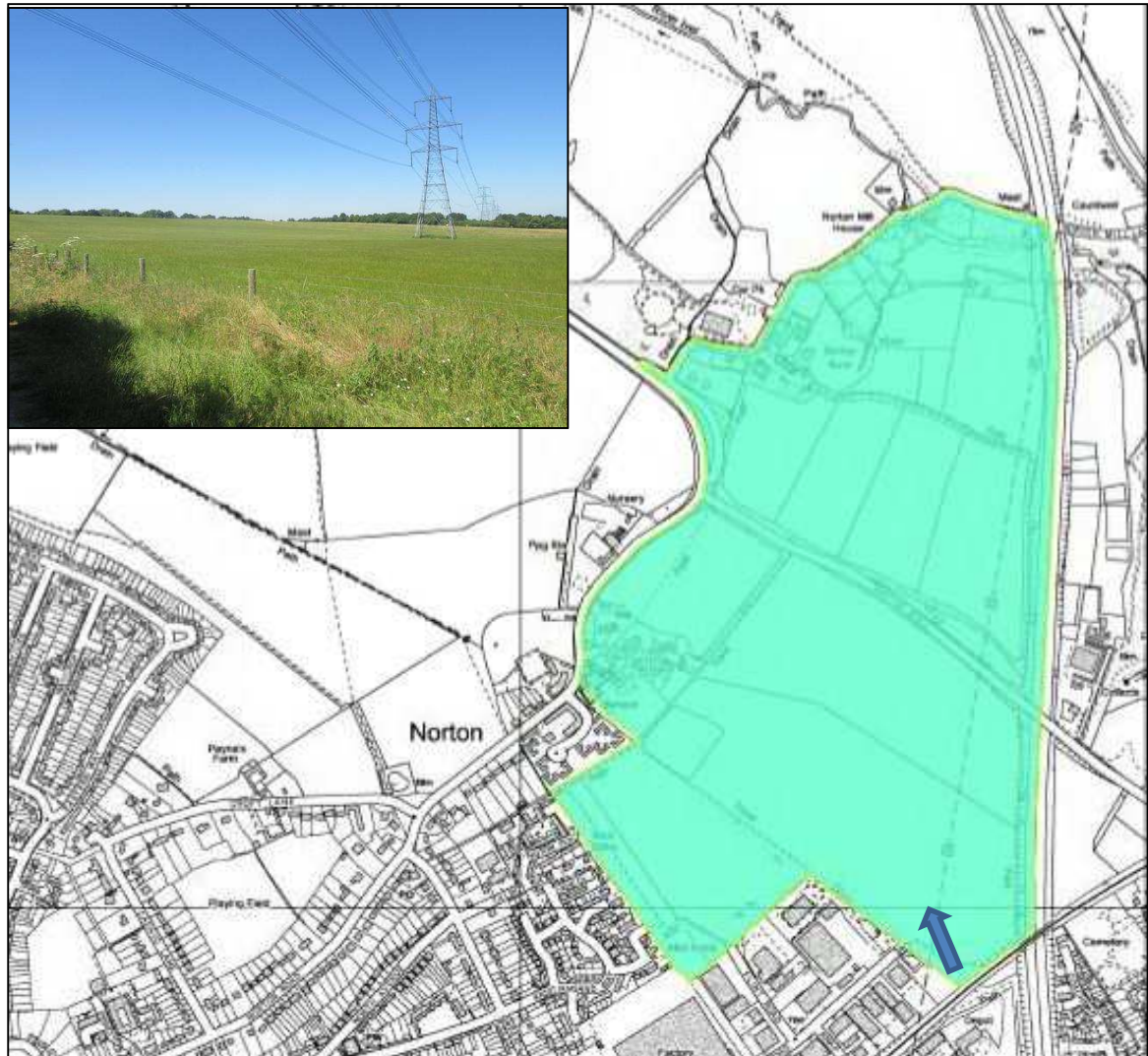
Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<p>Moderate contribution</p> <p>Mixed levels of physical and visual openness dependent on precise location within the land parcel. Adjoining parcels provide buffer from settlement edge.</p>
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	<p>Moderate contribution</p> <p>Supports role of parcels to the south but influence more limited due to distance and varying levels of containment..</p>

SITE SURVEY

Green Belt Review Site reference:	Parcel 22d – Radwell
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Site address

Land between north-east of Letchworth, Norton Road, Norton Bury Lane and A1(M)
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Site Description

Visual Openness	Low / Mixed – Many areas of parcel visually quite contained with topography, planting and / or built development constraining views. Some more open views to / from the east from south of Norton village
Physical Openness	Low / Mixed – Elements of parcel undeveloped. Pylons are in intrusive presence along eastern edge. Built development at Norton village. Allotments and adjoining industrial area provide strong urban fringe influences at south-west.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	<p>Moderate contribution</p> <p>Mixed levels of physical and visual openness dependent on precise location within the land parcel. Abuts urban edge of Letchworth through Norton Road, A1(M) and relatively fragmented nature of sub-parcel limit relationship with wider countryside beyond.</p>
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	<p>Significant contribution</p> <p>Helps contain outward spread of Letchworth and prevents merging with Baldock in this location.</p>

Appendix 4 – Site assessment forms – Potential development sites

SITE SURVEY

Green Belt Review Site reference:	212a (Local Plan site EL3)
Green Belt Review sub-parcel	2c
Site address	East of Luton



Site Description

Visual Openness	Mixed –Internally open though largely sloping westwards in towards Luton which contains views into and out of site and limits longer views.
Physical Openness	Mixed / High – Eastern edge of Luton provides strong visual influence and also bounded by villages of Cockernhoe and Mangrove Green. However, site itself undeveloped with exception of a few scattered agricultural buildings.
Quality of the Boundaries	Moderate/Strong – Strong south-west boundary with settlement edge of Luton, remaining boundaries formed by a short section of Luton Road, the rear boundaries of properties in Cockernhoe and Mangrove Green, and a field boundary between Mangrove Road and Hayling Drive.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To check the unrestricted sprawl of large built-up areas	...preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?	Significant Contribution - Abuts eastern edge of Luton. Boundaries are relatively artificial consisting of outward extent of town to administrative edge but development would surround outlying villages.
To prevent neighbouring towns merging into one another	...preventing the merger of settlements which might occur through a reduction in the distance between them?	Moderate Contribution – Significant separation would remain between Luton and Hitchin. However, development of site at this scale would surround Cockernhoe.
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	Significant Contribution - Maintains a sense of openness immediately adjoining a built up residential area of Luton.
To preserve the setting and special character of historic towns	...the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?	Limited Contribution - No conservation area impact and no impact on setting
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	Significant Contribution - Site immediately abuts existing urban area preventing spread of Luton eastwards and separation of Cockernhoe and Mangrove Green.
Permanence of the Green Belt (NPPF paragraphs 83 & 85)	...the quality of the proposed boundary, including opportunities for the re-definition or 'tidying-up' of the wider Green Belt boundary.	Moderate – Potential field boundaries along north-western edge. However, boundaries here and around remainder of site need to be considered in conjunction with any proposed approach(es) to Cockernhoe and Mangrove Green which could allow for more holistic boundary setting..

SITE SURVEY

Green Belt Review Site reference:	340
Green Belt Review sub-parcel:	2c
Site address:	Dancote, Cockernhoe Green, Cockernhoe



Site Description

Visual Openness	Low –Residential property containing vegetation which limits views into and out of the site.
Physical Openness	Mixed – Residential unit and associated curtilage.
Quality of the Boundaries	Mixed – Luton Road forms strong western boundary otherwise plot boundaries.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To check the unrestricted sprawl of large built-up areas	...preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?	Limited contribution – Does not adjoin a large built-up area.
To prevent neighbouring towns merging into one another	...preventing the merger of settlements which might occur through a reduction in the distance between them?	Limited Contribution - Plays no role in preventing merger of neighbouring towns.
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	Limited Contribution – residential plot largely contained by planting. (Re-)development would reduce physical openness at a local scale.
To preserve the setting and special character of historic towns	...the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?	Limited Contribution - No conservation area impact and no impact on setting.
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	Limited Contribution – Small-scale, contained site with limited Green Belt impacts.
Permanence of the Green Belt (NPPF paragraphs 83 & 85)	...the quality of the proposed boundary, including opportunities for the re-definition or 'tidying-up' of the wider Green Belt boundary.	Moderate – Luton Road forms strong western boundary otherwise plot boundaries.

SITE SURVEY

Green Belt Review Site reference:	ELW (Local Plan site EL1)
Green Belt Review sub-parcel	2c / 2d
Site address	East of Luton



Site Description

Visual Openness	Mixed / High – Parts of the site are internally open. Part of a plateau landscape gently sloping westwards together with a central woodland block contains views into and out of site and limits longer views other than from northern tip.
Physical Openness	Mixed / High – Largely undeveloped. Floodlit driving range and golf course at south.
Quality of the Boundaries	Moderate / Strong – Outer boundaries generally strong formed by Stoney Lane, Brickkiln Lane, Chalk Hill Road and Luton Road. Woodland blocks help provide definition.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To check the unrestricted sprawl of large built-up areas	...preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?	Significant Contribution – Strategic scale site abutting eastern edge of Luton. Development would result in substantial outwards expansion to and, at north of site, across Brick Kiln Lane.
To prevent neighbouring towns merging into one another	...preventing the merger of settlements which might occur through a reduction in the distance between them?	Moderate Contribution – Significant separation would remain between Luton and Hitchin. However, development of site at this scale would surround Cockernhoe and reach the edge of Tea Green.
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	Significant Contribution – Strategic-scale development would introduce a large quantum of additional built form into this landscape significantly altering perceptions of physical and visual openness.
To preserve the setting and special character of historic towns	...the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?	Limited Contribution - No conservation area impact and no impact on setting
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	Significant Contribution – Development of this site would represent a substantial incursion into the Green Belt east of Luton and introduce strategic-scale levels of development into a site which is currently largely free of built features.
Permanence of the Green Belt (NPPF paragraphs 83 & 85)	...the quality of the proposed boundary, including opportunities for the re-definition or ‘tidying-up’ of the wider Green Belt boundary.	Moderate – Woodland blocks provide definition but other outer boundaries would need to be strengthened as part of a comprehensive approach.

SITE SURVEY

Green Belt Review Site reference:	ELE (Local Plan site EL2)
Green Belt Review sub-parcel	2d
Site address:	East of Luton

Note: Site adjoins site ELW and would only be developed as a further outward extension of this land. Assessment based upon cumulative impacts of the two sites.



Site Description

Visual Openness	Mixed – Plateau landscape gently sloping westwards together with small blocks of woodland contains views into and out of site and limits longer views.
Physical Openness	High – Undeveloped agricultural land.
Quality of the Boundaries	Moderate – Woodland blocks provide definition around significant sections of outer boundaries supplemented by hedgerows and field boundaries.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To check the unrestricted sprawl of large built-up areas	...preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?	Significant Contribution – Strategic scale site abutting eastern edge of Luton. Development would result in substantial outwards expansion across Brick Kiln Lane into land unbounded by significant boundaries.
To prevent neighbouring towns merging into one another	...preventing the merger of settlements which might occur through a reduction in the distance between them?	Moderate Contribution – Significant separation would remain between Luton and Hitchin. However, development of site at this scale would surround Cockernhoe and reach the edge of Tea Green.
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	Significant Contribution – Strategic-scale development would introduce a large quantum of additional built form into this landscape significantly altering perceptions of physical and visual openness.
To preserve the setting and special character of historic towns	...the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?	Limited Contribution - No conservation area impact and no impact on setting
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	Significant Contribution – Development of this site (in conjunction with ELW) would result a substantial incursion into the Green Belt east of Luton and introduce strategic-scale levels of development into a site which is currently largely free of built features.
Permanence of the Green Belt (NPPF paragraphs 83 & 85)	...the quality of the proposed boundary, including opportunities for the re-definition or ‘tidying-up’ of the wider Green Belt boundary.	Moderate – Woodland blocks provide definition but other outer boundaries would need to be strengthened as part of a comprehensive approach.

SITE SURVEY

Green Belt Review Site reference:	49
Green Belt Review sub-parcel	2h
Site address:	Allotments south of Colemans Road, Breachwood Green



Site Description

Visual Openness	Mixed / High – Most of site consists of part of a large agricultural field abutting the southern edge of Breachwood Green. Some relatively open views southwards over undulating topography. Allotments in north-east corner more contained by surrounding planting, potting houses etc.
Physical Openness	High – Undeveloped agricultural field.
Quality of the Boundaries	Mixed – Colemans Road forms the northern boundary, Colemans Farm forms the western boundary and rear gardens of properties along Chapel Road form the eastern boundary. There is no identified southern boundary to the site as part of a larger field. Breachwood Green presently 'washed over' by the Green Belt.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To check the unrestricted sprawl of large built-up areas	...preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?	Limited Contribution – Site does not adjoin large, built-up area.
To prevent neighbouring towns merging into one another	...preventing the merger of settlements which might occur through a reduction in the distance between them?	Limited Contribution - Plays no role in preventing merger of neighbouring towns.
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	Moderate Contribution - Small site linking into wider countryside between Luton and Breachwood Green.
To preserve the setting and special character of historic towns	...the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?	Limited Contribution - No conservation area impact and no impact on setting.
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	Moderate Contribution – Site would result in introduction of built form into currently relatively exposed location at the south-west of Breachwood Green.
Permanence of the Green Belt (NPPF paragraphs 83 & 85)	...the quality of the proposed boundary, including opportunities for the re-definition or ‘tidying-up’ of the wider Green Belt boundary.	Moderate – Development of this site would require new boundary features along the southern edge.

SITE SURVEY

Green Belt Review Site reference:	51 (Local Plan site KW1)
Green Belt Review sub-parcel	2h
Site address:	Allotments west of The Heath, Breachwood Green



Site Description

Visual Openness	Low – allotment site enclosed by fencing, hedgerows and adjoining residential properties which limit views into and out of the site.
Physical Openness	Mixed – residential development to the north and south of the site which fronts onto The Heath road. Agricultural field to the west.
Quality of the Boundaries	Strong – residential plot boundaries to north and south, The Heath road to the east and field boundary to west.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To check the unrestricted sprawl of large built-up areas	...preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?	Limited Contribution – Site does not adjoin large, built-up area.
To prevent neighbouring towns merging into one another	...preventing the merger of settlements which might occur through a reduction in the distance between them?	Limited Contribution - Plays no role in preventing merger of neighbouring towns.
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	Limited Contribution – Dependent on scale, would potentially fall within NPPF definition of ‘limited infilling within villages’ which is considered not inappropriate development in the Green Belt.
To preserve the setting and special character of historic towns	...the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?	Limited Contribution - No conservation area impact and no impact on setting.
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	Limited Contribution - Development of this site could be not inappropriate within the Green Belt as it represents infilling on a small site within the overall context of Breachwood Green village which is presently ‘washed over’
Permanence of the Green Belt (NPPF paragraphs 83 & 85)	...the quality of the proposed boundary, including opportunities for the re-definition or ‘tidying-up’ of the wider Green Belt boundary.	Moderate – The site is contiguous with built form along The Heath. The site boundaries are well defined road.

SITE SURVEY

Green Belt Review Site reference:	29 (Local Plan site CD1)
Green Belt Review sub-parcel	5a
Site address	Land south of Cowards Lane, Codicote



Site Description

Visual Openness	Mixed – undulating site contained by hedgerows and adjoining residential development and agricultural land. Internally open but limited views in and out other than from immediate boundaries.
Physical Openness	High – Undeveloped greenfield site that abuts the southern settlement edge of Codicote.
Quality of the Boundaries	Moderate – Well-established field boundaries form outer edge to the south and east.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To check the unrestricted sprawl of large built-up areas	...preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?	Limited Contribution – Site does not adjoin large, built-up area.
To prevent neighbouring towns merging into one another	...preventing the merger of settlements which might occur through a reduction in the distance between them?	Limited Contribution - Plays no role in preventing merger of neighbouring towns though does contribute to separation between Codicote and Welwyn.
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	Moderate Contribution – Introduction of built form would cause some harm to this purpose but would not extend substantively beyond current southern limits of The Riddy while views are constrained from some directions.
To preserve the setting and special character of historic towns	...the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?	Limited Contribution - No conservation area impact and no impact on setting
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	Moderate Contribution - Site immediately abuts existing settlement preventing outward spread of Codicote but small size limits extent of impacts should it be developed.
Permanence of the Green Belt (NPPF paragraphs 83 & 85)	...the quality of the proposed boundary, including opportunities for the re-definition or 'tidying-up' of the wider Green Belt boundary.	Moderate – Development of this site would require a new Green Belt boundary along the southern and eastern edge of the site.

SITE SURVEY

Green Belt Review Site reference:	30
Green Belt Review sub-parcel	5a
Site address:	Land at Codicote House, Heath Road, Codicote



Site Description

Visual Openness	Low – small site within larger grounds largely enclosed by vegetation limiting views in and out.
Physical Openness	High – Undeveloped land within curtilage of larger property.
Quality of the Boundaries	Moderate – Strong boundary onto Codicote High Street. Would need to be considered in conjunction with surrounding properties and features to determine most appropriate boundary.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To check the unrestricted sprawl of large built-up areas	...preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?	Limited Contribution – Site does not adjoin large, built-up area.
To prevent neighbouring towns merging into one another	...preventing the merger of settlements which might occur through a reduction in the distance between them?	Limited Contribution - Plays no role in preventing merger of neighbouring towns.
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	Limited Contribution – Small site within grounds of larger property with boundary planting ensuring limited interaction with wider estate or countryside beyond.
To preserve the setting and special character of historic towns	...the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?	Limited Contribution – Lies within Conservation Area but this does not relate to a historic town.
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	Limited Contribution – Small size of site and relationship with surrounding properties limits Green Belt impacts.
Permanence of the Green Belt (NPPF paragraphs 83 & 85)	...the quality of the proposed boundary, including opportunities for the re-definition or ‘tidying-up’ of the wider Green Belt boundary.	Moderate – Development of this site would require a new Green Belt boundary along the southern and eastern edge of the site.

SITE SURVEY

Green Belt Review Site reference:	31 (Part of Local Plan site CD5)
Green Belt Review sub-parcel	5a
Site address:	Land south of Heath Lane, Codicote



Site Description

Visual Openness	Mixed – Site on plateau enclosed by hedgerows and rear gardens. Internally open but limited longer views in and out of the site.
Physical Openness	High – Undeveloped greenfield site adjoining Codicote.
Quality of the Boundaries	Mixed – well defined field boundaries with northern boundary fronting onto Heath Lane.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To check the unrestricted sprawl of large built-up areas	...preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?	Limited Contribution – Site does not adjoin large, built-up area.
To prevent neighbouring towns merging into one another	...preventing the merger of settlements which might occur through a reduction in the distance between them?	Limited Contribution - Plays no role in preventing merger of neighbouring towns.
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	Moderate Contribution – Prevents outward spread of Codicote along Heath Lane. However, site is relatively modest in size and western boundary treatment, in particular, limits relationship with surrounding countryside.
To preserve the setting and special character of historic towns	...the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?	Limited Contribution - No conservation area impact and no impact on setting
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	Moderate Contribution - Site immediately abuts existing settlement preventing outward spread of Codicote but small size limits extent of impacts should it be developed.
Permanence of the Green Belt (NPPF paragraphs 83 & 85)	...the quality of the proposed boundary, including opportunities for the re-definition or 'tidying-up' of the wider Green Belt boundary.	Moderate – Development of this site would require a new Green Belt boundary along the southern, western and northern edges of the site.

SITE SURVEY

Green Belt Review Site reference:	313 (Part of Local Plan site CD5)
Green Belt Review sub-parcel	5a
Site address:	Land south of Heath Lane, Codicote



Site Description

Visual Openness	Mixed – site is group of paddocks on plateau enclosed by hedgerows and rear gardens which limits views in and out of the site. Longer views are possible towards the south-west.
Physical Openness	High – Undeveloped greenfield site at the south-west of Codicote.
Quality of the Boundaries	Moderate – Existing residential and field boundaries define most of the outer edges with some gaps in boundaries along the south-eastern edge.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To check the unrestricted sprawl of large built-up areas	...preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?	Limited Contribution – Site does not adjoin large, built-up area.
To prevent neighbouring towns merging into one another	...preventing the merger of settlements which might occur through a reduction in the distance between them?	Limited Contribution - Plays no role in preventing merger of neighbouring towns.
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	Moderate Contribution – Relatively large site in context of village and development would result in introduction of additional built form to the west of Codicote, some of which would be potentially visible in views across the Mimram Valley. However, parts of site equally contained between existing development along St Albans Road and Mill Road / Meadow Way
To preserve the setting and special character of historic towns	...the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?	Limited Contribution - No conservation area impact and no impact on setting
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	Moderate Contribution - Site immediately abuts existing settlement preventing outward spread of Codicote
Permanence of the Green Belt (NPPF paragraphs 83 & 85)	...the quality of the proposed boundary, including opportunities for the re-definition or ‘tidying-up’ of the wider Green Belt boundary.	Moderate – Development of this site would require a new Green Belt boundary along the southern, western and northern edges of the site.

SITE SURVEY

Green Belt Review Site reference:	32 (Local Plan site CD3)
Green Belt Review sub-parcel	5a
Site address:	Land north east of The Close, Codicote



Site Description

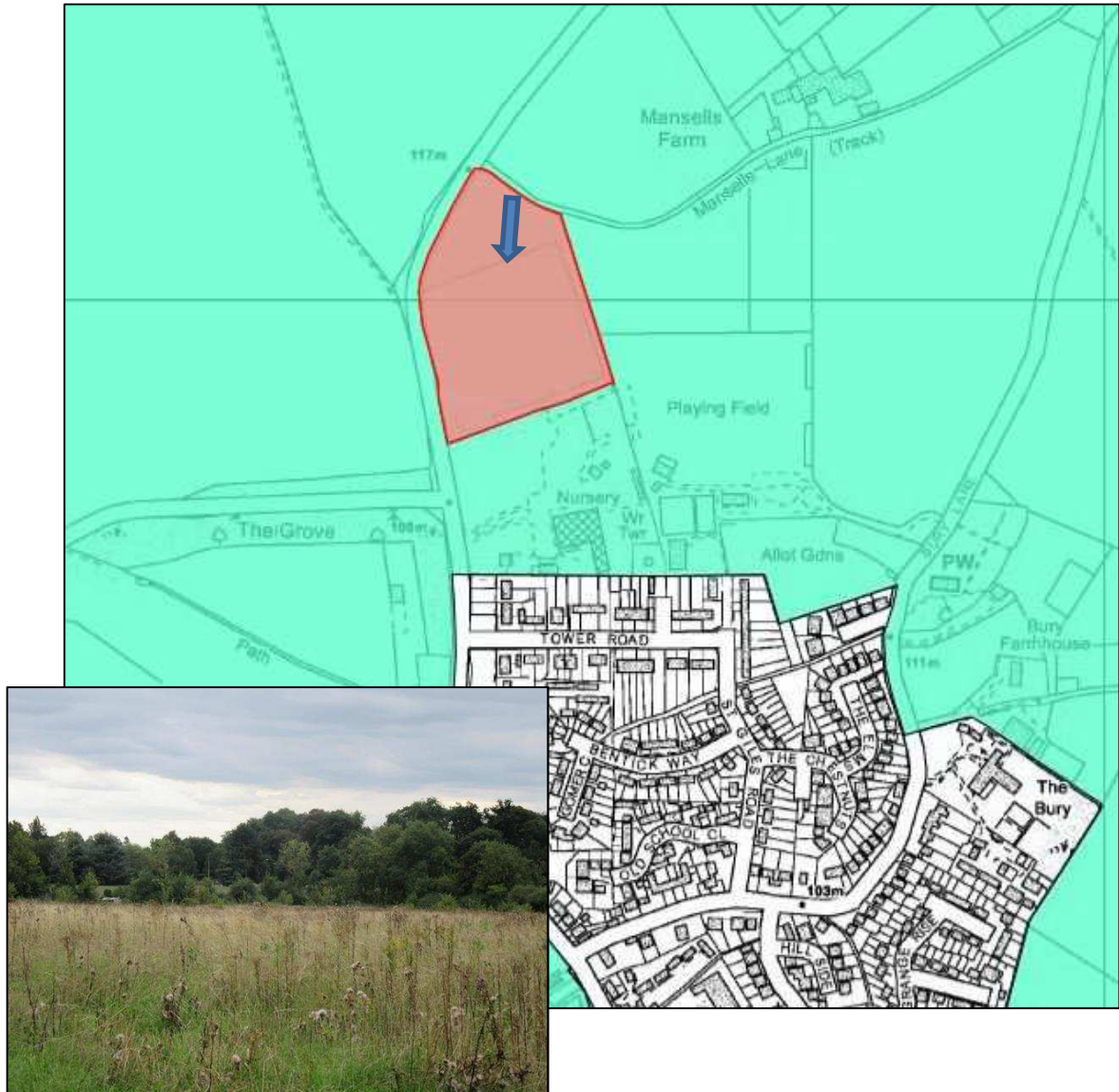
Visual Openness	Low / Mixed – Site is internally open but lies in a dip. Although visible from surrounding residential streets and properties is enclosed by planting and screened by these boundary features and topography in views of Codicote from the surrounding countryside (e.g. Rabley Heath Road)
Physical Openness	High – Undeveloped site abutting eastern edge of Codicote with residential development along its north-west and south-west boundaries.
Quality of the Boundaries	Moderate – Well defined internal boundary along eastern edge of Codicote and field boundaries along the south-east and north-east edges.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To check the unrestricted sprawl of large built-up areas	...preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?	Limited Contribution – Site does not adjoin large, built-up area.
To prevent neighbouring towns merging into one another	...preventing the merger of settlements which might occur through a reduction in the distance between them?	Limited Contribution - Plays no role in preventing merger of neighbouring towns.
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	Limited Contribution – Provides a sense of openness immediately adjoining the eastern side of Codicote, particularly from surrounding residential properties and streets but topography limits views and interaction with wider countryside beyond.
To preserve the setting and special character of historic towns	...the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?	Limited Contribution - No conservation area impact and no impact on setting
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	Limited Contribution - Site immediately abuts existing settlement preventing outward spread of Codicote. However, small size limits extent of impacts should it be developed and would not extend beyond existing north-eastern or south-eastern extents of the village.
Permanence of the Green Belt (NPPF paragraphs 83 & 85)	...the quality of the proposed boundary, including opportunities for the re-definition or 'tidying-up' of the wider Green Belt boundary.	Moderate – Existing planting would allow for revised Green Belt boundary around the edges of this site.

SITE SURVEY

Green Belt Review Site reference:	205N
Green Belt Review sub-parcel	5b
Site address:	Codicote Garden Centre, High Street, Codicote (north)



Site Description

Visual Openness	Mixed – Site is internally open and visible on approach to Codicote along B656. Some views to / from countryside immediately to north-west but shallow slope means topography and boundary hedgerows limit longer vistas.
Physical Openness	Mixed / High – Low intensity paraphernalia associated with allotment uses. Northern and western areas of site undeveloped.
Quality of the Boundaries	Moderate – well defined eastern boundary along B656, northern boundary along Mansells Lane with hedgerows to east and south.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To check the unrestricted sprawl of large built-up areas	...preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?	Limited Contribution – Site does not adjoin large, built-up area.
To prevent neighbouring towns merging into one another	...preventing the merger of settlements which might occur through a reduction in the distance between them?	Limited Contribution - Plays no role in preventing merger of neighbouring towns.
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	Moderate Contribution - Contributes to the increasing sense of openness leaving Codicote to the north. Some visual connection with wider countryside immediately adjoining site but limited wider impacts.
To preserve the setting and special character of historic towns	...the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?	Limited Contribution - No conservation area impact and no impact on setting
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	Moderate Contribution - Site does not abut existing settlement but contributes to the wider Green Belt preventing outward spread of Codicote to the north.
Permanence of the Green Belt (NPPF paragraphs 83 & 85)	...the quality of the proposed boundary, including opportunities for the re-definition or 'tidying-up' of the wider Green Belt boundary.	Moderate – Development of this site in isolation would require new boundary beyond the Green Belt boundary around Codicote. Development in conjunction with adjoining sites would extend the Green Belt boundary northwards.

SITE SURVEY

Green Belt Review Site reference:	205S (Local Plan site CD2)
Green Belt Review sub-parcel	5b
Site address:	Codicote Garden Centre, High Street, Codicote



Site Description

Visual Openness	Low / Mixed – Much of site occupied by existing buildings and car parking. Development of site would be likely to increase intensity, particularly at north-western corner where this is some relationship with countryside beyond.
Physical Openness	Low / Mixed – Garden centre and associated car parking and storage occupy much of site.
Quality of the Boundaries	Strong – well defined eastern boundary along B656, northern boundary with allotments, eastern boundary with recreation ground and southern boundary with rear gardens of residential properties on Tower Road.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To check the unrestricted sprawl of large built-up areas	...preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?	Limited Contribution – Site does not adjoin a large built up area
To prevent neighbouring towns merging into one another	...preventing the merger of settlements which might occur through a reduction in the distance between them?	Limited Contribution - Plays no role in preventing merger of neighbouring towns.
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	Moderate Contribution - Abuts northern settlement edge and provides transition urban fringe transition. Development of site would increase intensity of use and have associated impacts upon physical and visual openness.
To preserve the setting and special character of historic towns	...the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?	Limited Contribution - No conservation area impact and no impact on setting
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	Moderate Contribution - Site abuts existing settlement and manages outward spread of development from Codicote to the north.
Permanence of the Green Belt (NPPF paragraphs 83 & 85)	...the quality of the proposed boundary, including opportunities for the re-definition or 'tidying-up' of the wider Green Belt boundary.	Moderate – the boundaries of this site would create a strong Green Belt boundary if this site were developed.

SITE SURVEY

Green Belt Review Site reference:	315
Green Belt Review sub-parcel	5b
Site address:	Mansells Farm (B), Codicote



Site Description

Visual Openness	Mixed – Internally open site but topography as well as strong boundary hedgerows, particularly on outer northern edge, limits longer views in and out of the site.
Physical Openness	High – Undeveloped greenfield site.
Quality of the Boundaries	Moderate – well defined northern boundary along Mansells Lane with hedgerows to west and south and open to east.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To check the unrestricted sprawl of large built-up areas	...preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?	Limited Contribution – Site does not adjoin a large built up area
To prevent neighbouring towns merging into one another	...preventing the merger of settlements which might occur through a reduction in the distance between them?	Limited Contribution - Plays no role in preventing merger of neighbouring towns.
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	Moderate Contribution – Development would introduce built form significantly further north than current built limits of Codicote, particularly as adjoining sites would also need to be brought forward for development here to be coherent.
To preserve the setting and special character of historic towns	...the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?	Limited Contribution - No conservation area impact and no impact on setting
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	Moderate Contribution - Site does not abut existing settlement but contributes to the wider Green Belt preventing outward spread of Codicote into surrounding countryside. If developed its small size limits extent of impacts but would be likely to require other sites to be brought forward to allow for coherent development.
Permanence of the Green Belt (NPPF paragraphs 83 & 85)	...the quality of the proposed boundary, including opportunities for the re-definition or ‘tidying-up’ of the wider Green Belt boundary.	Moderate – Development of this site would require a new Green Belt boundary around the site in isolation from the Green Belt boundary around Codicote

SITE SURVEY

Green Belt Review Site reference:	52 (Part of Local Plan site KB1)
Green Belt Review sub-parcel	8a
Site address	Land at Deards End, Knebworth



Site Description

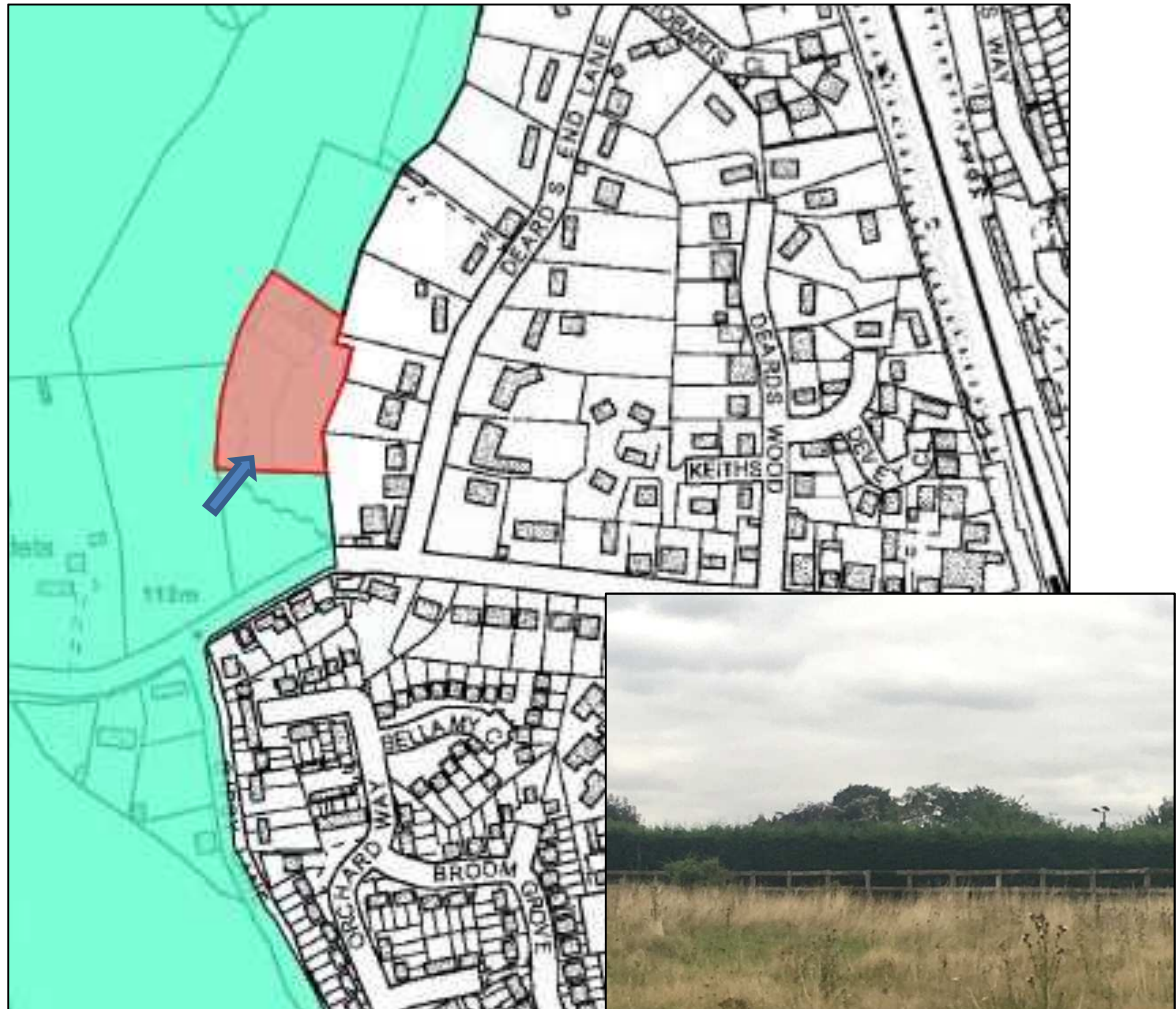
Visual Openness	Mixed – Internally, site is split in two by hedgerow running broadly north-east to south-west. Much of site on shallow south-facing slope which limits views in and out of the site. Northern section more exposed with views to Stevenage.
Physical Openness	High – Undeveloped greenfield site with only limited low-level fencing in eastern half..
Quality of the Boundaries	Weak / Moderate – Internal boundary well defined by rear gardens. Partial southern boundary along Park Lane. Some planting along northern and western boundaries but these are only partially defined.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To check the unrestricted sprawl of large built-up areas	...preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?	Moderate Contribution - Site abuts western settlement edge of Knebworth. Development would result in outward expansion. However this would not breach any recognisable feature and would be contained within A1(M) and not extend further north than the existing settlement.
To prevent neighbouring towns merging into one another	...preventing the merger of settlements which might occur through a reduction in the distance between them?	Moderate Contribution – Would result in development in current Green Belt between Knebworth and Stevenage. Would not extend further north than the existing settlement but could contribute to perceptions of coalescence.
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	Moderate Contribution – Relatively large site that, if developed, would introduce built development into currently undeveloped land north-west of Knebworth.
To preserve the setting and special character of historic towns	...the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?	Limited Contribution – Adjoins Conservation Area though this is not associated with the core of a historic town.
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	Moderate Contribution - Site abuts existing settlement and contributes to the wider Green Belt preventing outward spread of Knebworth to the west.
Permanence of the Green Belt (NPPF paragraphs 83 & 85)	...the quality of the proposed boundary, including opportunities for the re-definition or 'tidying-up' of the wider Green Belt boundary.	Moderate – the boundaries of this site are weak in places and would need to be strengthened but proximity of the A1(M) creates an additional buffer to the Green Belt boundary if this site were developed.

SITE SURVEY

Green Belt Review Site reference:	335 (Part of Local Plan site KB1)
Green Belt Review sub-parcel	8a
Site address:	Land rear of Redwood, Deards End Lane, Knebworth



Site Description

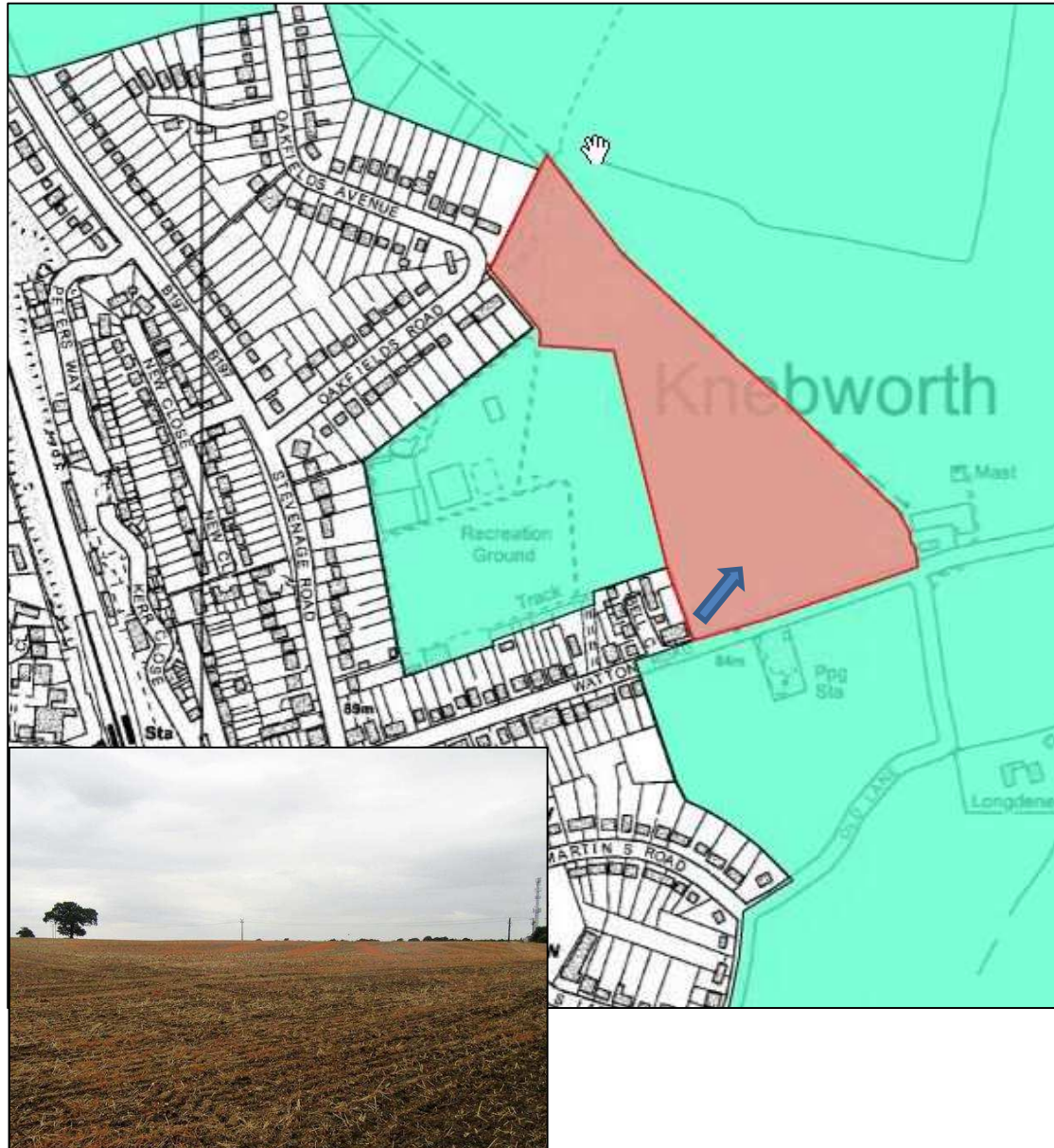
Visual Openness	Low / Mixed – Small site containing outbuildings, fencing and part of residential curtilage. Relationship with immediately adjoining site 52 but limited connection to wider countryside.
Physical Openness	Mixed – land to rear of residential property containing associated facilities including tennis court.
Quality of the Boundaries	Moderate – well defined eastern boundary with rear gardens other boundaries adjoin larger site 52 (KB1).

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To check the unrestricted sprawl of large built-up areas	...preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?	Limited Contribution - Site abuts western settlement edge of Knebworth but development would not breach any clear boundary or extent further than existing development on Gipsy Lane to the south.
To prevent neighbouring towns merging into one another	...preventing the merger of settlements which might occur through a reduction in the distance between them?	Limited Contribution - Plays no role in preventing merger of neighbouring towns.
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	Limited Contribution - Abuts western settlement edge. Paraphernalia within site limits physical and visual openness. Closely associated with adjoining residential use.
To preserve the setting and special character of historic towns	...the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?	Limited Contribution – Adjoins Conservation Area though this is not associated with the core of a historic town.
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	Limited Contribution – Small scale site on western edge of Knebworth limiting Green Belt impacts.
Permanence of the Green Belt (NPPF paragraphs 83 & 85)	...the quality of the proposed boundary, including opportunities for the re-definition or 'tidying-up' of the wider Green Belt boundary.	Moderate – the boundaries of this site adjoin site 52 (KB1) the boundaries of which would need to be strengthened and the proximity of the A1(M) creates an additional buffer to the Green Belt boundary if this site were developed.

SITE SURVEY

Green Belt Review Site reference:	58 (Part of Local Plan site KB4)
Green Belt Review sub-parcel	8b
Site address:	Land north of Watton Road, Knebworth



Site Description

Visual Openness	Mixed / High – Part of open field lying between Stevenage and Knebworth.
Physical Openness	Mixed / High – Undeveloped with exception of telegraph poles and wires which effectively form north-eastern boundary.
Quality of the Boundaries	Moderate – well defined western boundary with settlement edge and southern boundary with Watton Road but northern/ eastern boundary is undefined.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To check the unrestricted sprawl of large built-up areas	...preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?	Moderate Contribution – Development of this site would result in outward spread of Knebworth into generally unbounded land. However would not result in breach of clear physical features with outer boundary of Knebworth in this location currently defined by residential and recreation ground boundaries.
To prevent neighbouring towns merging into one another	...preventing the merger of settlements which might occur through a reduction in the distance between them?	Significant Contribution – Development would erode relatively narrow gap between Knebworth and Stevenage in this location and be visible on approach to Knebworth from Watton Road which links the two.
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	Significant Contribution – Development would result in physical and visual encroachment into agricultural land separating Stevenage and Knebworth.
To preserve the setting and special character of historic towns	...the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?	Limited Contribution - No conservation area impact and no impact on setting
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	Significant Contribution – Development would result in introduction of additional built form into the gap between Stevenage and Knebworth.
Permanence of the Green Belt (NPPF paragraphs 83 & 85)	...the quality of the proposed boundary, including opportunities for the re-definition or ‘tidying-up’ of the wider Green Belt boundary.	Moderate – the boundaries of this site are weak in places and would need to be strengthened if this site were developed.

SITE SURVEY

Green Belt Review Site reference:	55 (Part of Local Plan site KB4)
Green Belt Review sub-parcel	8c
Site address:	Land north of Old Lane, Knebworth



Site Description

Visual Openness	Mixed – Modest site on edge of Knebworth. Internally open and locally prominent when viewed from Watton Road and Old Lane. However, local topography and adjoining settlement edge limits broader views in and out of the site.
Physical Openness	High – Undeveloped greenfield site that adjoins the eastern settlement edge of Knebworth.
Quality of the Boundaries	Strong – well defined road boundaries on north, east and south with settlement edge to the west.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To check the unrestricted sprawl of large built-up areas	...preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?	Moderate Contribution - Site abuts eastern settlement edge of Knebworth and would result in its outward spread. However, Watton Road and Old Lane provide strong containing features..
To prevent neighbouring towns merging into one another	...preventing the merger of settlements which might occur through a reduction in the distance between them?	Significant Contribution – Development would erode relatively narrow gap between Knebworth and Stevenage in this location and be visible on approach to Knebworth from Watton Road which links the two.
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	Moderate Contribution – Development would result in physical and visual encroachment into currently undeveloped land though these impacts predominantly local in nature..
To preserve the setting and special character of historic towns	...the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?	Limited Contribution - No conservation area impact and no impact on setting
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	Significant Contribution – Site would result in outward expansion of Knebworth into gap towards Stevenage and be visible on approach from the latter.
Permanence of the Green Belt (NPPF paragraphs 83 & 85)	...the quality of the proposed boundary, including opportunities for the re-definition or ‘tidying-up’ of the wider Green Belt boundary.	Strong – the boundaries of this site are roads on three sides and the settlement edge of Knebworth on the fourth.

SITE SURVEY

Green Belt Review Site reference:	57 (Part of Local Plan site KB4)
Green Belt Review sub-parcel	8c
Site address	Land south of Swangley's Lane, Knebworth



Site Description

Visual Openness	Mixed – Internally open though topography, boundary planting, adjoining settlement edge and agricultural buildings limits views in and out of the site and relationship with wider countryside.
Physical Openness	High – Undeveloped agricultural land surrounding Swangley's Farm
Quality of the Boundaries	Moderate – well defined boundaries along the western and northern edges. Field boundary along the southern edge.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To check the unrestricted sprawl of large built-up areas	...preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?	Moderate Contribution - Site abuts eastern settlement edge of Knebworth. However, current boundary in this location formed by school grounds and residential curtilages.
To prevent neighbouring towns merging into one another	...preventing the merger of settlements which might occur through a reduction in the distance between them?	Limited Contribution – Direction of growth suggested by this site is not towards another town.
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	Moderate Contribution – Development would introduce built form into undeveloped area occupying higher ground south-east of Knebworth. However, views of site from surrounding area and wider countryside are limited.
To preserve the setting and special character of historic towns	...the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?	Limited Contribution - No conservation area impact and no impact on setting
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	Moderate Contribution - Site abuts existing settlement and contributes to the wider Green Belt preventing outward spread of Knebworth to the east.
Permanence of the Green Belt (NPPF paragraphs 83 & 85)	...the quality of the proposed boundary, including opportunities for the re-definition or 'tidying-up' of the wider Green Belt boundary.	Moderate – the site has strong western and northern boundaries formed by Knebworth settlement edge and farm buildings but field hedgerow is southern boundary.

SITE SURVEY

Green Belt Review Site reference:	336 (Part of Local Plan site KB4)
Green Belt Review sub-parcel	8c
Site address	Land east of Old Lane, Knebworth



Site Description

Visual Openness	Mixed – Internally open site on broadly west-facing slope in towards Knebworth. Visible in views from here and Watton Lane in particular. Topography and adjoining settlement edge limits views in and out of the site and also relationship with wider countryside to the east.
Physical Openness	High – Undeveloped agricultural land south-east of Knebworth.
Quality of the Boundaries	Moderate – well defined road boundaries along the northern, western and southern edges. No clearly defined eastern boundary.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To check the unrestricted sprawl of large built-up areas	...preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?	Moderate Contribution - Site abuts eastern settlement edge of Knebworth and would result in encroachment beyond Old Lane.
To prevent neighbouring towns merging into one another	...preventing the merger of settlements which might occur through a reduction in the distance between them?	Limited Contribution – Direction of growth suggested by this site is not towards another town.
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	Moderate Contribution – Would introduce development resulting in reduction in physical and visual openness. However, topography means site faces in towards existing settlement with more limited visual connection to wider countryside.
To preserve the setting and special character of historic towns	...the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?	Limited Contribution - No conservation area impact and no impact on setting
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	Moderate Contribution - Site abuts existing settlement and contributes to the wider Green Belt preventing outward spread of Knebworth to the east.
Permanence of the Green Belt (NPPF paragraphs 83 & 85)	...the quality of the proposed boundary, including opportunities for the re-definition or 'tidying-up' of the wider Green Belt boundary.	Moderate – the site has strong southern, western and northern boundaries formed by Knebworth settlement edge and roads but eastern boundary would require delineation if the site was to be developed.

SITE SURVEY

Green Belt Review Site reference:	53 (Local Plan site KB2)
Green Belt Review sub-parcel	8d
Site address:	Land at Gypsy Lane, Knebworth



Site Description

Visual Openness	Low / Mixed – Land north of Gypsy Lane forms a bowl between motorway and Knebworth with no visual connection to wider countryside. Land south of Gypsy Lane more open though undulating landform limits views in and out of parcel.
Physical Openness	High – Undeveloped land on settlement edge of Knebworth.
Quality of the Boundaries	Moderate – well defined western, A1(M), and eastern, settlement edge of Knebworth, boundaries but no clearly defined southern boundary.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To check the unrestricted sprawl of large built-up areas	...preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?	Moderate Contribution - Boundary south of Gypsy Lane defined by residential curtilages. Developing northern parcel would breach Gypsy Lane though some development already lies to west of this road and would remain contained within more definitive boundary of A1(M).
To prevent neighbouring towns merging into one another	...preventing the merger of settlements which might occur through a reduction in the distance between them?	Moderate Contribution - Site abuts western settlement edge of Knebworth. Westerly expansion of Knebworth would not reduce distance to surrounding settlements but could contribute to perceptions of coalescence with surrounding villages through increased development.
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	Moderate Contribution - Would introduce relatively large volume of development into undeveloped land which contributes to openness to the west of Knebworth and provides a visual setting to the settlement though physically and visually screened from wider countryside to the west. Southern boundary does not exceed current extent of Knebworth.
To preserve the setting and special character of historic towns	...the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?	Limited Contribution - Relationship with Stockens Green Conservation Area though this was initially envisaged as part of a garden suburb development extending onto this site.
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	Moderate Contribution - site abuts existing settlement and contributes to the wider Green Belt preventing outward spread of Knebworth to the west.
Permanence of the Green Belt (NPPF paragraphs 83 & 85)	...the quality of the proposed boundary, including opportunities for the re-definition or 'tidying-up' of the wider Green Belt boundary.	Moderate – the site has strong western and eastern boundaries formed by the A1 (M) and settlement edge of Knebworth but southern boundary would require delineation if the site was to be developed.

SITE SURVEY

Green Belt Review Site reference:	WSN (Proposed Safeguarded Land, Policy SP8)
Green Belt Review sub-parcel	9b / 9c / 9d / 9e
Site address:	Stevenage West



Site Description

Visual Openness	Mixed / High – Views from some parcels more constrained by boundary features and / or topography, but large parts of the site are internally open with views from the central areas of the site and edge of the plateau in particular across the Lilley Valley and open countryside to the west.
Physical Openness	High – Cluster of small business units in agricultural buildings at very northern tip otherwise a large site free from built development.
Quality of the Boundaries	Weak / Moderate – Partial definition by field boundaries and planting but other elements of site boundary have no physical features on the ground.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To check the unrestricted sprawl of large built-up areas	...preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?	Significant Contribution - Would result in substantial outward development of Stevenage to the west of the A1(M) behind which it is presently contained and / or further outward development should land within Stevenage to west of A1(M) be developed first.
To prevent neighbouring towns merging into one another	...preventing the merger of settlements which might occur through a reduction in the distance between them?	Moderate Contribution - Development of northern elements of site would intrude into the gap between Stevenage and Hitchin whilst maintaining physical separation.
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	Significant Contribution - Abuts A1(M) and western settlement edge and contributes to a sense of openness to the west of Stevenage and links into the wider countryside.
To preserve the setting and special character of historic towns	...the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?	Limited Contribution - No conservation area impact and no impact on setting
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	Significant Contribution - Site partially abuts existing settlement and contributes to the wider Green Belt preventing outward spread of Stevenage to the west. Development would result in strategic-scale quantum of additional development.
Permanence of the Green Belt (NPPF paragraphs 83 & 85)	...the quality of the proposed boundary, including opportunities for the re-definition or 'tidying-up' of the wider Green Belt boundary.	Weak / Moderate – Partial definition by field boundaries and planting but other elements of site boundary have no physical features on the ground.

SITE SURVEY

Green Belt Review Site reference:	98 (Local Plan site HT2)
Green Belt Review sub-parcel	10a
Site address:	Land north of Pound Farm, London Road, Hitchin



Site Description

Visual Openness	Low / Mixed – Site internally open and locally visible from London Road, Larch Avenue and along Mill Lane. However, surrounding development and planting, including hedgerows and trees associated with Ippolyts Brook, limit views in and out of the site and relationship with the wider countryside.
Physical Openness	High – Undeveloped agricultural field.
Quality of the Boundaries	Moderate – well defined western boundary with London Road, northern boundary with Hitchin settlement edge and . Pound Farm and hedgerow filed boundary to the south. Weaker eastern boundary along Ippolyts Brook.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To check the unrestricted sprawl of large built-up areas	...preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?	Moderate Contribution - Site abuts southern settlement edge of Hitchin and would result in a modest extension. However, no clearly defined features mark southern
To prevent neighbouring towns merging into one another	...preventing the merger of settlements which might occur through a reduction in the distance between them?	Moderate Contribution - Site abuts southern settlement edge of Hitchin. The villages of Gosmore and St Ippolyts lie to the south, although existing development already lies closer to Gosmore.
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	Moderate Contribution – Development would introduce built form into currently undeveloped land that contributes to a sense of openness to the south of Hitchin and links into the wider Green Belt between Hitchin and Stevenage.
To preserve the setting and special character of historic towns	...the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?	Limited Contribution - No conservation area impact and no impact on setting
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	Moderate Contribution - Site abuts existing settlement and contributes to the wider Green Belt preventing outward spread of Hitchin southwards.
Permanence of the Green Belt (NPPF paragraphs 83 & 85)	...the quality of the proposed boundary, including opportunities for the re-definition or 'tidying-up' of the wider Green Belt boundary.	Moderate – the site has strong northern, western and southern boundaries formed by London Road, the settlement edge of Hitchin and Pound farm but eastern boundary is weaker and would require strengthening if the site was to be developed.

SITE SURVEY

Green Belt Review Site reference:	225
Green Belt Review sub-parcel	10a
Site address	Land west of Hitchin Lane, St Ippolyts, Hitchin



Site Description

Visual Openness	Mixed – Relatively small site internally open and slopes down from south-east corner making it visually prominent from roads leaving Hitchin. However, enclosed by hedgerows and trees along the water course limiting views in and out of the site and connection with wider countryside.
Physical Openness	High – Undeveloped agricultural field fronting onto A602 Stevenage Road.
Quality of the Boundaries	Moderate – strong western (Hitchin Lane) and northern (Stevenage Road) boundaries. Hedgerow along the southern boundary and weak eastern boundary along Ippolyts Brook.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To check the unrestricted sprawl of large built-up areas	...preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?	Moderate Contribution - Site lies to the south-east of the settlement edge of Hitchin separated by Ippolyts Brook. Development would breach this barrier which currently contains the town but, in this location, would remain bounded by Hitchin Lane
To prevent neighbouring towns merging into one another	...preventing the merger of settlements which might occur through a reduction in the distance between them?	Limited Contribution – Site would narrow physical distance between Stevenage and Hitchin though size of site means impact would be relatively modest.
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	Moderate Contribution – Development would result in physical and visual encroachment into views of site from within Hitchin. However, relationship to the wider countryside is constrained by boundary features.
To preserve the setting and special character of historic towns	...the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?	Limited Contribution - No conservation area impact and no impact on setting
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	Moderate Contribution - Site lies to the south of Hitchin and contributes to the wider Green Belt between Hitchin and Stevenage.
Permanence of the Green Belt (NPPF paragraphs 83 & 85)	...the quality of the proposed boundary, including opportunities for the re-definition or 'tidying-up' of the wider Green Belt boundary.	Moderate – the site has two strong boundaries to the north and east. Weaker boundaries to the south and west would need to be strengthened if the site were developed.

SITE SURVEY

Green Belt Review Site reference:	SI/r3 (Local Plan site SI2)
Green Belt Review sub-parcel	10a
Site address:	Land south of Stevenage Road, St Ippolyts



Site Description

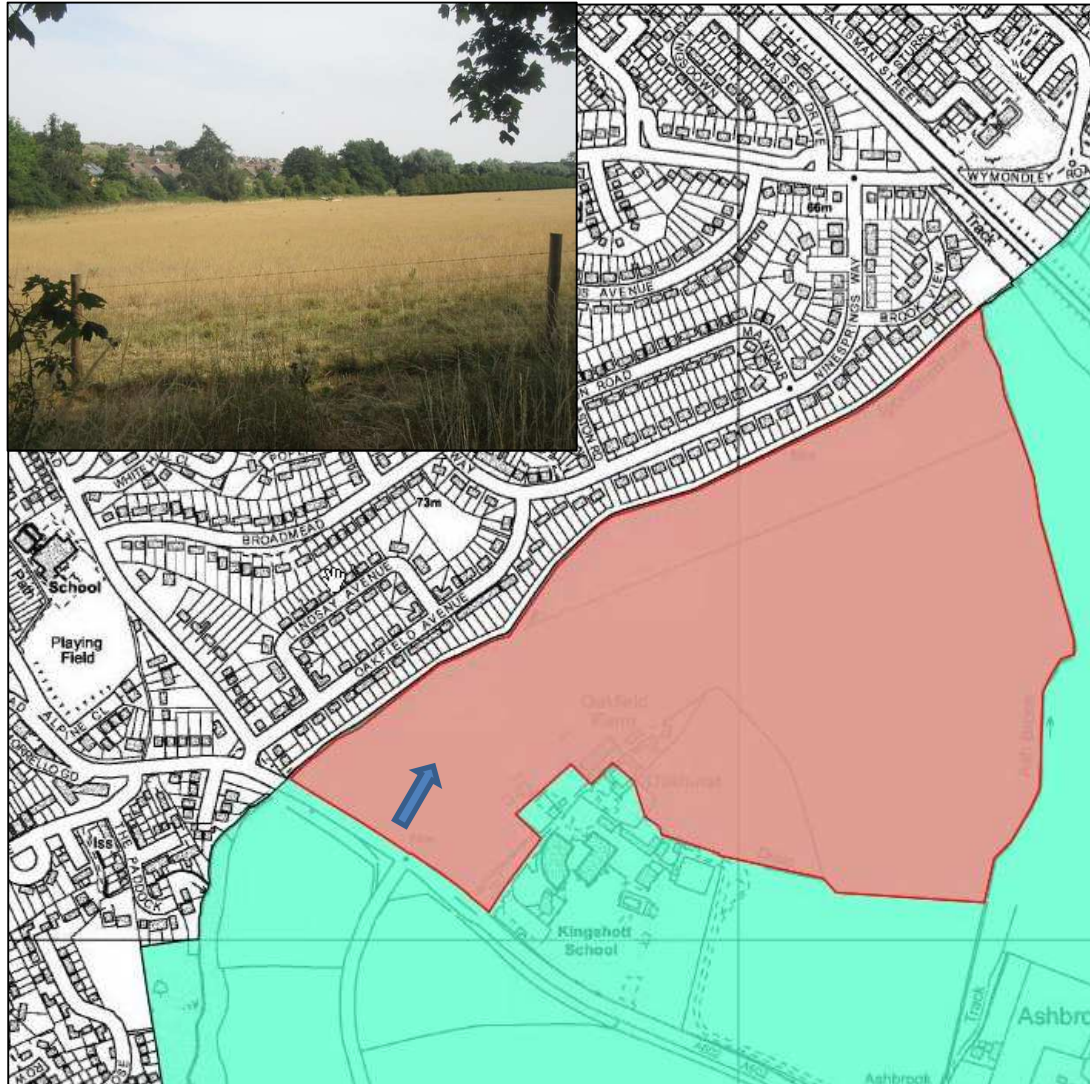
Visual Openness	Low / Mixed – Small, relatively contained site. Elevated location and adjoining hedgerows and rear gardens limits views in and out of the site.
Physical Openness	High – Undeveloped greenfield site on southern edge of St Ippolyts village adjoining agricultural land to the south.
Quality of the Boundaries	Moderate – well defined southern boundary with Sperberry Hill and part of the northern boundary along Stevenage Road. Remaining boundaries are residential plots. However, St Ippolyts current 'washed over' by Green Belt and needs to be viewed as part of broader considerations around inseting or maintaining current status.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To check the unrestricted sprawl of large built-up areas	...preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?	Limited Contribution - Site does not adjoin a large built up area.
To prevent neighbouring towns merging into one another	...preventing the merger of settlements which might occur through a reduction in the distance between them?	Limited Contribution - Site lies within broader gap between Stevenage and Hitchin but would not extend development beyond existing limits.
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	Limited Contribution - Lies on southern settlement edge and contributes to a sense of openness to the south of Hitchin and links into the wider Green Belt between Hitchin and Stevenage.
To preserve the setting and special character of historic towns	...the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?	Limited Contribution - No Conservation Area impact and no impact on setting
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	Limited Contribution – Small, relatively contained site on the edge of St Ippolyts. Forms part of wider Green Belt between Hitchin and Stevenage but development would not impinge substantively on its functions.
Permanence of the Green Belt (NPPF paragraphs 83 & 85)	...the quality of the proposed boundary, including opportunities for the re-definition or ‘tidying-up’ of the wider Green Belt boundary.	Moderate – the site has strong road boundaries to the north and south other boundaries are weaker adjoining residential development.

SITE SURVEY

Green Belt Review Site reference:	110
Green Belt Review sub-parcel	10b
Site address:	Oakfield Farm, Stevenage Road, St Ippolyts



Site Description

Visual Openness	Mixed / High – Internally open site and visible as agricultural setting to Hitchin in views towards the town from the east. Topography and boundary planting help to limit views in and out of the site from other vantage points.
Physical Openness	High – Undeveloped agricultural land adjoining Kingshott School fronting onto A602 Stevenage Road.
Quality of the Boundaries	Moderate – Ippolyts Brook forms north-west boundary, Ash Brook form eastern boundary and southern boundary comprises hedgerows, Kingshott School site and the A602 Stevenage Road.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To check the unrestricted sprawl of large built-up areas	...preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?	Significant Contribution – Development of this site would see Hitchin breach current boundary of Ippolyts Brook to the south-east.
To prevent neighbouring towns merging into one another	...preventing the merger of settlements which might occur through a reduction in the distance between them?	Moderate Contribution – Site lies in gap between Stevenage and Hitchin with Little Wymondley village lying between the two. Development would reduce physical distances from these settlements.
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	Significant Contribution – Development would introduce substantial quantum of built form into currently undeveloped countryside which forms the agricultural setting to Hitchin in views from the east.
To preserve the setting and special character of historic towns	...the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?	Limited Contribution – Provides part of setting to Hitchin but no conservation area impact or interaction with historic core.
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	Significant Contribution – Large site to the south-east of Hitchin that would result in encroachment of development beyond current containing feature into surrounding countryside.
Permanence of the Green Belt (NPPF paragraphs 83 & 85)	...the quality of the proposed boundary, including opportunities for the re-definition or 'tidying-up' of the wider Green Belt boundary.	Moderate – the site's boundaries comprise water courses to north-west and east with the southern boundary comprising Stevenage Road and the site of Kingshott School. The weaker boundaries to the south and east would need to be strengthened if the site were developed.

SITE SURVEY

Green Belt Review Site reference:	121
Green Belt Review sub-parcel	10d
Site address:	Land north of Stevenage Road, Little Wymondley



Site Description

Visual Openness	Mixed – Internally open site which slopes down to the south with boundary hedgerows limiting longer views in and out of the site.
Physical Openness	High – Undeveloped agricultural field.
Quality of the Boundaries	Moderate – strong western (Arch Road) and southern (Stevenage Road) boundaries. Northern boundary comprises hedgerow and eastern boundary abuts primary school.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To check the unrestricted sprawl of large built-up areas	...preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?	Limited Contribution - Site does not adjoin large built-up area lying on the western edge of Little Wymondley village.
To prevent neighbouring towns merging into one another	...preventing the merger of settlements which might occur through a reduction in the distance between them?	Limited Contribution - Site lies on the western edge of Little Wymondley village and would reduce distance to Hitchin though development would remain contained behind Arch Road.
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	Moderate Contribution - Lies on the western edge of Little Wymondley and provides a local setting to the village. Also contributes to a sense of openness to the west towards Hitchin and links into the wider Green Belt between Hitchin and Stevenage.
To preserve the setting and special character of historic towns	...the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?	Limited Contribution - No conservation area impact and no impact on setting
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	Moderate Contribution - Site lies on the western edge of Little Wymondley village and contributes to the wider Green Belt between Hitchin and Stevenage.
Permanence of the Green Belt (NPPF paragraphs 83 & 85)	...the quality of the proposed boundary, including opportunities for the re-definition or 'tidying-up' of the wider Green Belt boundary.	Moderate – the site has two strong boundaries to west and south, weaker northern boundary with agricultural field. The northern boundary could be strengthened if the site were developed.

SITE SURVEY

Green Belt Review Site reference:	122 (Part of Local Plan site WY1)
Green Belt Review sub-parcel	10d
Site address	Land within Wymondley Bypass, Little Wymondley

Note: Site adjoins site 232 and would only be developed as a further outward extension of this land. Assessment based upon cumulative impacts of the two sites.



Site Description

Visual Openness	Mixed – Internally open site with large agricultural field at south. Sloping ground with some sporadic planting around the perimeter limits longer views in and out of the site. Contained within bypass and visual interference from overhead lines.
Physical Openness	Mixed – open agricultural field and tennis courts adjoining the A602 bypass to the south and crossed by two lines of pylons and overhead wires.
Quality of the Boundaries	Moderate – northern boundary is defined by southern boundary of site 221N, east boundary is defined by a public right of way and south-west boundary is defined by A602 bypass.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To check the unrestricted sprawl of large built-up areas	...preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?	Limited Contribution - Site does not adjoin large built-up area lying the south of Little Wymondley village.
To prevent neighbouring towns merging into one another	...preventing the merger of settlements which might occur through a reduction in the distance between them?	Moderate Contribution – Site not be physically attached to a town but would result in outward expansion into strategic gap between Stevenage and Hitchin potentially affecting perceived coalescence between the two.
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	Moderate Contribution - Lies to the south of Little Wymondley and contributes to a sense of openness to the south of the village and links into the wider Green Belt between Hitchin and Stevenage. Development would introduce large quantum of additional development but would remain bounded within bypass in what is presently relatively fragmented land with limited connection to wider, open countryside.
To preserve the setting and special character of historic towns	...the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?	Limited Contribution – Potential localised Listed Building impacts but no conservation area impact and no impact on setting of Hitchin.
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	Moderate Contribution - Site lies to the south of Little Wymondley village and contributes to the wider Green Belt between Hitchin and Stevenage.
Permanence of the Green Belt (NPPF paragraphs 83 & 85)	...the quality of the proposed boundary, including opportunities for the re-definition or 'tidying-up' of the wider Green Belt boundary.	Moderate – the site has a strong south-west boundary along the A602 bypass. Eastern boundary along unmade track / bridleway. Northern boundary adjoins site 232 discussed below.

SITE SURVEY

Green Belt Review Site reference:	232 (Part of Local Plan site WY1)
Green Belt Review sub-parcel	10d
Site address	Land south of Little Wymondley



Site Description

Visual Openness	Low / Mixed – Site internally fragmented by topography, internal hedgerows and tree planting. This, along with adjoining settlement edge, limits views in and out of the site.
Physical Openness	Mixed / High – Property and associated outbuildings at centre of site but otherwise undeveloped.
Quality of the Boundaries	Moderate – northern boundary is defined in part by Stevenage Road and partly by rear gardens of residential properties. Western boundary lies along Blakemore End Road and encloses hotel complex. Southern boundary is defined by hedgerow and eastern boundary by residential development.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To check the unrestricted sprawl of large built-up areas	...preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?	Limited Contribution – Site does not adjoin large built up area lying on southern edge of Little Wymondley village.
To prevent neighbouring towns merging into one another	...preventing the merger of settlements which might occur through a reduction in the distance between them?	Moderate Contribution – Site not be physically attached to a town but would result in outward expansion into strategic gap between Stevenage and Hitchin potentially affecting perceived coalescence between the two.
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	Moderate Contribution - Lies on southern settlement edge and contributes to a sense of openness to the south of the village and links into the wider Green Belt between Hitchin and Stevenage.
To preserve the setting and special character of historic towns	...the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?	Limited Contribution – Potential localised Listed Building impacts but no conservation area impact and no impact on setting of Hitchin.
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	Moderate Contribution - Site lies on the southern edge of Little Wymondley village and contributes to the wider Green Belt between Hitchin and Stevenage.
Permanence of the Green Belt (NPPF paragraphs 83 & 85)	...the quality of the proposed boundary, including opportunities for the re-definition or 'tidying-up' of the wider Green Belt boundary.	Moderate – the site has strong boundaries to the east, west and north. The southern boundary would require strengthening if the site were to be developed.

SITE SURVEY

Green Belt Review Site reference:	221N (Local Plan site SI1)
Green Belt Review sub-parcel	11d
Site address:	Land south of Waterdell Lane (north), Gosmore



Site Description

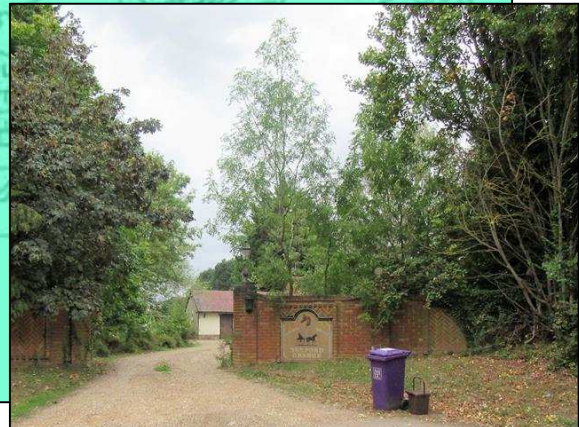
Visual Openness	Mixed – Internally open though topography and adjoining woodland blocks and hedgerows and rear gardens limit longer views in and out of the site. Although some intermediate views from south-west.
Physical Openness	High – Undeveloped agricultural land on the southern edge of Gosmore village..
Quality of the Boundaries	Moderate – Strong eastern and southern road boundaries formed by London Road and Half Hankerchief Lane respectively. Northern boundary defined by residential curtilages. No defined western boundary.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To check the unrestricted sprawl of large built-up areas	...preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?	Limited Contribution - Site does not adjoin large built up area.
To prevent neighbouring towns merging into one another	...preventing the merger of settlements which might occur through a reduction in the distance between them?	Limited Contribution - Site lies on southern edge of Gosmore village some distance from nearby towns and vilalges
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	Moderate Contribution - Lies on southern settlement edge and development would remove sense of openness. However relatively contained from wider Green Belt between Hitchin and Stevenage.
To preserve the setting and special character of historic towns	...the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?	Limited Contribution - No conservation area impact and no impact on setting
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	Limited Contribution – Development of site would introduce built form into currently undeveloped land on the southern edge of Gosmore village. However sense of encroachment into wider countryside limited on most sides by existing development and strong road boundary features.
Permanence of the Green Belt (NPPF paragraphs 83 & 85)	...the quality of the proposed boundary, including opportunities for the re-definition or ‘tidying-up’ of the wider Green Belt boundary.	Moderate – the site has strong road boundaries to the east and south with rear gardens along the northern boundary. The western boundary is open and would require delineation if the site were to be developed.

SITE SURVEY

Green Belt Review Site reference:	40 (Local Plan Site IC2)
Green Belt Review Sub-parcel	12a
Site address	Burford Grange, Bedford Road, Ickleford



Site Description

Visual Openness	Low / Mixed Site largely screened from surrounding views by existing boundaries and planting. Bounded to the north by existing residential properties. Southern and western boundaries defined by established trees and planting. Road to east screened by boundary wall and planting.
Physical Openness	Mixed – Existing residential property, outbuildings and curtilage occupies approximately one-third of plot at eastern end. Remainder of plot undeveloped.
Quality of the Boundaries	Mixed – Site clearly defined by boundary features but these consist of vegetation and residential curtilages on three sides. A600 Bedford Road to east provides a more permanent barrier.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To check the unrestricted sprawl of large built-up areas	...preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?	Moderate contribution – Site lies to the north of Hitchin in the relatively narrow gap to Ickleford but the site does not adjoin the town and is instead physically attached to the latter.
To prevent neighbouring towns merging into one another	...preventing the merger of settlements which might occur through a reduction in the distance between them?	Significant contribution – Site lies in relatively narrow gap between a town and a village. Development would narrow this separation in physical terms but visual perception of narrowing would be harder to discern from external vantage points.
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	Moderate contribution – Development of the site would remove the physical and visual openness achieved within the western 2/3rds of the site and from rear windows and gardens of properties on Westmill Lane. However, site is relatively small and substantially screened reducing impacts to / from public vantage points in the wider countryside.
To preserve the setting and special character of historic towns	...the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?	Limited contribution – No direct physical or visual link with the historic core of Hitchin
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	Moderate contribution - Development of the site would introduce built form into currently undeveloped land in a sensitive gap between Hitchin and Ickleford. However, extent of screening provided by existing boundaries would help to ameliorate harms.
Permanence of the Green Belt (NPPF paragraphs 83 & 85)	...the quality of the proposed boundary, including opportunities for the re-definition or 'tidying-up' of the wider Green Belt boundary.	Mixed / Strong – Existing planting provides relatively strong boundaries to south and west. A600 provides permanent boundary at east. Provides the opportunity to 'release' properties on Westmill Lane from the Green Belt to create a coherent boundary to Ickleford as a whole.

SITE SURVEY

Green Belt Review Site reference:	H/r14 (Local Plan Site HT6)
Green Belt Review Sub-parcel	12c
Site address	Land at junction of Grays Lane and Crow Furlong



Site Description

Visual Openness	Mixed / High – Site relatively well screened from surrounding views by existing boundaries though glimpsed views through breaks in hedgerow, likely to be exacerbated in winter months. The site itself is open and development would result in loss of current openness within the site.
Physical Openness	High – Greenfield site with no built features.
Quality of the Boundaries	Mixed – Site well defined by boundary features. Vegetation on two sides. Grays Lane to the north is a stronger boundary. Crow Furlong is a single track road to the east and the current Green Belt boundary though this would not be a Green Belt boundary in the event of development.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To check the unrestricted sprawl of large built-up areas	...preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?	Moderate contribution – Site lies to the west of Hitchin which is presently contained behind Crow Furlong in this location. Pirton Road provides next substantive barrier approximately 1km to the west. However, site is relatively small restricting the extent to which its development might be considered sprawl.
To prevent neighbouring towns merging into one another	...preventing the merger of settlements which might occur through a reduction in the distance between them?	Limited contribution – Luton lies more than 7km to the south-west.
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	Moderate contribution – Development of the site would remove the physical and visual openness achieved within site and breach the barrier provided by Crow Furlong. However, site is relatively small and well screened reducing impacts to / from public vantage points in the wider countryside.
To preserve the setting and special character of historic towns	...the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?	Limited contribution – No direct physical or visual link with the historic core of Hitchin
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	Moderate contribution - Development of the site would introduce built form into currently undeveloped land beyond a recognisable barrier. However, extent of screening provided by existing boundaries would help to ameliorate harms.
Permanence of the Green Belt (NPPF paragraphs 83 & 85)	...the quality of the proposed boundary, including opportunities for the re-definition or ‘tidying-up’ of the wider Green Belt boundary.	Mixed – Woodland block to the south. Planting at west provides separation from wider countryside beyond. Grays Line provides potential relatively strong boundary but site immediately to the north also being considered for development.

SITE SURVEY

Green Belt Review Site reference:	H/r25 (Local Plan site HT5)
Green Belt Review Sub-parcel	12c
Site address	Land at junction of Grays Lane & Lucas Lane



Site Description

Visual Openness	Mixed – Small area of undeveloped land clearly visible from Lucas Lane. However, well contained by planted screening and adjoining supported living complex a significant influence along northern boundary and clearly visible from within site. Development would be clearly visible from localised views on western edge of Hitchin but separated from wider countryside.
Physical Openness	High – Small site with no built structures.
Quality of the Boundaries	Mixed – Site clearly defined by planting and adjoining development. However, no clearly defined permanent boundary to west.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To check the unrestricted sprawl of large built-up areas	...preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?	Limited contribution – Site lies to the west of Hitchin and beyond Lucas Lane. However development has already extended beyond this barrier to the north and west with adjacent residential complex a clear visual influence. Site is small restricting the extent to which its development might be considered as ‘unrestricted sprawl’.
To prevent neighbouring towns merging into one another	...preventing the merger of settlements which might occur through a reduction in the distance between them?	Limited contribution – Luton lies more than 7km to the south-west.
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	Limited contribution – Development of the site would remove the physical and visual openness achieved within site and breach the barrier provided by Lucas Lane. However, small site with clear urban influences surrounding it and well screened reducing impacts to / from public vantage points in the wider countryside.
To preserve the setting and special character of historic towns	...the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?	Limited contribution – No direct physical or visual link with the historic core of Hitchin
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	Limited contribution - Development of this small site would introduce built form into currently undeveloped land beyond a recognisable barrier. However, adherence to this built limit is inconsistent and site is screened from countryside beyond.
Permanence of the Green Belt (NPPF paragraphs 83 & 85)	...the quality of the proposed boundary, including opportunities for the re-definition or ‘tidying-up’ of the wider Green Belt boundary.	Poor – Only southern boundary might be considered clearly recognisable and permanent and land immediately to south also under consideration for development. Boundary would need to be considered holistically having regard to other uses and proposals in this area.

SITE SURVEY

Green Belt Review Site reference:	H/r30 (Local Plan site HT3)
Green Belt Review Sub-parcel	12c
Site address	Land south of Oughtonhead Lane



Site Description

Visual Openness	Mixed – Small area of undeveloped land with glimpsed views from Oughtonhead Lane and surrounding residential development. However, well contained by planted screening. Separated from wider countryside by adjoining sports ground
Physical Openness	High – Small site with no built structures.
Quality of the Boundaries	Mixed – Site defined by planting, right of way and adjoining development.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To check the unrestricted sprawl of large built-up areas	...preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?	Limited contribution – Site lies to the west of Hitchin and beyond current extent of built development to the east. However, residential development to the north of Oughtonhead Lane extends beyond the limits of this site. Site is small restricting the extent to which its development might be considered as ‘unrestricted sprawl’.
To prevent neighbouring towns merging into one another	...preventing the merger of settlements which might occur through a reduction in the distance between them?	Limited contribution – Luton lies more than 7km to the south-west.
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	Limited contribution – Development of the site would remove the physical and visual openness achieved within site and change perceptions of transition to countryside experienced moving along Oughtonhead Lane. However, small site with clear urban influences surrounding it and well screened reducing impacts to / from public vantage points in the wider countryside.
To preserve the setting and special character of historic towns	...the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?	Limited contribution – No direct physical or visual link with the historic core of Hitchin
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	Limited contribution - Development of this small site would introduce built form into currently undeveloped land. However, built limits of Hitchin extend beyond boundaries of the site to the north and site is screened and separated from open countryside beyond.
Permanence of the Green Belt (NPPF paragraphs 83 & 85)	...the quality of the proposed boundary, including opportunities for the re-definition or ‘tidying-up’ of the wider Green Belt boundary.	Mixed – Planting along southern and western boundary provide recognisable limits. Boundary would need to be considered holistically having regard to other uses and proposals in this area.

SITE SURVEY

Green Belt Review Site reference:	329
Green Belt Review Sub-parcel	13b
Site address	Arnolds Farm, Chambers Lane, Ickleford



Site Description

Visual Openness	Mixed – Small area of undeveloped land with glimpsed views from surrounding rights of way. However, well contained from wider countryside to the north by planted screening.
Physical Openness	Mixed – Site includes existing residential property and outbuildings at south-east but otherwise undeveloped.
Quality of the Boundaries	Mixed – Site defined by planting, rights of way and adjoining development.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To check the unrestricted sprawl of large built-up areas	...preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?	Limited contribution – Site does not adjoin a large built up area.
To prevent neighbouring towns merging into one another	...preventing the merger of settlements which might occur through a reduction in the distance between them?	Limited contribution – Nearest settlement in this direction is more than 3km away.
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	Limited contribution – Development of the site would remove the physical and visual openness achieved within site and change perceptions of transition to countryside experienced along Chambers Lane and rights of way surrounding the site. However, small site which would not extend built limits of Ickleford any further to the north in this location and well screened reducing impacts to / from public vantage points in the wider countryside.
To preserve the setting and special character of historic towns	...the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?	Limited contribution – Adjoins and lies partially within village conservation area but no direct physical or visual link with the historic core of the town of Hitchin.
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	Limited contribution - Development of this small site would introduce built form into currently undeveloped land. However, would not result in substantive outward spread of Ickleford village in this location.
Permanence of the Green Belt (NPPF paragraphs 83 & 85)	...the quality of the proposed boundary, including opportunities for the re-definition or 'tidying-up' of the wider Green Belt boundary.	Mixed – Planting and right of way along northern boundary would provide recognisable limits and opportunity to straighten out the village boundary in this location.

SITE SURVEY

Green Belt Review Site reference:	330 (Local Plan site IC3)
Green Belt Review Sub-parcel	13b
Site address:	Land at Bedford Road, Ickleford



Site Description

Visual Openness	Mixed – Relatively large edge of village site. More open views from east of site and along western boundary to open countryside beyond. Internal and other external views fragmented by existing boundary treatments and buildings.
Physical Openness	Mixed – Site includes existing residential properties and curtilage and west but more open at east.
Quality of the Boundaries	Mixed – Site defined by planting, rights of way and adjoining development.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To check the unrestricted sprawl of large built-up areas	...preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?	Limited contribution – Site does not adjoin a large built up area.
To prevent neighbouring towns merging into one another	...preventing the merger of settlements which might occur through a reduction in the distance between them?	Limited contribution – Nearest settlement in this direction is more than 3km away.
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	Moderate contribution – Development of the site would remove the physical and visual openness achieved within site and result in substantive northern extension to Ickleford. However, perceptions of, and views in and out of, the site influenced by existing ribbon development, particularly along Bedford Road frontage.
To preserve the setting and special character of historic towns	...the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?	Limited contribution – No direct physical or visual link with the historic cores of either the village or the nearby town of Hitchin.
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	Moderate contribution - Development of this site would introduce significant additional volume of built form. However, impacts moderated by influence of existing development and resultant transitional feel and relative containment of views from some vantage points.
Permanence of the Green Belt (NPPF paragraphs 83 & 85)	...the quality of the proposed boundary, including opportunities for the re-definition or ‘tidying-up’ of the wider Green Belt boundary.	Mixed – A600 Bedford Road provides readily recognisable and permanent western boundary. Planting and rights of way define boundaries to the north and east.

SITE SURVEY

Green Belt Review Site reference:	41 (Local Plan site IC1)
Green Belt Review Sub-parcel	13c
Site address:	Land off Duncots Close, Ickelford



Site Description

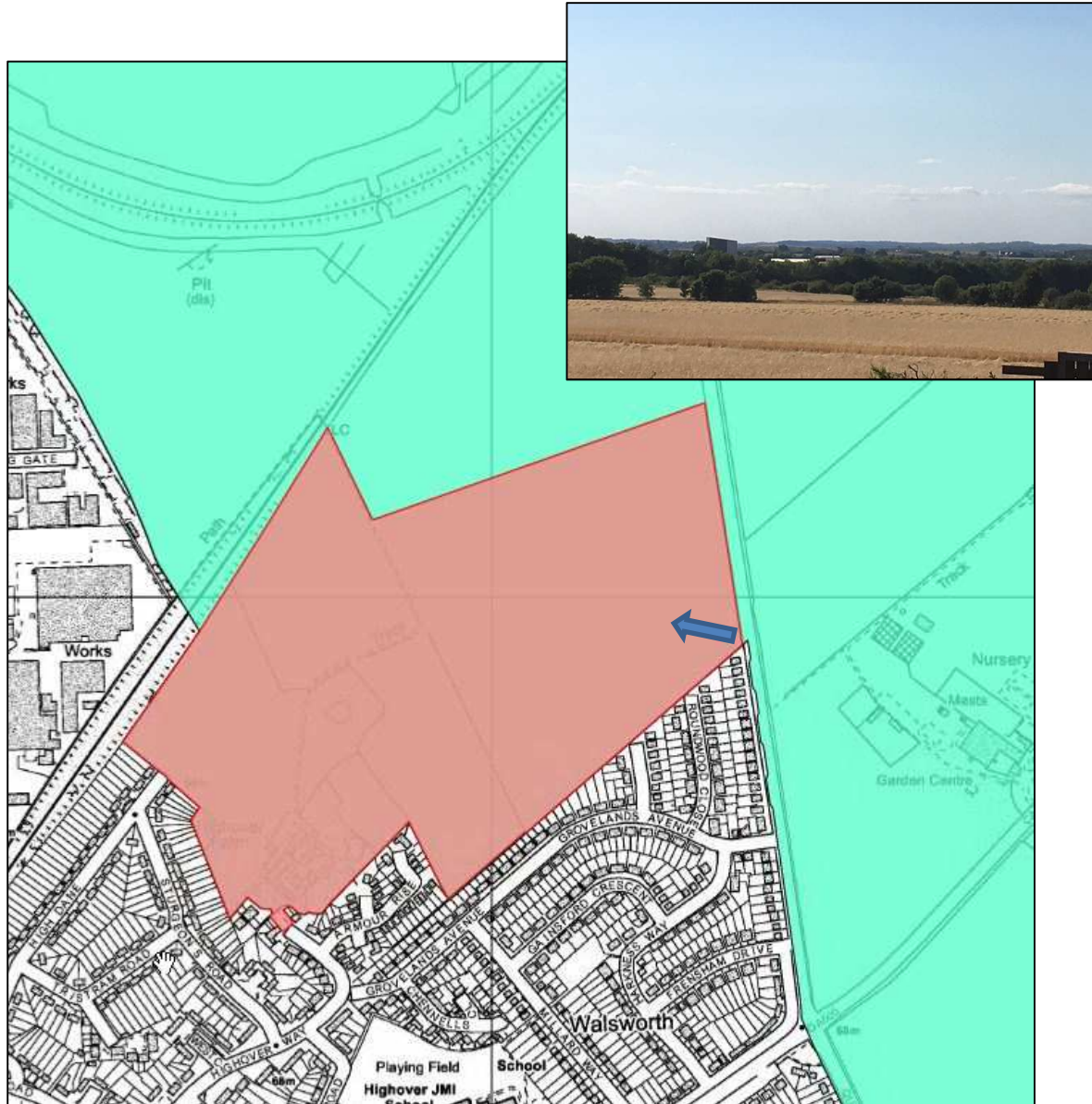
Visual Openness	Mixed – Small, undeveloped edge of village site. Provides setting to development beyond although public vantage points are limited to glimpsed views from site boundary. Screened from Icknield Way by boundary planting. Further planting along Purwell River provides separation from wider countryside beyond.
Physical Openness	High – Undeveloped land with some curtilage features (e.g. fencing).
Quality of the Boundaries	Mixed – Site defined by planting.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To check the unrestricted sprawl of large built-up areas	...preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?	Limited contribution – Site does not adjoin a large built up area.
To prevent neighbouring towns merging into one another	...preventing the merger of settlements which might occur through a reduction in the distance between them?	Limited contribution – Provides separation from Hitchin though eastern boundary does not extend substantively beyond adjoining development at Laurel Way.
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	Limited contribution – Development of the site would remove the physical and visual openness achieved within the site. However, small site and separated from wider countryside beyond River Purwell.
To preserve the setting and special character of historic towns	...the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?	Limited contribution – Adjoins village conservation area with glimpsed views of church but no physical or visual link with the historic core of Hitchin.
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	Limited contribution - Development of this site would introduce built form into currently undeveloped land. However, impacts moderated by influence of existing development in the village and relative containment from wider countryside and public vantage points.
Permanence of the Green Belt (NPPF paragraphs 83 & 85)	...the quality of the proposed boundary, including opportunities for the re-definition or 'tidying-up' of the wider Green Belt boundary.	Poor – Planting surrounds the site providing opportunity for definition but wider boundary of Ickleford in this location is somewhat sawtooth in nature.

SITE SURVEY

Green Belt Review Site reference:	39 (Part of Local Plan site HT1)
Green Belt Review Sub-parcel	14c
Site address:	Highover Farm, Stotfold Road



Site Description

Visual Openness	Mixed – Large site to the north-east of Hitchin with clear internal views across the whole site. However built development, topography and elevated railway line along north-western boundary curtail longer vistas.
Physical Openness	Mixed / High – Farm complex at south-west of site but otherwise open, undeveloped fields.
Quality of the Boundaries	Mixed – Railway line and Stotfold Road provide clear recognisable boundaries to north and east. Internal boundary (from adjoining site 326) is a weak field boundary with little planting.

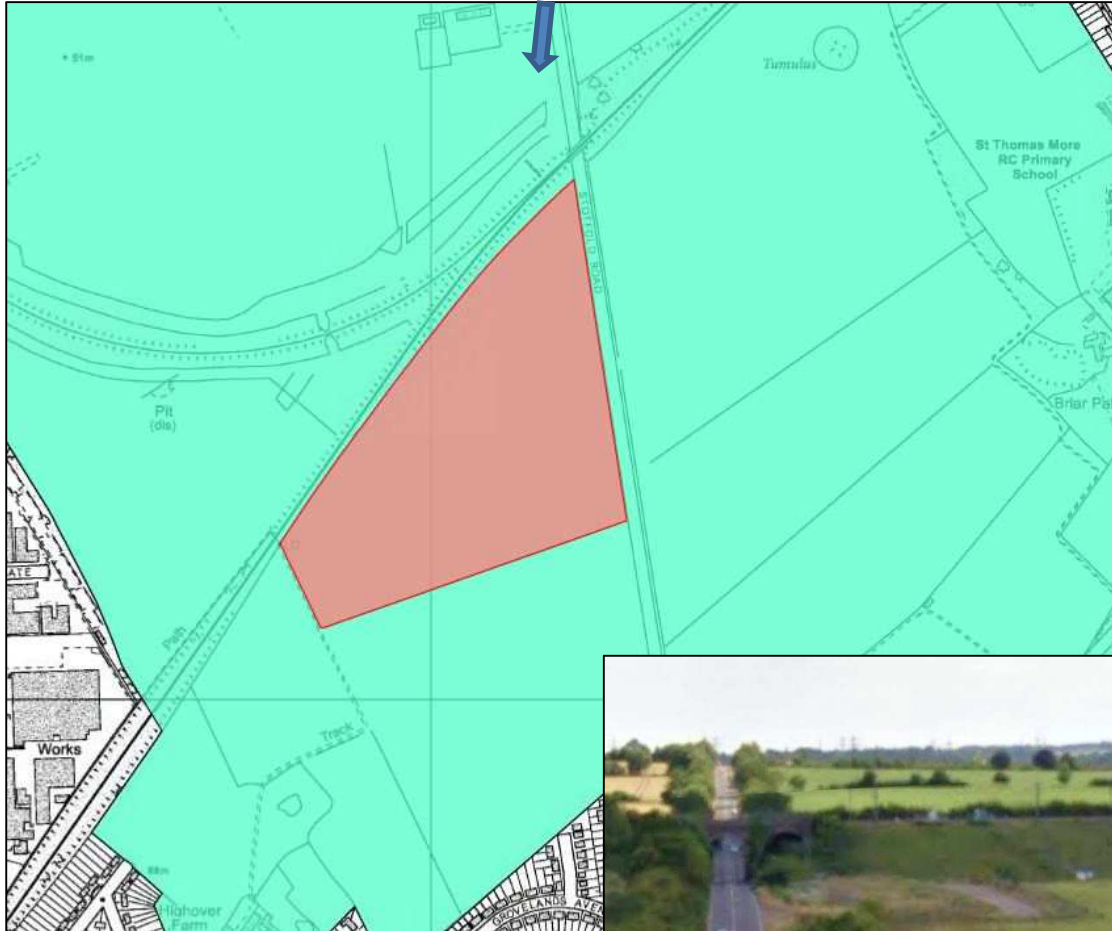
Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To check the unrestricted sprawl of large built-up areas	...preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?	Moderate contribution – Site adjoins, and would result in a substantive extension to, Hitchin. However, adjoining development already reaches the railway and Stotfold Road and these features would not be breached.
To prevent neighbouring towns merging into one another	...preventing the merger of settlements which might occur through a reduction in the distance between them?	Significant contribution – Lies within relatively narrow gap between Hitchin and Letchworth Garden City.
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	Moderate contribution – Would result in substantive outward expansion of Hitchin. However site is framed by existing development, railway embankment and Stotfold Road limiting visual links to wider countryside to the north and south.
To preserve the setting and special character of historic towns	...the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?	Limited contribution – No physical or visual link with the historic core of Hitchin.
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	Significant contribution - Development of this site would introduce built form into currently undeveloped land and relatively narrow gap between Hitchin and Letchworth Garden City.
Permanence of the Green Belt (NPPF paragraphs 83 & 85)	...the quality of the proposed boundary, including opportunities for the re-definition or 'tidying-up' of the wider Green Belt boundary.	Mixed – Road and railway provide stronger boundaries. Need to consider in conjunction with adjoining Site 326.

SITE SURVEY

Green Belt Review Site reference:	326 (Part of Local Plan site HT1)
Green Belt Review Sub-parcel	14c
Site address:	North of Highover Farm, Stotfold Road

Note: Site adjoins site 39 and would only be developed as a further outward extension of this land. Assessment based upon cumulative impacts of the two sites.



Site Description

Visual Openness	Mixed – Large site to the north-east of Hitchin with clear internal views across the whole site. However built development, topography and elevated railway line along north-western boundary curtail longer vistas.
Physical Openness	Mixed / High – Farm complex at south-west of site but otherwise open, undeveloped fields.
Quality of the Boundaries	Strong – Railway line and Stotfold Road provide clear recognisable boundaries to north and east.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To check the unrestricted sprawl of large built-up areas	...preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?	Moderate contribution – Site adjoins, and would result in a substantive extension to, Hitchin. However, adjoining development already reaches the railway and Stotfold Road and these features would not be breached.
To prevent neighbouring towns merging into one another	...preventing the merger of settlements which might occur through a reduction in the distance between them?	Significant contribution – Lies within relatively narrow gap between Hitchin and Letchworth Garden City.
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	Moderate contribution – Would result in substantive outward expansion of Hitchin. However site is framed by existing development, railway embankment and Stotfold Road limiting visual links to wider countryside to the north and south.
To preserve the setting and special character of historic towns	...the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?	Limited contribution – No physical or visual link with the historic core of Hitchin.
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	Significant contribution - Development of this site would introduce built form into currently undeveloped land and relatively narrow gap between Hitchin and Letchworth Garden City.
Permanence of the Green Belt (NPPF paragraphs 83 & 85)	...the quality of the proposed boundary, including opportunities for the re-definition or 'tidying-up' of the wider Green Belt boundary.	Strong – Road and railway provide definitive, readily recognisable and permanent boundary features.

SITE SURVEY

Green Belt Review Site reference:	228 (Part of Local Plan site WE1)
Green Belt Review Sub-parcel	15a
Site address:	Land of Hitchin Road, Weston



Site Description

Visual Openness	Mixed – Small, edge of village site at north-west of Weston. Clear internal views and views into site from adjoining Hitchin Road and The Snipe. Planting screens views to more open countryside beyond the village to the west and north.
Physical Openness	High – Undeveloped greenfield site on the edge of village.
Quality of the Boundaries	Mixed – Hitchin Road provides clear and strong boundary to east and north. Internal boundary to adjoining site 351 weaker and bears no relationship to building line at Friars Road / The Snipe to the south.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To check the unrestricted sprawl of large built-up areas	...preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?	Limited contribution – Does not adjoin a large built-up area.
To prevent neighbouring towns merging into one another	...preventing the merger of settlements which might occur through a reduction in the distance between them?	Limited contribution – Lies in broader gap between Baldock, Letchworth and Stevenage but nearest of these more than 2km from site boundary.
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	Moderate contribution – Would result in clearly visible outward expansion of Weston village to the north. However, site is relatively modest and contained by planting which limits visual links to the wider countryside to the north and west.
To preserve the setting and special character of historic towns	...the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?	Limited contribution – Forms part of the setting and wider approach to Weston village but limited physical or visual link the historic core.
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	Moderate contribution - Development of this site would introduce built form into currently undeveloped land on the edge of Weston.
Permanence of the Green Belt (NPPF paragraphs 83 & 85)	...the quality of the proposed boundary, including opportunities for the re-definition or 'tidying-up' of the wider Green Belt boundary.	Mixed – Road provides strong boundary on two sides. Weston currently 'washed over' by Green Belt and most appropriate boundary needs to be considered holistically along with the wider village.

SITE SURVEY

Green Belt Review Site reference:	351 (Part of Local Plan site WE1)
Green Belt Review Sub-parcel	15a
Site address:	Land off Hitchin Road, Weston



Site Description

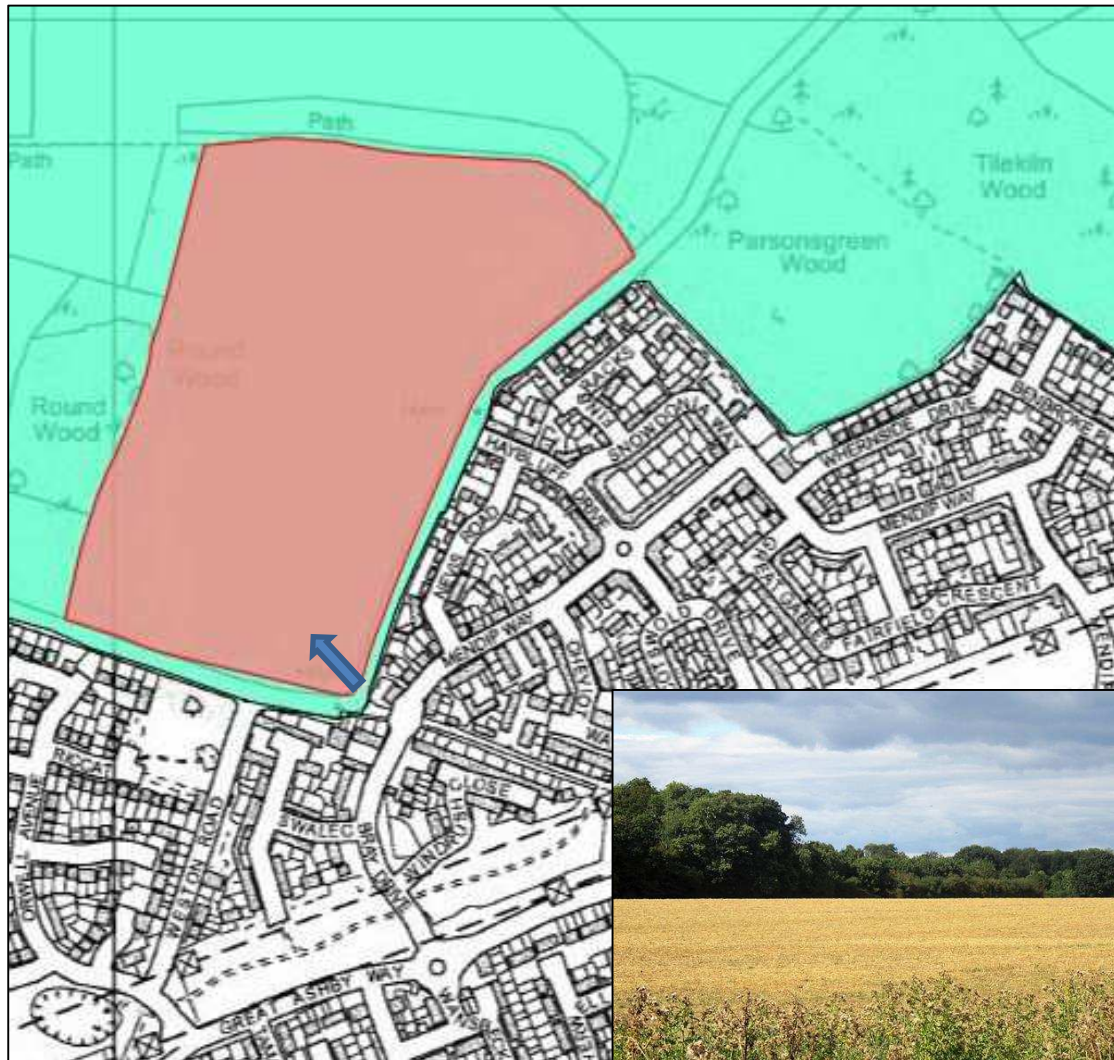
Visual Openness	Mixed – Small, edge of village site at north-west of Weston. Clear internal views and views into site from adjoining Hitchin Road and The Snipe. Planting screens views to more open countryside beyond the village to the west and north.
Physical Openness	High – Undeveloped greenfield site on the edge of village.
Quality of the Boundaries	Mixed – Hitchin Road provides clear and strong boundary to east and north. Internal boundary to adjoining site 351 weaker and bears no relationship to building line at Friars Road / The Snipe to the south.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To check the unrestricted sprawl of large built-up areas	...preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?	Limited contribution – Does not adjoin a large built-up area.
To prevent neighbouring towns merging into one another	...preventing the merger of settlements which might occur through a reduction in the distance between them?	Limited contribution – Lies in broader gap between Baldock, Letchworth and Stevenage but nearest of these more than 2km from site boundary.
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	Moderate contribution – Would result in clearly visible outward expansion of Weston village to the north. However, site is relatively modest and contained by planting which limits visual links to the wider countryside to the north and west.
To preserve the setting and special character of historic towns	...the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?	Limited contribution – Forms part of the setting and wider approach to Weston village but limited physical or visual link the historic core.
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	Moderate contribution - Development of this site would introduce built form into currently undeveloped land on the edge of Weston.
Permanence of the Green Belt (NPPF paragraphs 83 & 85)	...the quality of the proposed boundary, including opportunities for the re-definition or 'tidying-up' of the wider Green Belt boundary.	Mixed – Road provides strong boundary on two sides. Weston currently 'washed over' by Green Belt and most appropriate boundary needs to be considered holistically along with the wider village.

SITE SURVEY

Green Belt Review Site reference:	NES3 (Local Plan site GA1)
Green Belt Review Sub-parcel	15b
Site address:	Stevenage North East (Roundwood)



Site Description

Visual Openness	Mixed / High – Large greenfield site at the edge of Great Ashby with both glimpsed and more substantive views into and across site at various points along the boundary. Internally open. Visual connection to wider countryside beyond limited by surrounding planting.
Physical Openness	High – Undeveloped greenfield site beyond the current built limits of Stevenage
Quality of the Boundaries	Mixed – Woodland block (Round Wood) along western boundary and strong planting and right of way (Hertfordshire Way) along northern edge.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To check the unrestricted sprawl of large built-up areas	...preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?	Significant contribution – Development of this site would breach the boundary currently provided by Back Lane and which provides a clear demarcation between urban and rural.
To prevent neighbouring towns merging into one another	...preventing the merger of settlements which might occur through a reduction in the distance between them?	Moderate contribution – Lies in broader gap between Baldock, Hitchin, Letchworth and Stevenage but nearest of these more than 3km from site boundary. Weston and Graveley villages within 2km.
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	Significant contribution – Would result in clearly visible outward expansion of Stevenage into arable land beyond.
To preserve the setting and special character of historic towns	...the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?	Limited contribution – Does not adjoin a historic town
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	Significant contribution - Development of this site would introduce built form into currently undeveloped land beyond the existing built limits of Stevenage.
Permanence of the Green Belt (NPPF paragraphs 83 & 85)	...the quality of the proposed boundary, including opportunities for the re-definition or 'tidying-up' of the wider Green Belt boundary.	Mixed – Woodland block (Round Wood) along western boundary and strong planting and right of way (Hertfordshire Way) along northern edge.

SITE SURVEY

Green Belt Review Site reference:	208N (Local Plan site GR1)
Green Belt Review Sub-parcel	15c
Site address:	Land at Milksey Lane, Graveley



Site Description

Visual Openness	Mixed – Greenfield site north of Graveley village used as paddocks. Site largely well enclosed and contained by planting on two sides though more visible from Milksey Lane and Public Right of Way on western boundary.
Physical Openness	Mixed – Stables and outbuildings. Internal subdivisions through fencing.
Quality of the Boundaries	Mixed / Strong – North Road / Graveley Lane provide strong eastern and northern boundaries. Public right of way and planting to the west.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To check the unrestricted sprawl of large built-up areas	...preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?	Limited contribution – Site does not adjoin a large, built-up area.
To prevent neighbouring towns merging into one another	...preventing the merger of settlements which might occur through a reduction in the distance between them?	Limited contribution – Forms part of broader separation between Stevenage, Hitchin, Letchworth and Baldock. Would result in modest northwards expansion of Graveley village.
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	Moderate contribution – Would result in visible outward expansion of the village.
To preserve the setting and special character of historic towns	...the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?	Limited contribution – Does not adjoin a historic town. Does adjoin, and lies partially within, Graveley Conservation Area.
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	Moderate contribution - Development of this site would introduce a substantially increased volume of built form into land north of Graveley village.
Permanence of the Green Belt (NPPF paragraphs 83 & 85)	...the quality of the proposed boundary, including opportunities for the re-definition or 'tidying-up' of the wider Green Belt boundary.	Mixed – Partial definition by roads with planting and Right of Way on western boundary. Graveley village currently washed over by Green Belt and needs to be considered holistically along with the best approach to treating the village as a whole.

SITE SURVEY

Green Belt Review Site reference:	NS (Local Plan site NS1)
Green Belt Review Sub-parcel	15c Jack's Hill
Site address:	Stevenage North

Note: Site adjoins land proposed for development in Stevenage's emerging plan. This site would not be developed without that land coming forward and assessment carried out on that basis.



Site Description

Visual Openness	High – Strategic-scale greenfield site to the north of Stevenage. Internally open and topography means that the east of the site, in particular, affords open views across surrounding countryside.
Physical Openness	High – Undeveloped greenfield site beyond the current built limits of Stevenage
Quality of the Boundaries	Mixed – North Road provides strong western boundary. Established woodland block (Ten Acre Plantation) at the east. Northern boundary not defined on the ground.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To check the unrestricted sprawl of large built-up areas	...preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?	Significant contribution – Development of this site would continue the outward expansion of Stevenage to the north.
To prevent neighbouring towns merging into one another	...preventing the merger of settlements which might occur through a reduction in the distance between them?	Significant contribution – Lies in broader gap between Baldock, Hitchin, Letchworth and Stevenage but nearest of these more than 3km from site boundary. North-western corner adjoins development on the fringe of Graveley village and within ~250m of the village core.
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	Significant contribution – Would result in clearly visible outward expansion of Stevenage into arable land beyond.
To preserve the setting and special character of historic towns	...the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?	Limited contribution – Does not adjoin a historic town but arable land provides setting to conservation areas within Graveley Village and on the edge of Stevenage.
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	Significant contribution - Development of this site would introduce built form into currently undeveloped land beyond the existing built limits of Stevenage.
Permanence of the Green Belt (NPPF paragraphs 83 & 85)	...the quality of the proposed boundary, including opportunities for the re-definition or 'tidying-up' of the wider Green Belt boundary.	Mixed – North Road provides strong western boundary. Established woodland block (Ten Acre Plantation) at the east. Northern boundary not defined on the ground.

SITE SURVEY

Green Belt Review Site reference:	226 (Part of Local Plan site GA2)
Green Belt Review Sub-parcel	16
Site address:	Land off Mendip Way, Great Ashby



Site Description

Visual Openness	High – Large greenfield site to the north of Stevenage. Internally open and topography means that the east of the site, in particular, affords open views across surrounding countryside.
Physical Openness	High / Mixed – Largely undeveloped greenfield site beyond the current built limits of Stevenage. Pylon lines are a significant intrusion through the centre of the site
Quality of the Boundaries	Weak – Partial definition by woodland blocks but other limits demarcated by rights of way, informal paths or field boundaries.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To check the unrestricted sprawl of large built-up areas	...preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?	Significant contribution – Development of this site would continue the outward expansion of Stevenage / Great Ashby to the north-east beyond the well-established planting which currently contains the urban edge.
To prevent neighbouring towns merging into one another	...preventing the merger of settlements which might occur through a reduction in the distance between them?	Limited contribution – Forms part of broader separation between Stevenage and Baldock but other parcels and areas play a more direct role.
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	Significant contribution – Would result in clearly visible outward expansion of Stevenage into open, arable land beyond.
To preserve the setting and special character of historic towns	...the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?	Limited contribution – Does not adjoin a historic town.
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	Significant contribution - Development of this site would introduce built form into currently undeveloped land beyond the existing built limits of Stevenage / Great Ashby.
Permanence of the Green Belt (NPPF paragraphs 83 & 85)	...the quality of the proposed boundary, including opportunities for the re-definition or 'tidying-up' of the wider Green Belt boundary.	Weak – Partial definition by woodland blocks but other limits demarcated by rights of way, informal paths or field boundaries.

SITE SURVEY

Green Belt Review Site reference:	323 (Part of Local Plan site GA2)
Green Belt Review Sub-parcel	16
Site address:	Land north-east of Great Ashby

Note: Site adjoins site 226 and would only be developed as a further outward extension of this land. Assessment based upon cumulative impacts of the two sites.



Site Description

Visual Openness	High – Large greenfield site to the north of Stevenage. Internally open and topography means that the east of the site, in particular, affords open views across surrounding countryside.
Physical Openness	High / Mixed – Largely undeveloped greenfield site beyond the current built limits of Stevenage. Pylon lines are a significant intrusion through the centre of the site
Quality of the Boundaries	Mixed – Partial definition by woodland blocks with remaining external boundaries largely following Rights of Way.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To check the unrestricted sprawl of large built-up areas	...preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?	Significant contribution – Development of this site would continue the outward expansion of Stevenage / Great Ashby to the north-east beyond the well-established planting which currently contains the urban edge.
To prevent neighbouring towns merging into one another	...preventing the merger of settlements which might occur through a reduction in the distance between them?	Limited contribution – Forms part of broader separation between Stevenage and Baldock but other parcels and areas play a more direct role.
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	Significant contribution – Would result in clearly visible outward expansion of Stevenage into open, arable land beyond.
To preserve the setting and special character of historic towns	...the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?	Limited contribution – Does not adjoin a historic town.
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	Significant contribution - Development of this site would introduce substantial built form into currently undeveloped land beyond the existing built limits of Stevenage / Great Ashby with limited clearly defined features to contain it
Permanence of the Green Belt (NPPF paragraphs 83 & 85)	...the quality of the proposed boundary, including opportunities for the re-definition or 'tidying-up' of the wider Green Belt boundary.	Mixed – Partial definition by woodland blocks with remaining external boundaries largely following Rights of Way.

SITE SURVEY

Green Belt Review Site reference:	14
Green Belt Review Sub-parcel	18b
Site address:	Land west of Weston Way, Baldock

Note: SHLAA identifies that land to the north of the treeline would be suitable for development. Green Belt assessment conducted on this basis



Site Description

Visual Openness	High – Greenfield site south of Baldock. Internally open with glimpsed views through treeline at southern boundary to wider countryside beyond. Views into and through the site from adjoining roads and residential properties.
Physical Openness	High – Undeveloped, greenfield site.
Quality of the Boundaries	Mixed – Baldock Lane would provide strong western boundary. Tree line along southern boundary.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To check the unrestricted sprawl of large built-up areas	...preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?	Significant contribution – Development would result in Baldock breaching current defensible boundaries of Baldock Lane and Weston Way in this location.
To prevent neighbouring towns merging into one another	...preventing the merger of settlements which might occur through a reduction in the distance between them?	Significant contribution – Would narrow gap between Baldock and Letchworth in this location.
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	Significant contribution – Would result in visible outward expansion of Baldock onto arable land reducing actual and perceived openness from surrounding areas.
To preserve the setting and special character of historic towns	...the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?	Limited contribution – Provides part of wider setting to Baldock but no physical or visual connection with historic core.
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	Significant contribution - Development of this site would encroach beyond current defensible limits into undeveloped, arable land south of Baldock.
Permanence of the Green Belt (NPPF paragraphs 83 & 85)	...the quality of the proposed boundary, including opportunities for the re-definition or 'tidying-up' of the wider Green Belt boundary.	Mixed – Baldock Lane would provide strong western boundary. Tree line along southern boundary.

SITE SURVEY

Green Belt Review Site reference:	202 (Part of Local Plan site BA4*)
Green Belt Review Sub-parcel	20a
Site address:	Land east of Clothall Common (Clothall Parish)

*As submitted. Proposed modifications suggest combining this area into revised boundary for site BA3.



Site Description

Visual Openness	Mixed – Modest greenfield site to the east of Baldock on west-facing slope directed inwards towards existing town. Internally open. Topography limits inward and outward views predominantly to those to / from the north and public right of way to the south but these are relatively expansive.
Physical Openness	High / Mixed – Undeveloped greenfield site though this is a man-made / engineered feature created during the construction of the Baldock bypass.
Quality of the Boundaries	Mixed – B656 Royston Road provides clear northern boundary. Eastern and southern boundaries not defined on the ground.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To check the unrestricted sprawl of large built-up areas	...preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?	Limited contribution – Development of this site would allow a modest eastward expansion of Baldock. However, would not result in the breach of a clear boundary and would remain contained within the bypass.
To prevent neighbouring towns merging into one another	...preventing the merger of settlements which might occur through a reduction in the distance between them?	Limited contribution – No contribution. Nearest town in this direction is Royston which lies well beyond the outer edge of the Metropolitan Green Belt.
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	Moderate contribution – Would result in physical and visual outward expansion of Baldock into area visible from local views and currently undeveloped countryside to the north.
To preserve the setting and special character of historic towns	...the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?	Limited contribution – Some limited intervisibility with historic core (views of St Mary's church tower) but recent, man-made, engineered feature that does not form part of the historic setting of the town.
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	Moderate contribution - Development of this site would introduce built form into currently undeveloped land beyond the existing built limits of Baldock.
Permanence of the Green Belt (NPPF paragraphs 83 & 85)	...the quality of the proposed boundary, including opportunities for the re-definition or 'tidying-up' of the wider Green Belt boundary.	Mixed – Partial definition though bypass (constructed since last review) now provides a clear outer boundary feature. Need to consider holistically with other proposals around Baldock.

SITE SURVEY

Green Belt Review Site reference:	B/r12 (Local Plan site BA3*)
Green Belt Review Sub-parcel	20a
Site address:	South of Clothall Common (Clothall Parish)

*As submitted. Proposed modifications suggest expanding this area to incorporate proposed 'white land' bounded by A505 / B656 and part of site BA4.



Site Description

Visual Openness	Mixed / High – Relatively large greenfield site south-east of Baldock. Internally open with views to open countryside beyond. Visible from beyond the town looking inwards. However, in these views seen in context as land within bypass against the backdrop of existing built development.
Physical Openness	High – Undeveloped greenfield site.
Quality of the Boundaries	Mixed / Strong – Site clearly defined to north and south by existing residential development and bypass respectively. Western boundary not clearly defined on the ground with exception of short length of allotments / right of way at north-west corner.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To check the unrestricted sprawl of large built-up areas	...preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?	Moderate contribution – Development of this site would result in outward development of Baldock to the bypass. However, limited containing features to existing development on northern boundary and would remain contained within A505.
To prevent neighbouring towns merging into one another	...preventing the merger of settlements which might occur through a reduction in the distance between them?	Limited contribution – Would result in spread of development towards Stevenage but other areas of the town already closer.
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	Moderate contribution – Would result in physical and visual outward expansion of Baldock into area visible from local views and open countryside to the south. However, looking towards the town site is viewed against the backdrop of existing development.
To preserve the setting and special character of historic towns	...the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?	Limited contribution – Limited intervisibility with historic core (views of St Mary's church tower) from southern corners of site.
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	Moderate contribution - Development of this site would introduce substantial built form into currently undeveloped land beyond the existing built limits of Baldock though contained by bypass and, when viewed from the south, viewed against the backdrop of existing Clothall Common development.
Permanence of the Green Belt (NPPF paragraphs 83 & 85)	...the quality of the proposed boundary, including opportunities for the re-definition or 'tidying-up' of the wider Green Belt boundary.	Mixed – Bypass (constructed since last review) provides a clear outer boundary feature. South-western boundary lacks physical definition. Need to consider holistically with other proposals around Baldock.

SITE SURVEY

Green Belt Review Site reference:	B/r04 (Local Plan site BA2)
Green Belt Review Sub-parcel	20b
Site address	Land off Clothall Road, Baldock (Clothall Parish)



Site Description

Visual Openness	Mixed / High – Relatively large greenfield site south of Baldock. Internally open with views to open countryside beyond. Visible from beyond the town looking inwards. However, in these views seen in context as land within bypass against the backdrop of existing built development.
Physical Openness	High – Undeveloped greenfield site.
Quality of the Boundaries	Mixed – A507 would provide strong north-eastern boundary. South-eastern edge lacks physical definition on the ground..

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To check the unrestricted sprawl of large built-up areas	...preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?	Moderate contribution – Development of this site would result in outward development of Baldock to the bypass. However, limited containing features to existing development on north- and south-western boundaries and would remain contained within A505.
To prevent neighbouring towns merging into one another	...preventing the merger of settlements which might occur through a reduction in the distance between them?	Limited contribution – Would result in spread of development south-east in general direction of Stevenage but other areas of the town already closer.
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	Moderate contribution – Would result in physical and visual outward expansion of Baldock into area visible from local views and open countryside to the south. However, looking towards the town site is viewed against the backdrop of existing development within bypass.
To preserve the setting and special character of historic towns	...the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?	Limited contribution – No intervisibility with historic core.
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	Moderate contribution - Development of this site would introduce built form into currently undeveloped land beyond the existing built limits of Baldock though contained by bypass and, when viewed from the east, seen against the backdrop of the existing town.
Permanence of the Green Belt (NPPF paragraphs 83 & 85)	...the quality of the proposed boundary, including opportunities for the re-definition or ‘tidying-up’ of the wider Green Belt boundary.	Mixed – Clothall Road frontage provides a potential outer boundary feature. South-eastern boundary lacks physical definition. Need to consider holistically with other proposals around Baldock.

SITE SURVEY

Green Belt Review Site reference:	B/r23 (Part of Local Plan site BA1)
Green Belt Review Sub-parcel	21d
Site address:	Land at North Road, Baldock



Site Description

Visual Openness	Mixed – Modest size site to north of Baldock. Internally open and visible from North Road. Topography and adjacent development limits views into and out of the site.
Physical Openness	High – Part of agricultural field.
Quality of the Boundaries	Weak / Mixed – North Road provides strong western boundary but no clear demarcating features at north and east.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To check the unrestricted sprawl of large built-up areas	...preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?	Moderate contribution – Development of this site would result in outward development of Baldock from existing limits. However, expansion would be relatively modest and reflect depth of existing development from North Road.
To prevent neighbouring towns merging into one another	...preventing the merger of settlements which might occur through a reduction in the distance between them?	Limited contribution – Nearest point of Biggleswade almost 9km to the north.
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	Moderate contribution – Would result in physical and visual outward expansion of Baldock though impacts limited by size of site and topography which helps to screen wider views.
To preserve the setting and special character of historic towns	...the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?	Limited contribution – Provides transition from urban to rural setting of historic market town though limited interaction with historic core.
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	Moderate contribution - Development of this site would introduce built form into currently undeveloped land north side of Baldock.
Permanence of the Green Belt (NPPF paragraphs 83 & 85)	...the quality of the proposed boundary, including opportunities for the re-definition or 'tidying-up' of the wider Green Belt boundary.	Weak / Mixed – North Road provides clear boundary but would require creation of boundary to the north and east. Need to consider holistically with other proposals in this area.

SITE SURVEY

Green Belt Review Site reference:	200 (Part of Local Plan site BA1)
Green Belt Review Sub-parcel	21d / 21e
Site address:	Land north of Baldock (Bygrave Parish)

Note: Site adjoins sites B/r23, B/r01a, B/r11a, B/r02a and 201 and would only be developed as a further outward extension of this land. Assessment based upon cumulative impacts of these sites.



Site Description

Visual Openness	High – Strategic-scale site to the north of Baldock. Majority of site internally open with views back to, and across, Baldock. Land north of ridgeline faces away from the town and is significantly more contained but still provides focussed views along this shallow valley.
Physical Openness	Mixed / High – Clusters of agricultural and residential development on Bygrave Road but opens out into undeveloped countryside beyond.
Quality of the Boundaries	Mixed – A507 and railway provide definitive boundaries on western and southern edge respectively. Right of way lined by planting on northern boundary. Eastern boundary weak. Thin planting north of the Ashwell Road but no demarcating feature to the south.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To check the unrestricted sprawl of large built-up areas	...preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?	Significant contribution – Development of this site would result in significant outward development of Baldock to the north of the Railway which, with the exception of residential development near the station, generally contains the town to the south.
To prevent neighbouring towns merging into one another	...preventing the merger of settlements which might occur through a reduction in the distance between them?	Limited contribution – Nearest point of Biggleswade almost 9km to the north.
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	Significant contribution – Would result in substantial physical and visual outward expansion of Baldock into open countryside.
To preserve the setting and special character of historic towns	...the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?	Moderate contribution – Provides arable setting to historic market town with views of church spire. However, shallow ridge conceals much of the site when viewed from further north and does not form the backdrop of historic core when viewing Baldock from high ground to the south-east.
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	Significant contribution - Development of this site would introduce substantial built form into currently undeveloped land to the north of Baldock.
Permanence of the Green Belt (NPPF paragraphs 83 & 85)	...the quality of the proposed boundary, including opportunities for the re-definition or ‘tidying-up’ of the wider Green Belt boundary.	Mixed – A507 and railway provide potential features but need to consider holistically with other proposals around the town. Eastern boundary would require reinforcement.

SITE SURVEY

Green Belt Review Site reference:	B/r01a (Part of Local Plan site BA1) 310
Green Belt Review Sub-parcel	21d / e
Site address:	Land at Bygrave Road, Baldock

Note: Site 310 is small triangle of land adjoining site B/r01a and could not be independently developed. Sites assessed together.



Site Description

Visual Openness	Mixed – Modest size site to north of Baldock. Area south of Bygrave Road internally open but visually contained by surrounding planting. Land north of Laymoor farm open with views up ridge slope to the north though these are framed and contained to east and west by planting and existing residential development.
Physical Openness	Mixed – Laymoor Farm buildings at centre of site with open land to north and south.
Quality of the Boundaries	Mixed – Relatively strong planting on eastern boundary. Northern boundary open with no defining feature on the ground.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To check the unrestricted sprawl of large built-up areas	...preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?	Limited contribution – Development of this site would result in outward development of Baldock from existing limits. However, expansion would be relatively modest and contained by planting on eastern boundary.
To prevent neighbouring towns merging into one another	...preventing the merger of settlements which might occur through a reduction in the distance between them?	Limited contribution – Nearest point of Biggleswade almost 9km to the north.
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	Moderate contribution – Would result in physical and visual outward expansion of Baldock though impacts limited by size of site and planted eastern boundary.
To preserve the setting and special character of historic towns	...the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?	Limited contribution – Provides transition from urban to rural setting OF historic market town though limited interaction with historic core.
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	Moderate contribution - Development of this site would introduce built form into largely undeveloped land on the north side of Baldock.
Permanence of the Green Belt (NPPF paragraphs 83 & 85)	...the quality of the proposed boundary, including opportunities for the re-definition or 'tidying-up' of the wider Green Belt boundary.	Mixed – Strong planting on eastern boundaries but would require creation of boundary to the north. Need to consider holistically with other proposals in this area.

SITE SURVEY

Green Belt Review Site reference:	B/r11a (Part of Local Plan site BA1)
Green Belt Review Sub-parcel	21d
Site address:	Land at north of Bygrave Road, Baldock (Bygrave parish)

Note: Site lies adjacent to sites B/r01a and B/r02a and would appear unlikely to be developed without these. Cumulative impacts of these sites assessed.



Site Description

Visual Openness	High – Moderate size site to north of Baldock. Provides open views to the north and north-east across open arable land. Views south framed by railway and industrial units.
Physical Openness	High – Single residential property at south-east corner otherwise undeveloped greenfield site.
Quality of the Boundaries	Weak – Low level planting along part of northern and eastern boundary. Otherwise no clearly defined features on potential outer boundaries.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To check the unrestricted sprawl of large built-up areas	...preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?	Moderate contribution – Development of this site would result in notable outward development of Baldock along Bygrave Road unbounded by any clear features. However, would not exceed current built extent / Green Belt boundary to south of the railway.
To prevent neighbouring towns merging into one another	...preventing the merger of settlements which might occur through a reduction in the distance between them?	Limited contribution – Nearest point of Biggleswade almost 9km to the north.
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	Significant contribution – Would result in significant physical and visual outward expansion of Baldock into increasingly open countryside.
To preserve the setting and special character of historic towns	...the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?	Limited contribution – Provides part of setting and approach to historic market town though limited interaction with historic core.
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	Significant contribution - Development of this site would introduce built form into undeveloped land on the north side of Baldock.
Permanence of the Green Belt (NPPF paragraphs 83 & 85)	...the quality of the proposed boundary, including opportunities for the re-definition or 'tidying-up' of the wider Green Belt boundary.	Mixed / weak – General absence of clearly defined outer boundary features. Need to consider holistically with other proposals in this area.

SITE SURVEY

Green Belt Review Site reference:	201 (Part of Local Plan site BA1)
Green Belt Review Sub-parcel	21e
Site address:	Land south of Bygrave Road (Bygrave Parish)

Note: Site adjoins sites B/r01a, B/r11a and B/r02a and would only be developed as a further outward extension of this land. Assessment based upon cumulative impacts of these sites.



Site Description

Visual Openness	Mixed / High – Large site to the north of Baldock. Areas of site internally open with views back to Baldock and out to open countryside beyond but these are fragmented in places by existing clusters of development along the Bygrave Road.
Physical Openness	Mixed – Clusters of agricultural and residential development interspersed by undeveloped land.
Quality of the Boundaries	Mixed – Railway provides definitive southern edge. Bygrave Road contains parcel 201 to the north but outer boundaries of other parcels to north of this road not clearly defined.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To check the unrestricted sprawl of large built-up areas	...preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?	Significant contribution – Development of this site would result in significant outward development of Baldock along the Bygrave Road and to the north of the Railway.
To prevent neighbouring towns merging into one another	...preventing the merger of settlements which might occur through a reduction in the distance between them?	Limited contribution – Nearest point of Biggleswade almost 9km to the north.
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	Significant contribution – Would result in substantial physical and visual outward expansion of Baldock towards open countryside.
To preserve the setting and special character of historic towns	...the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?	Limited contribution – Provides transitional fringe to historic market town with some views of church spire.
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	Significant contribution - Development of this site would introduce substantial built form into currently undeveloped land to the north of Baldock.
Permanence of the Green Belt (NPPF paragraphs 83 & 85)	...the quality of the proposed boundary, including opportunities for the re-definition or 'tidying-up' of the wider Green Belt boundary.	Mixed – Railway provides potential boundary feature along part of its length but need to consider holistically with other proposals around the town. Other outer boundaries would require reinforcement.

SITE SURVEY

Green Belt Review Site reference:	B/r02a (Part of Local Plan site BA1)
Green Belt Review Sub-parcel	21e
Site address:	Land south of Bygrave Road, Baldock (Bygrave parish)

Note: Site lies adjacent to site B/r01a and would appear unlikely to be developed without this. Cumulative impacts of these sites assessed.



Site Description

Visual Openness	Mixed / High – Undeveloped site to north of Baldock. Large parts of site open with views internally and to the north and north-east across open arable land. These are disrupted by clusters of built development and site viewed against backdrop of industrial development south of the railway.
Physical Openness	Mixed / High – Two clusters of development along northern boundary but with substantial undeveloped elements.
Quality of the Boundaries	Strong / Mixed – Bygrave Road would provide clear defensible outer boundary along northern edge. Weaker boundary at east demarcated by properties and field boundaries.

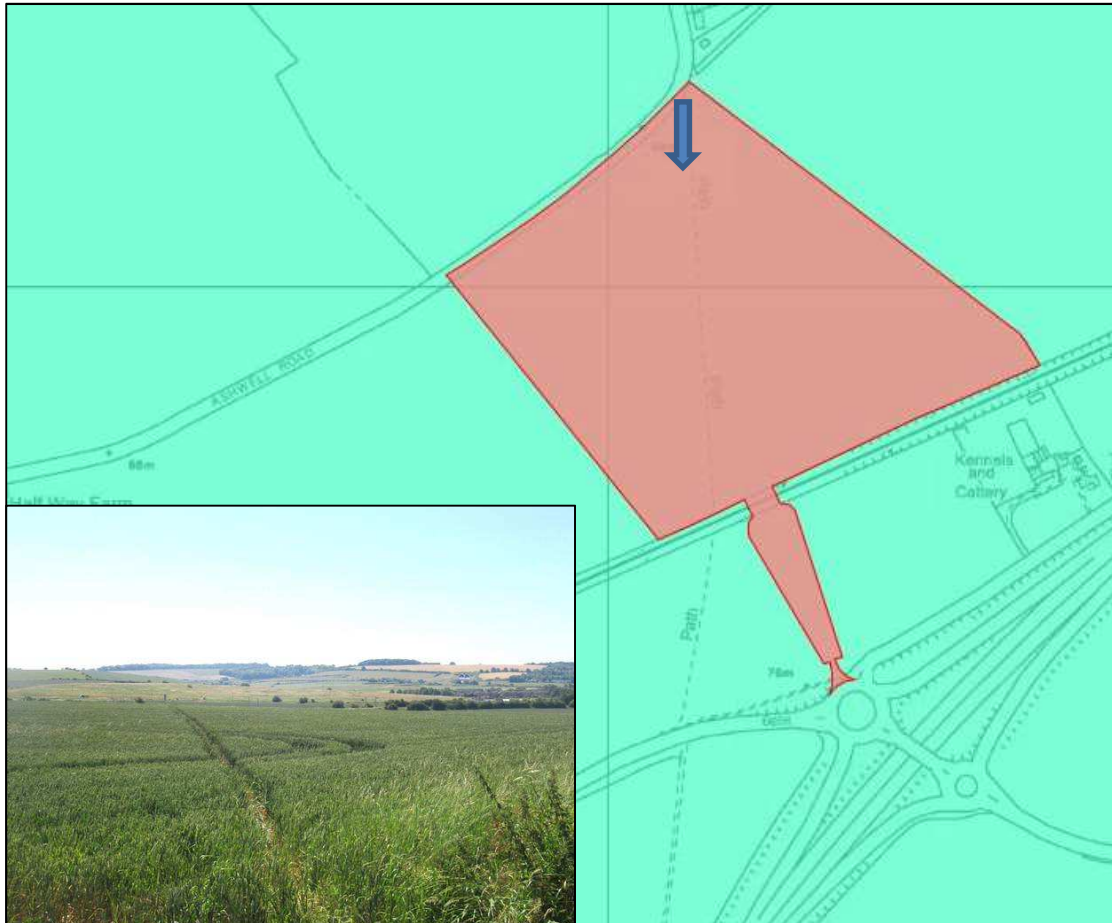
Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To check the unrestricted sprawl of large built-up areas	...preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?	Moderate contribution – Development of this site would result in notable outward development of Baldock along Bygrave Road but this would not extend beyond limits of built development to the immediate south of the railway and contained by the Bygrave Road to the north.
To prevent neighbouring towns merging into one another	...preventing the merger of settlements which might occur through a reduction in the distance between them?	Limited contribution – Nearest point of Biggleswade almost 9km to the north.
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	Moderate contribution – Would result in significant physical and visual outward expansion of Baldock towards open countryside but views from outside the site already framed by existing development south of the railway line.
To preserve the setting and special character of historic towns	...the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?	Limited contribution – Provides part of setting and approach to historic market town though limited interaction with historic core.
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	Moderate contribution - Development of this site would introduce built form into undeveloped land on the north side of Baldock.
Permanence of the Green Belt (NPPF paragraphs 83 & 85)	...the quality of the proposed boundary, including opportunities for the re-definition or 'tidying-up' of the wider Green Belt boundary.	Strong / Mixed – Bygrave Road would provide clear defensible outer boundary along northern edge. Eastern edge would require reinforcement. Need to consider holistically with other proposals in this area.

SITE SURVEY

Green Belt Review Site reference:	D (Part of Local Plan site BA1)
Green Belt Review Sub-parcel	21e
Site address:	Eastern part of Area D, north of Baldock

Note: Site adjoins site 200 and would only be developed as a further outward extension of this land. Assessment based upon cumulative impacts of these sites.



Site Description

Visual Openness	High – Strategic-scale site to the north of Baldock. Majority of site internally open with views back to, and across, Baldock. Land north of ridgeline faces away from the town and is significantly more contained but still provides focussed views along this shallow valley.
Physical Openness	Mixed / High – Clusters of agricultural and residential development on Bygrave Road but opens out into undeveloped countryside beyond.
Quality of the Boundaries	Mixed – A507 and railway provide definitive boundaries on western and southern edge respectively. Right of way lined by planting on northern boundary. Eastern boundary weak. Thin planting north of the Ashwell Road but no demarcating feature to the south.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To check the unrestricted sprawl of large built-up areas	...preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?	Significant contribution – Development of this site would result in significant outward development of Baldock to the north of the railway which, with the exception of residential development near the station, generally contains the town to the south.
To prevent neighbouring towns merging into one another	...preventing the merger of settlements which might occur through a reduction in the distance between them?	Limited contribution – Nearest point of Biggleswade almost 9km to the north.
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	Significant contribution – Would result in substantial physical and visual outward expansion of Baldock into open countryside.
To preserve the setting and special character of historic towns	...the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?	Moderate contribution – Provides arable setting to historic market town with views of church spire. However, shallow ridge conceals much of the site when viewed from further north and does not form the backdrop of historic core when viewing Baldock from high ground to the south-east.
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	Significant contribution - Development of this site would introduce substantial built form into currently undeveloped land to the north of Baldock.
Permanence of the Green Belt (NPPF paragraphs 83 & 85)	...the quality of the proposed boundary, including opportunities for the re-definition or ‘tidying-up’ of the wider Green Belt boundary.	Mixed – A507 and railway provide potential features but need to consider holistically with other proposals around the town. Eastern boundary would require reinforcement.

SITE SURVEY

Green Belt Review Site reference:	NL (Local Plan site LG1)
Green Belt Review Sub-parcel	22a / b
Site address:	Letchworth North



Site Description

Visual Openness	High / Mixed – Largely undeveloped site to north of Letchworth with open views, particularly at northern edges out across Bedfordshire. Grange playing field more contained.
Physical Openness	Mixed / High – Development associated with Grange Playing Field but beyond this, undeveloped arable land.
Quality of the Boundaries	Mixed / weak – Planted outer boundaries of varying strength and quality.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To check the unrestricted sprawl of large built-up areas	...preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?	Significant contribution – Development of this site would result in notable outward expansion of Letchworth Garden City to the north.
To prevent neighbouring towns merging into one another	...preventing the merger of settlements which might occur through a reduction in the distance between them?	Moderate contribution – Contributes to the separation of Letchworth from Stotfold which lies beyond the Green Belt.
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	Significant contribution – Would result in substantial physical and visual outward expansion of Letchworth into open countryside with potentially high visual impacts.
To preserve the setting and special character of historic towns	...the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?	Limited contribution – Provides part of the setting to the world's first garden city.
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	Significant contribution - Development of this site would introduce significant built form into undeveloped land on the north side of Letchworth.
Permanence of the Green Belt (NPPF paragraphs 83 & 85)	...the quality of the proposed boundary, including opportunities for the re-definition or 'tidying-up' of the wider Green Belt boundary.	Mixed / weak – Planted outer boundaries of varying strength and quality.

SITE SURVEY

Green Belt Review Site reference:	L/r13 (Local Plan site LG3)
Green Belt Review Sub-parcel	22d
Site address:	Land east of Kristiansand Way



Site Description

Visual Openness	Mixed – Undeveloped site to east of Letchworth. Internally open but topography and planting significantly limit relationship with wider countryside and associated views.
Physical Openness	High – Undeveloped greenfield site.
Quality of the Boundaries	Mixed – Planted outer boundary along eastern edge.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To check the unrestricted sprawl of large built-up areas	...preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?	Limited contribution – Development of this site would result eastern expansion of Letchworth Garden City but would not extend beyond existing limits of development to the north or south or breach any clear barrier.
To prevent neighbouring towns merging into one another	...preventing the merger of settlements which might occur through a reduction in the distance between them?	Moderate contribution – Lies within gap between Letchworth and Baldock but would not result in significant reduction (physically or perceptually) due to surrounding development.
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	Moderate contribution – Would result in physical and visual outward expansion of Letchworth but impacts limited by relationship with surrounding development.
To preserve the setting and special character of historic towns	...the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?	Limited contribution – Provides part of the setting to the world's first garden city.
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	Moderate contribution – Development of this site would introduce built form into undeveloped land on the east side of Letchworth but impacts moderated by existing development.
Permanence of the Green Belt (NPPF paragraphs 83 & 85)	...the quality of the proposed boundary, including opportunities for the re-definition or 'tidying-up' of the wider Green Belt boundary.	Mixed / weak – Planted outer boundaries of varying strength and quality.

SITE SURVEY

Green Belt Review Site reference:	B/e02 (part of Local Plan site BA10)
Green Belt Review sub-parcel	20a
Site address:	Land at Royston Road, Baldock



Site Description

Visual Openness	Mixed / High – Relatively flat site with internal views along length. Visual connection to wider countryside, particularly to the north. Views to south contained by earthworks and landscaping associated with A505 bypass.
Physical Openness	High – Undeveloped arable field.
Quality of the Boundaries	Strong / Moderate – Railway line and B656 provide clear, defensible features. Thin planted boundary at eastern edge.

Contribution to Green Belt Purposes

Green Belt Purpose/ NPPF topic	Assessment Criteria: what is the contribution of the site in respect of ...	Contribution to Green Belt Purposes / Explanation
To check the unrestricted sprawl of large built-up areas	...preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?	Moderate Contribution – Would result in outward spread of Baldock though contained into narrow strip between railway line and B656. Site ends before land extends into more open countryside beyond Baldock.
To prevent neighbouring towns merging into one another	...preventing the merger of settlements which might occur through a reduction in the distance between them?	Limited Contribution – No contribution. Nearest town in this direction is Royston which lies well beyond the outer edge of the Metropolitan Green Belt.
To assist in safeguarding the countryside from encroachment	...maintaining a sense of openness, particularly in light of proximity to a settlement edge?	Moderate contribution – Would result in physical and visual outward expansion of Baldock into area visible from local views and currently undeveloped countryside to the north though would not breach beyond railway or limits of bypass into wider countryside beyond.
To preserve the setting and special character of historic towns	...the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?	Limited contribution – Some limited intervisibility with historic core (views of St Mary's church tower) but intervening development means site does not form part of the historic setting of the town.
Overall Assessment of Contribution to Green Belt Purposes	...the overall contribution of the parcel/site to the Green Belt in light of the judgements made on individual purposes?	Moderate Contribution – Site would result in outward spread of development though contained in relatively narrow strip between defensible barriers provided by road and railway.
Permanence of the Green Belt (NPPF paragraphs 83 & 85)	...the quality of the proposed boundary, including opportunities for the re-definition or 'tidying-up' of the wider Green Belt boundary.	Strong / Moderate – Railway line and B656 provide clear, defensible features. Thin planted boundary at eastern edge. Needs to be considered comprehensively with wider proposals for development around Baldock