

Hertsmere Borough Council

Green Belt Review

Inset Village Boundary Assessment - Final Report

March 2021

This report takes into account the particular instructions and requirements of our client. It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

Job number 272956-00

Ove Arup & Partners Ltd
13 Fitzroy Street
London
W1T 4BQ
United Kingdom
www.arup.com

ARUP

Table of Contents

1	Introduction	1
	1.1 Overview and Purpose	1
	1.2 Report Structure	1
2	Context	2
	2.1 National Planning Policy and Guidance	2
	2.2 Local Circumstances and Policy	4
	2.3 Experience Elsewhere	19
	2.4 Implications for this Study	23
3	Study Methodology	25
	3.1 Overview	25
	3.2 Assessment Criteria	25
	3.3 Identification of Green Belt Boundaries	25
	3.4 Appropriate boundary features	26
	3.5 Site allocations	26
4	Assessment and Findings	27
	4.1 Elstree Village	28
	4.2 Shenley	45
	4.3 South Mimms	63
5	Conclusions	82

1 Introduction

1.1 Overview and Purpose

As part of the wider Local Plan spatial strategy, Hertsmere Borough Council (HBC) is proposing to inset the parts of Elstree Village, Shenley and South Mimms Villages currently within the Green Belt. Arup has been appointed to consider the potential future inset boundaries at these locations. This study will form part of the evidence base to support the preparation and examination of a new Local Plan for Hertsmere. It should be noted that alterations to Green Belt boundaries require exceptional circumstances to be fully evidenced and justified in accordance with paragraph 136 of the National Planning Policy Framework (NPPF 2019). HBC will need to demonstrate the exceptional circumstances case before any recommended boundaries could be implemented.

comparative review of similar studies from other authorities.

- Section 3 sets out the methodology for the assessment taking into account the findings from the context review.
- Section 4 sets out the analysis and findings from the assessment, including the proposed new inset boundaries for the villages.
- Section 5 presents the conclusions from the study.

1.2 Report Structure

The Inset Village Boundary Assessment is structured as follows:

- Section 2 considers the context for establishing new Green Belt boundaries. This includes a review of national policy and guidance; setting out local circumstances and existing / emerging local policy; and a

2 Context

This section sets out the context for identifying new Green Belt boundaries for the proposed inset of Elstree Village, Shenley and South Mimms Villages. This includes:

- A review of the national and local policy framework and guidance;
- A summary of key lessons from experience elsewhere.

2.1 National Planning Policy and Guidance

The National Planning Policy Framework (NPPF) (2019) provides the policy background against which this review of new boundaries for the proposed inset village will be undertaken. There is no Government defined methodology for carrying out a boundary assessment, however, there are a number of general policy principles that are relevant.

Section 13 of the NPPF on 'Protecting Green Belt land' affords 'great importance' to this land, with the openness and permanence defined as essential characteristics of Green Belt (paragraph 133). It stipulates that Green Belt land should serve certain purposes

(paragraph 134) – restricting urban sprawl and coalescence, preventing development encroaching the countryside, preserving the character and setting of historic towns and encouraging urban regeneration.

Given that the general extent of Green Belts has been established, the NPPF specifies that any proposed boundary alterations must be addressed in strategic policies (paragraph 136). As such, it is only during the preparation of Local Plans that evidence can be gathered and used to justify 'exceptional circumstances' for changing Green Belt boundaries, whether an expansion or contraction of the Green Belt is proposed. However, preparation of a Local Plan in itself, does not amount to exceptional circumstances.

Paragraph 140 states that a village should be retained within the Green Belt if the open character of the village makes an important contribution to the openness of the Green Belt; otherwise the village should be excluded. It also states that if the character of a village needs to be protected for other reasons, conservation area or other development management policies should be applied instead.

The current update of the Hertsmere Local Plan therefore is an appropriate opportunity for the Council to consider: the status of its washed over villages; to assess whether they meet the essential Green Belt openness characteristic / five purposes; and where exceptional circumstances are thought to exist, to define new Green Belt boundaries. Arup has previously considered the washed over village status for the smaller villages within the borough (see section 2.2.3).

The NPPF provides the parameters for defining and reviewing Green Belt boundaries. Paragraph 139 bullets (b), (e) and (f) are the most relevant for this study. The inset village should include all land that it unnecessary to keep permanently open (paragraph 139 (b)). Paragraph 139 (f) states that Green Belt boundaries should be clearly defined, ‘using physical features that are readily recognisable and likely to be permanent.’ If it is intended that washed over villages be inset from the Hertsmere Green Belt designation, it will be necessary to ensure that boundaries would endure beyond the plan period, as per paragraphs 136 and 139(e) of the NPPF.

The remainder of Paragraph 139 considers requirements for sustainable development (a) and safeguarded land (b and c). These points will be addressed though the wider work being undertaken by HBC on the spatial strategy for the new Local Plan.

The existing Local Plan directs growth towards the larger settlements in the settlement hierarchy and allows for limited growth in key villages within defined village envelopes (see Section 2.2.2). Work is still ongoing to determine the most appropriate spatial strategy for the new Local Plan. On the basis of information available at this time (Autumn 2020), it is noted that safeguarding land around villages for future large-scale housing or employment development is unlikely to be promoted by HBC as a sustainable pattern of development.

National Planning Policy Guidance (PPG) is silent on the issues of washed over villages and boundaries; however it does highlight that a number of matters need to be taken into account when assessing openness, including spatial and visual aspects (paragraph 001, reference ID: 64-001-20180722), as demonstrated by case law.

NPPF Paragraph 139: When defining Green Belt boundaries, plans should:

- a) ensure consistency with the development plan’s strategy for meeting identified requirements for sustainable development;*
- b) not include land which it is unnecessary to keep permanently open;*
- c) where necessary, identify areas of safeguarded land between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period;*
- d) make clear that the safeguarded land is not allocated for development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following an update to a plan which proposes the development;*
- e) be able to demonstrate that Green Belt boundaries will not need to be altered at the end of the plan period; and*
- f) define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.*

2.2 Local Circumstances and Policy

2.2.1 Local Circumstances

Hertsmere is in south-west Hertfordshire and borders North London. Around 80% of the Borough is Green Belt; the full extent of the Hertsmere Green Belt is shown in Figure 2.1. As a result of the proximity to London, there is a profusion of activities occurring within the Green Belt, many of which predate planning policy and the Green Belt designation, including established institutions and reasonably substantial settlements¹.

The Green Belt boundary is tightly drawn around the four main towns of Borehamwood, Bushey/ Bushey Heath, Potters Bar and Radlett. While the Green Belt designation washes over all of the smaller settlements in Hertsmere (including South Mimms village); anomalously for Elstree Village and Shenley, part of the settlement is washed over, while the other part is inset.

Elstree Village (Composers Estate), which

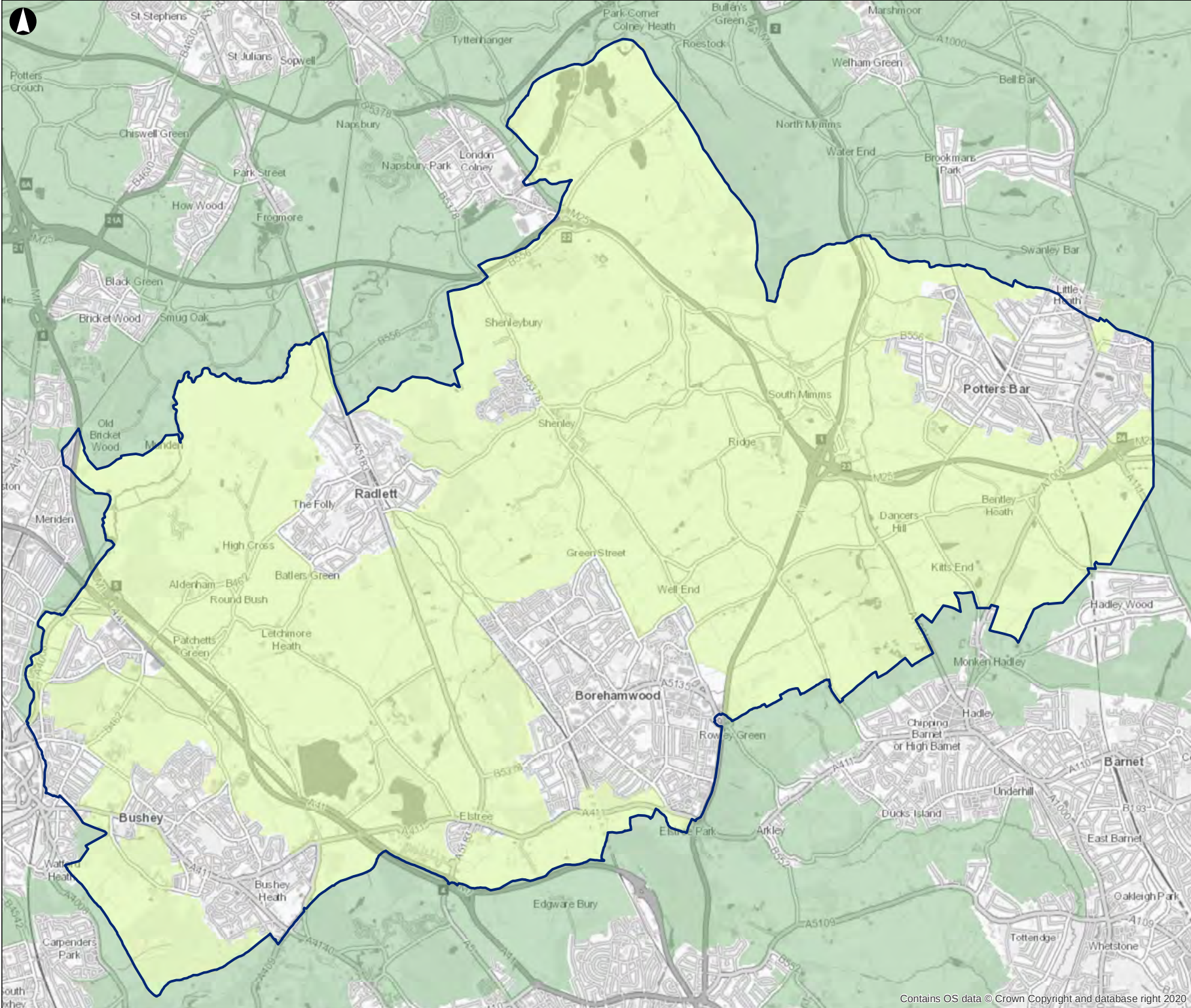
has been more recently developed is inset from the Green Belt. Likewise the more recently developed part of Shenley (Porters Park), which corresponds to a former hospital site, is also inset in the Green Belt. These changes to the Green Belt were formalised when the Site Allocations and Development Management Policies Plan was adopted in 2016.

2.2.2 Local Policy

The Hertsmere Local Plan (2012-2027) is the current adopted policy document and is made up of four documents. Of these, the Core Strategy (2013) and the Site Allocations and Development Management Policies Plan (2016) (SADM) contain Green Belt policies. The current Green Belt boundary is defined on the adopted Policies Map (Policy SADM22).

Village envelopes have been defined for parts of Elstree Village, Shenley and South Mimms (Policy SADM23) (Figure 2.2). The areas defined by the village envelopes are part of the Green Belt, within which limited infilling will be permitted if it complies with Core Strategy Policy CS13 and other relevant plan policies.

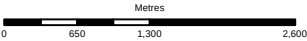
¹ <https://www.hertsmere.gov.uk/Documents/09-Planning--Building-Control/Planning-Policy/Local-Plan/SADMS-EB28-GB-Boundary-Review-April-2014.pdf>



- Borough Boundary
- Hertsmere Green Belt
- Neighbouring Green Belt

Contains Ordnance Survey Data
© Crown copyright and database right 2019

Coordinate System: British National Grid



D2	20-08-04	JS	KF	CS
Rev	Date	By	Chkd	Appd

ARUP

13 Fitzroy Street
London W1T 4BQ
Tel +44 20 7636 1531 Fax +44 20 7580 3924
www.arup.com

Client
Hertsmere Borough Council

Project Title
Green Belt Boundary Assessment

Drawing Title
Figure 2.1 - Hertsmere Green Belt

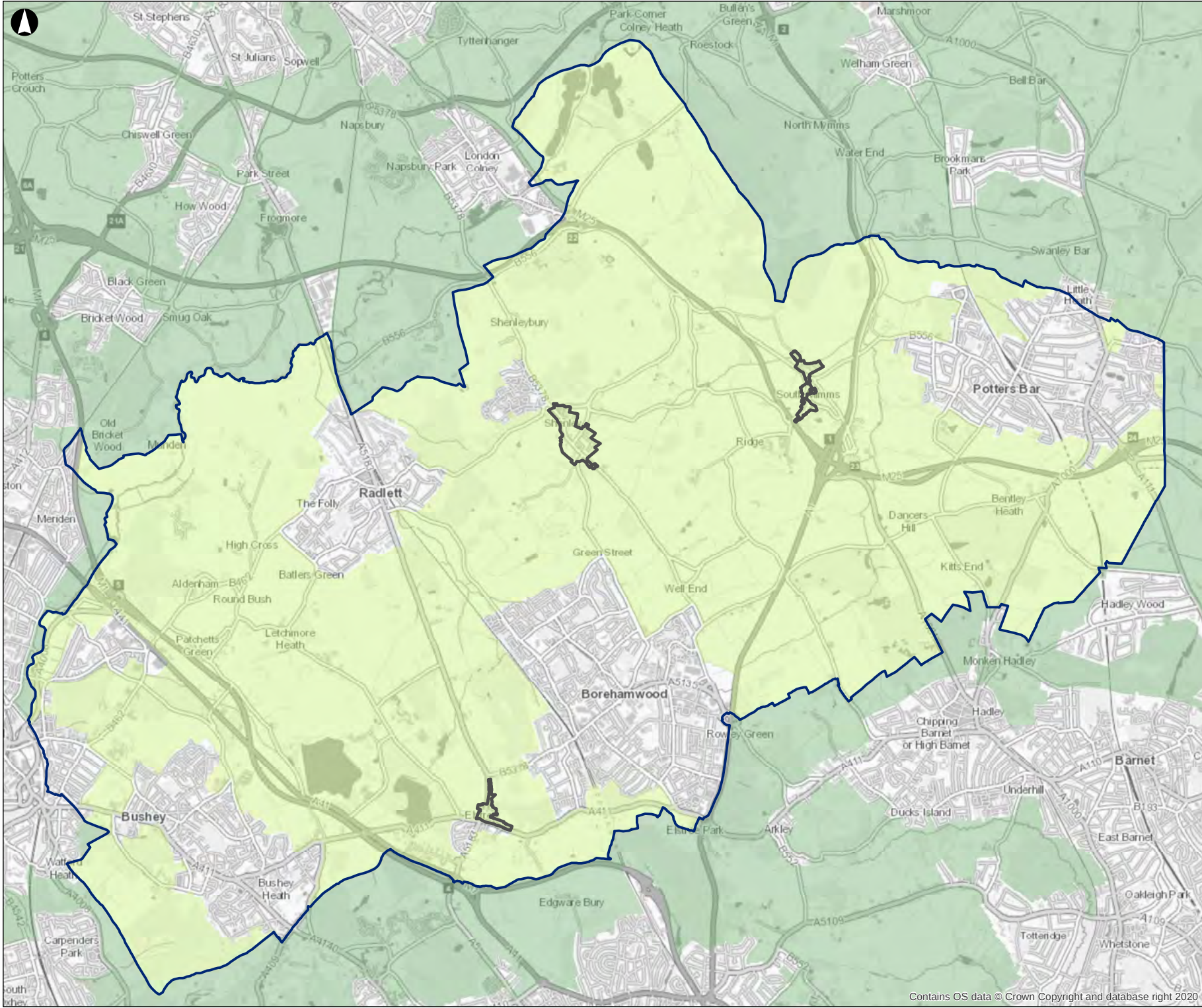
Scale at A3
1:50,000

Role

Suitability

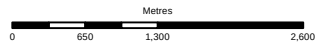
Arup Job No
272956-00
Name

Rev
A



- Village Envelopes
- Borough Boundary
- Hertsmere Green Belt
- Neighbouring Green Belt

Contains Ordnance Survey Data
© Crown copyright and database right 2019
Coordinate System: British National Grid



D2	20-08-04	JS	KF	CS
Rev	Date	By	Chkd	Appd

ARUP

13 Fitzroy Street
London W1T 4BQ
Tel +44 20 7636 1531 Fax +44 20 7580 3924
www.arup.com

Client
Hertsmere Borough Council

Project Title
Green Belt Boundary Assessment

Drawing Title
Figure 2.2 - Current Village Envelopes

Scale at A3
1:50,000
Role

Suitability

Arup Job No 272956-00 Name	Rev A
---	-----------------

“Limited infilling within the village envelopes of those parts of Elstree, Shenley and South Mimms which are in the Green Belt will be considered appropriate, provided that it is sympathetic to its surroundings, retains and protects features essential to the character and appearance of the village and complies with other relevant policies in this Plan. Village envelopes for Elstree, Shenley and South Mimms for limited infilling will be identified through the Site Allocations DPD.” (Core Strategy, Policy CS13 The Green Belt)

“Infilling areas in the service villages are defined by village envelopes. Their boundaries are drawn reasonably tightly around the main built area of each village, taking into account green space, larger sites with minimal development and gaps in the built frontage. It is considered that permitting small-scale development in the infilling areas will have limited impact on the openness of the Green Belt.” (SADM, paragraph 4.78)

“Village envelopes are shown on the Policies Map for parts of Elstree, Shenley and South Mimms. The areas defined by the village envelopes are part

of the Green Belt, within which limited infilling will be permitted if it complies with Core Strategy Policy CS13 and other relevant plan policies.” (SADM, Policy SADM23 – Village Envelopes)

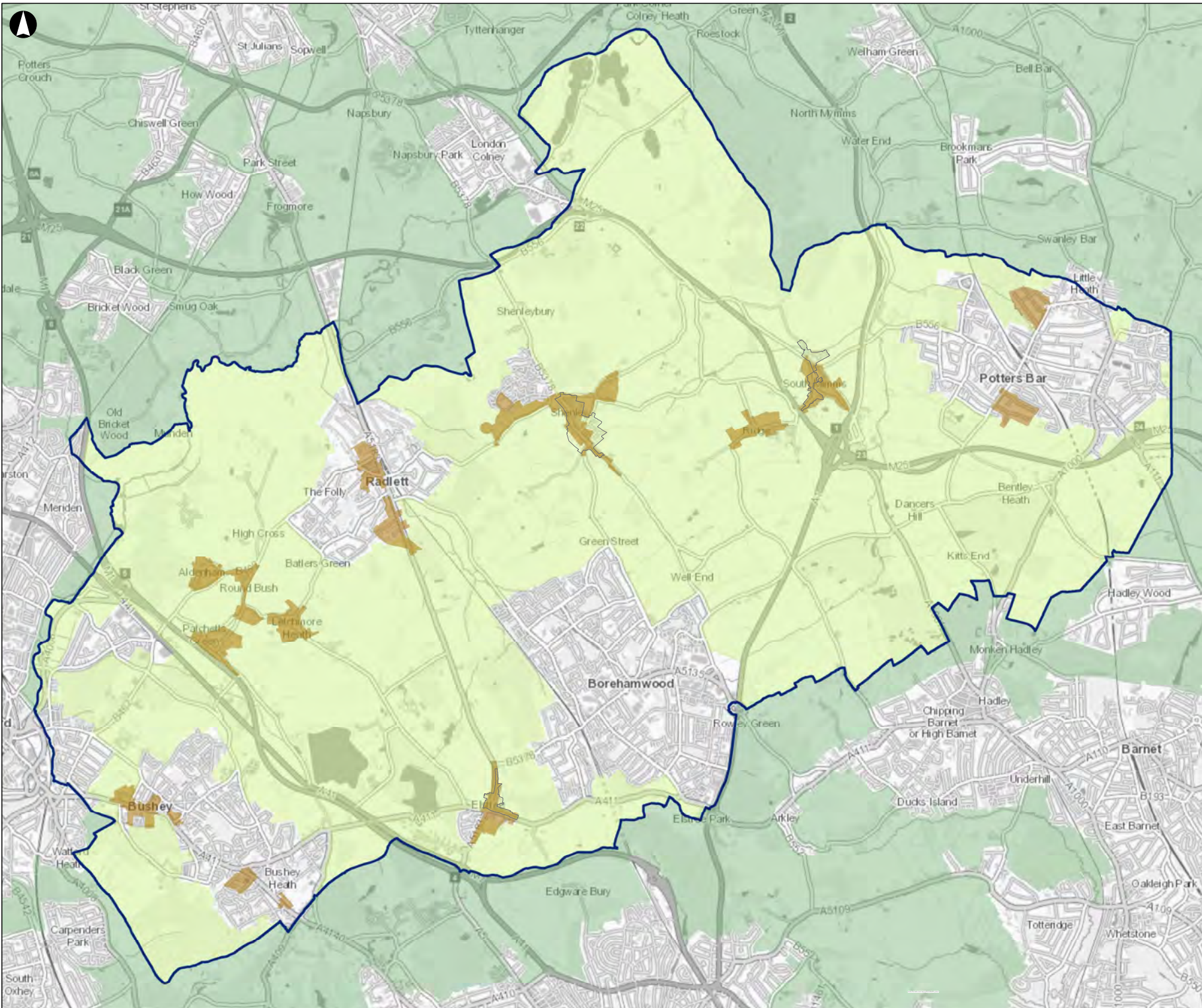
A number of the washed over villages, including Elstree Village, Shenley and South Mimms, are also protected for their historic value and have designated Conservation Areas (Figure 2.3). Conservation Area appraisals have been undertaken for all three villages².

2.2.3 New Local Plan

HBC is currently developing a new Local Plan. It is anticipated that the Publication of the Draft Local Plan will be out for public engagement the first half of 2021, with adoption anticipated for later 2022/2023.

The Council’s Issues and Options Public Consultation Report (September 2017) identified five potential approaches for the borough:

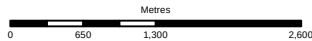
² HBC (2014) Elstree Village Conservation Area appraisal; HBC (2012) Shenley Conservation Area Appraisal; HBC (2020) South Mimms Conservation Area Character Appraisal and Management Plan; – available here: <https://www.hertsmere.gov.uk/Planning--Building-Control/Building--Tree-Conservation/Conservation-areas/CAs-in-Hertsmere.aspx>



- Village Envelopes
- Conservation Areas
- Borough Boundaries
- Hertsmere Green Belt
- Neighbouring Green Belt

Contains Ordnance Survey Data
© Crown copyright and database right 2019

Coordinate System: British National Grid



D2	20-08-04	JS	KF	CS
Rev	Date	By	Chkd	Appd

ARUP

13 Fitzroy Street
London W1T 4BQ
Tel +44 20 7636 1531 Fax +44 20 7580 3924
www.arup.com

Client
Hertsmere Borough Council

Project Title
Green Belt Boundary Assessment

Drawing Title
Figure 2.3 - Conservation Areas

Scale at A3
1:50,000
Role

Suitability	
Arup Job No 272956-00	Rev A
Name	

- Redevelopment of urban brownfield sites;
- Growth through new garden suburbs at the edges of existing towns, (Borehamwood, Potters Bar, Bushey and Radlett), which integrate with surrounding communities and accommodate up to 300-500 homes;
- Supporting larger rural communities through growth of key villages, delivering up to 1,000 homes with additional local shops and services, and potential expansion of local business parks;
- Meeting the needs of other villages by expanding selected smaller villages, delivering around 300 new homes and additional local services, including business growth. Smaller hamlets are not expected to be suitable for any significant growth; and
- Creating a new garden village of initially 4,000 new homes (200 hectares), most likely on land within an area of search north of Junction 22 and 23 of the M25.

The report acknowledged that the preferred approach may ultimately combine several of these approaches.

Since this initial consultation, the council has been developing the spatial strategy and policies for the borough, including ongoing engagement on potential sites for housing and employment. Various evidence base studies and topic papers have / are being prepared to inform the strategic proposals and policies, which includes the following studies:

- Settlement Hierarchy
- Green Belt assessments
- Green Belt topic paper
- Washed over village study
- Housing Employment Land Availability Assessment (HELAA)
- Landscape Sensitivity and Visual Impact Assessment.

Settlement Hierarchy

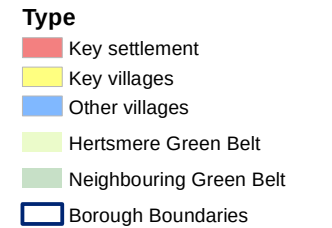
Hertsmere Council has prepared a settlement hierarchy³ as part of the Local Plan review. The settlements within Hertsmere are separated into seven tiers, ranging from towns to small villages and hamlets (Table 2.1, Figure 2.4). The settlement hierarchy includes an assessment of the size and function of all the settlements in the borough, alongside their ability to

accommodate growth. It also includes an assessment of the settlement's accessibility to services. Shenley, Elstree Village and South Mimms are all identified as Key Villages.

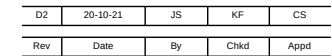
³ Hertsmere Council (no date) Planning for Growth, Settlement Hierarchy and Accessibility Mapping Analysis – Technical Study

Table 2.1 Hertsmere Settlement Hierarchy

Settlement	Tier	Settlement	Definition
Key Settlements	Tier 1	Borehamwood Elstree	A diverse, growing population and an important economic centre for South West Hertfordshire, rail and bus links to London and other key towns, an international reputation for film and television production, along with a retail centre with a growing presence of national multiples.
	Tier II	Potters Bar	A key local town in the east of the Borough with a number of major employers, two distinct shopping areas, thriving industrial areas and rail and bus links to London and towns to the north.
		Bushey	Predominantly residential in character covering three distinct centres (Bushey Heath, Bushey Village and North Bushey) with bus and nearby rail links to Watford and London, significant pockets of local employment and a wide variety of shops and services.
	Tier III	Radlett	Largely residential in character with good rail links to London and a popular well-established district centre serving both the local population and an increasing number of visitors from further afield, with a large number of shops and local services.
Key Villages	Tier IV	Shenley	A rural village with a distinctive centre that has grown substantially in the last 20 years with the development of the former Shenley Hospital. Largely residential in character with a limited range of local shops and local services, and limited opportunity for infill development
		Elstree (Village)	A distinctive village in its own right, with a small visible centre that contains a range of local businesses and local services with limited opportunities for infill development.
	Tier V	South Mimms	A distinctive village in its own right that is located close to the junction with the M25, with a limited range of facilities including a primary school.
Other Villages	Tier VI	Aldenham (including Wall Hall) Letchmore Heath Patchetts Green Ridge	Small rural villages which remain largely residential in character and land use, relying on larger settlements nearby for employment and local services.
	Tier VII	Round Bush Bentley Heath	Small hamlets with less than 50 households



Coordinate System: British National Grid



13 Fitzroy Street
London W1T 4BQ
Tel +44 20 7636 1531 Fax +44 20 7580 3924
www.arup.com

Project Title
Green Belt Boundary Assessment

Scale at A3
1:50,000
Role

Suitability	
Arup Job No 272956-00	Rev A
Name	

Stage 1, 2 and 3 Green Belt Assessment

Arup produced a Stage 1 Green Belt Assessment⁴, a strategic level review for the whole of Hertsmere's Green Belt to assess how it meets the NPPF Green Belt purposes. The three villages were assessed as part of wider parcels (Figure 2.5) - Shenley (Parcels 18⁵ and 30⁶), Elstree (Village) (Parcels 8⁷ and 10⁸) and South Mimms (Village) (Parcel 40⁹).

While all parcels were assessed to meet the purposes moderately or strongly, it was identified that the washed-over areas of Elstree (Village) and Shenley Village perform less strongly and should be considered further (Figure 2.6).

No change was recommended for South Mimms village at this stage. However, the assessment acknowledges the contrasting character between the more developed areas of South Mimms and the open countryside to the north and east of Parcel 40.

Arup also produced a Stage 2 Green Belt Assessment (2019¹⁰, 2020¹¹), which took a more spatially refined look at Green Belt performance. The three villages were assessed as follows (Figure 2.7)- Shenley (sub-areas 27 and 28¹²), Elstree Village (sub-areas 51 and 64¹³) and South Mimms Village (sub-areas 22¹⁴). It recommended that these three villages and some immediately adjacent land should be considered further for release from the Green Belt as RC-3¹⁵, RC-6¹⁶, and RC-2¹⁷ respectively (Figure 2.8).

A Stage 3 Green Belt Assessment (2020)¹⁸ took a closer look at the washed-over smaller settlements in the borough's Green Belt. It did not assess Elstree Village, Shenley or South Mimms.

4 Arup (2017) Stage 1 Green Belt Assessment - available here: <https://www.hertsmere.gov.uk/Planning--Building-Control/Planning-Policy/Local-Plan/New-Local-Plan/Supporting-Studies.aspx>

5 Stage 1 GBA (2017) Parcel 18, pages 73 & C7

6 Stage 1 GBA (2017) Parcel 30, pages 73 & C11

7 Stage 1 GBA (2017) Parcel 8, pages 68 & C3

8 Stage 1 GBA (2017) Parcel 10, pages 69 & C4

9 Stage 1 GBA (2017) Parcel 40, page C14

10 Arup (2019) Green Belt Assessment Stage 2 report - available here: <https://www.hertsmere.gov.uk/Planning--Building-Control/Planning-Policy/Local-Plan/New-Local-Plan/Supporting-Studies.aspx>

11 Arup (2020) Green Belt Assessment Stage 2 Additional Sites report - available here: <https://www.hertsmere.gov.uk/Documents/09-Planning--Building-Control/Planning-Policy/Local-Plan/050320-HBC-GB-Stage-2-Additional-Sites-Final-Report-ISSUE.pdf>

12 GBA Stage 2 (2019), SA-27 & SA28, page 36; Annex Report, SA-27 page 119, SA-28 – page 124

13 GBA Stage 2 (2019), SA-51 & SA-64, page 36; Annex Report, SA-51 page 233, SA-64 page 294

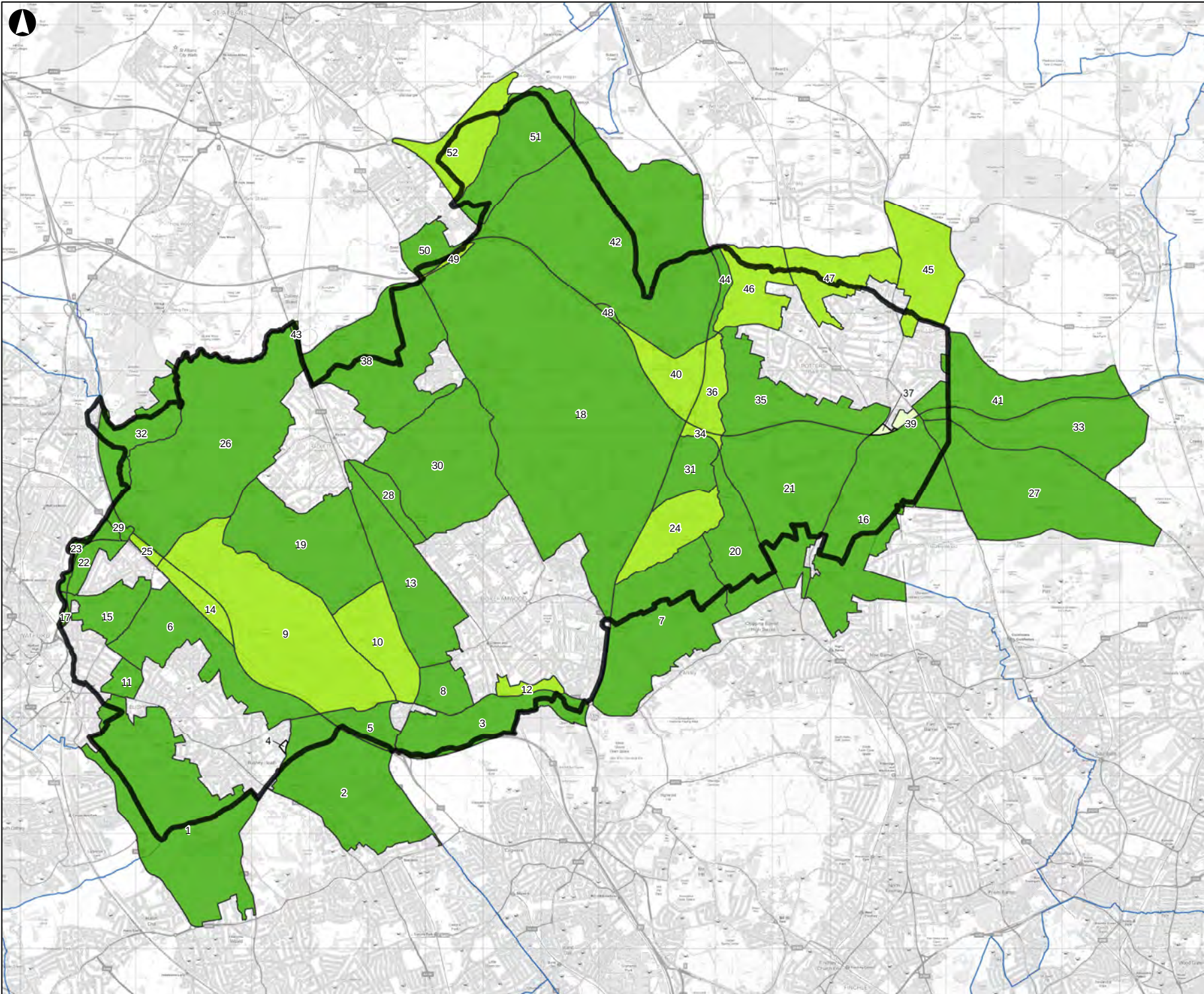
14 GBA Stage 2 (2019), SA-22, page 36

15 GBA Stage 2 (2019), RC-3, page 85

16 GBA Stage 2 (2019), RC-6, page 91

17 GBA Stage 2 (2019), RC-2, page 82

18 Arup (2020) Green Belt Assessment Stage 3 report - available here: <https://www.hertsmere.gov.uk/Planning--Building-Control/Planning-Policy/Local-Plan/New-Local-Plan/Supporting-Studies.aspx>



Legend

Overall Score

- Does not meet Green Belt purposes
- Weak
- Moderate
- Strong

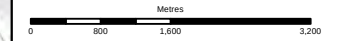
Green Belt Parcel

Neighbouring District Boundary

Hertsmere District Boundary

Contains: OS Data
© Crown copyright and database rights 2016 OS EUL 100017428

P1	21-05-20	DC	LW	KF
Issue	Date	By	Chkd	Appd



ARUP

13 Fitzroy Street
London W1T 4BQ
Tel +44 20 7636 1531 Fax +44 20 7580 3924
www.arup.com

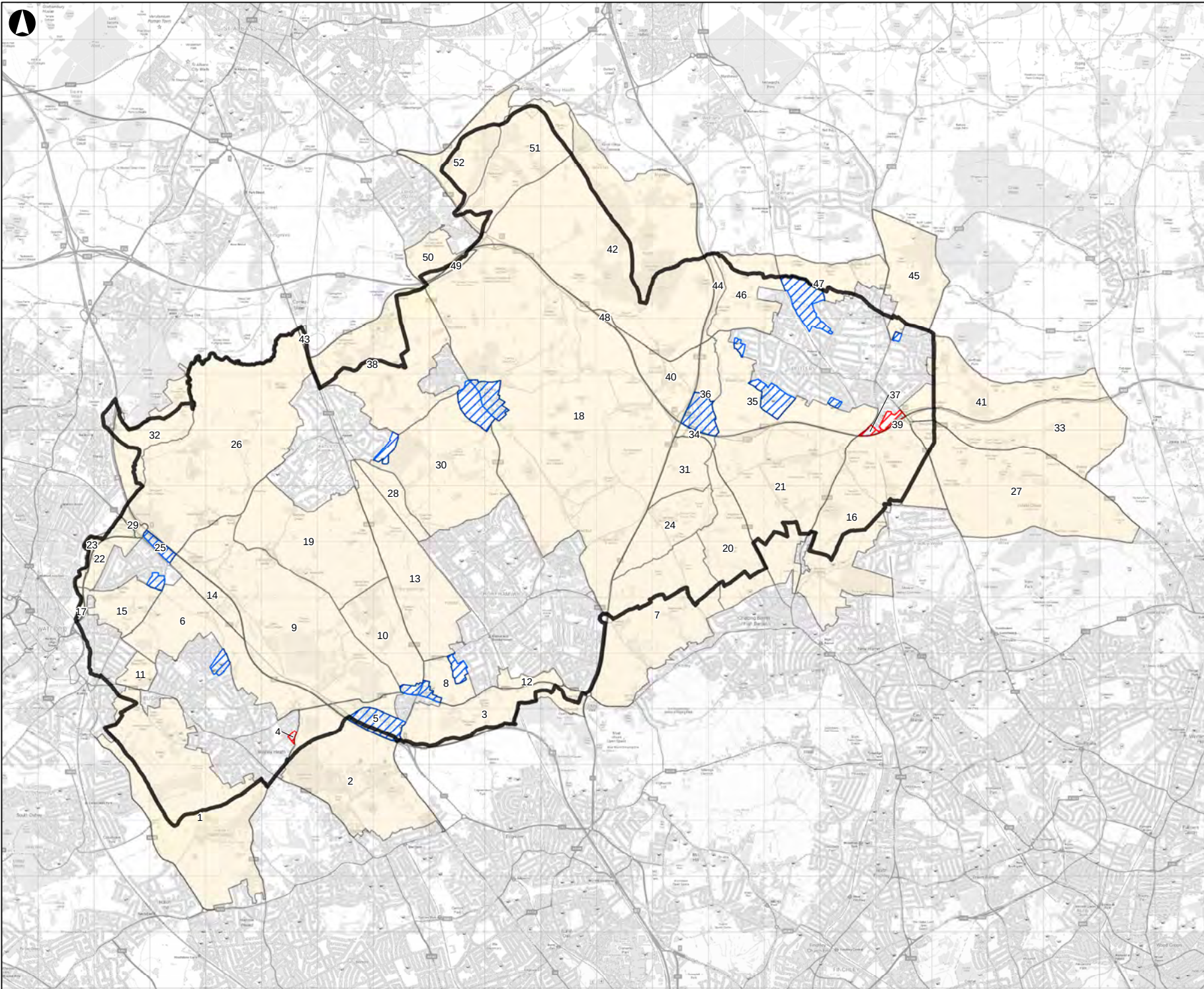
Client
Hertsmere District Council

Job Title
Hertsmere washed over village assessment

Figure 2.5 Hertsmere Green Belt Stage 1 Overall Assessment Scores

Scale at A3
1:63,000

Job No 272956-00	Drawing Status Issue
Drawing No 2.5	Issue P1



Legend

- Green Belt Parcels (GBA)
- Weakly performing parcels
- Areas for potential sub-division for consideration in Stage 2
- Hertsmere Borough Boundary

Contains OS Data
© Crown copyright and database rights 2016 OS EUL 100017428

P1	02/01/2019	JL	KF	KF
Issue	Date	By	Chkd	Appd

Metres
0 875 1,750 3,500

ARUP

13 Fitzroy Street
London W1T 4BQ
Tel +44 20 7636 1531 Fax +44 20 7580 3924
www.arup.com

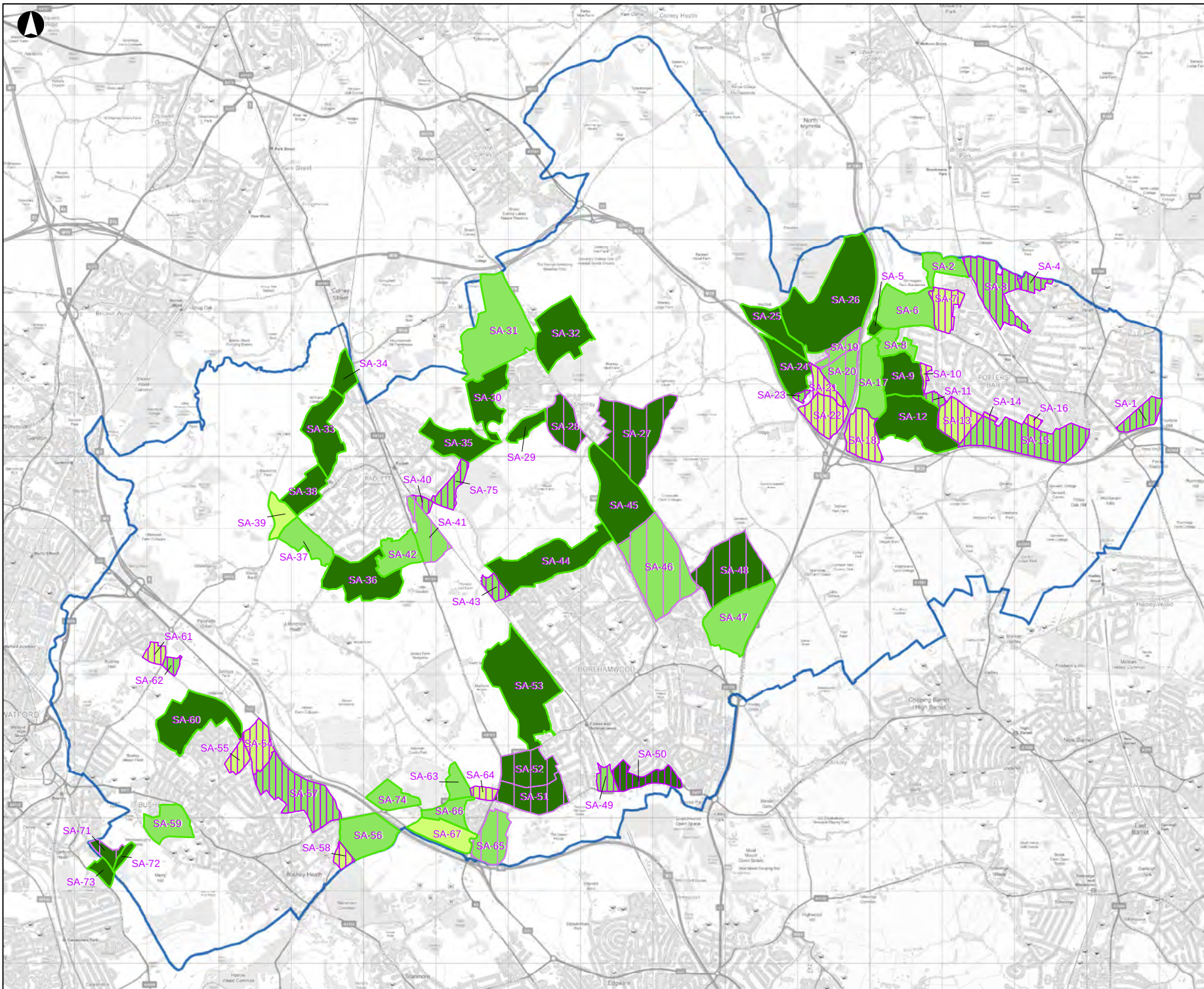
Client
Hertsmere Borough Council

Job Title
Hertsmere Green Belt Assessment (Stage 2)

**Figure 2.6:
Recommendations
from the 2017 GBA**

Scale at A3
1:65,000

Job No 272956-00	Drawing Status Issue
Drawing No 2.6	Issue P1



Legend

Meets Purpose Assessment

- Weak
- Moderately
- Strong

Contribution to Wider Strategic Green Belt and Categorisation

- Important - Not recommended for further consideration
- Less important - Recommended for further consideration
- Partly less important - Partly recommended for further consideration
- Hertsmere Borough Boundary

Contains OS Data
© Crown copyright and database rights 2016 OS EUL 100017428

P1	10-10-18	ML	KF	KF
----	----------	----	----	----

Issue	Date	By	Chkd	Appd
-------	------	----	------	------



ARUP

13 Fitzroy Street
London W1T 4BQ
Tel +44 20 7636 1531 Fax +44 20 7580 3924
www.arup.com

Client
Hertsmere Borough Council

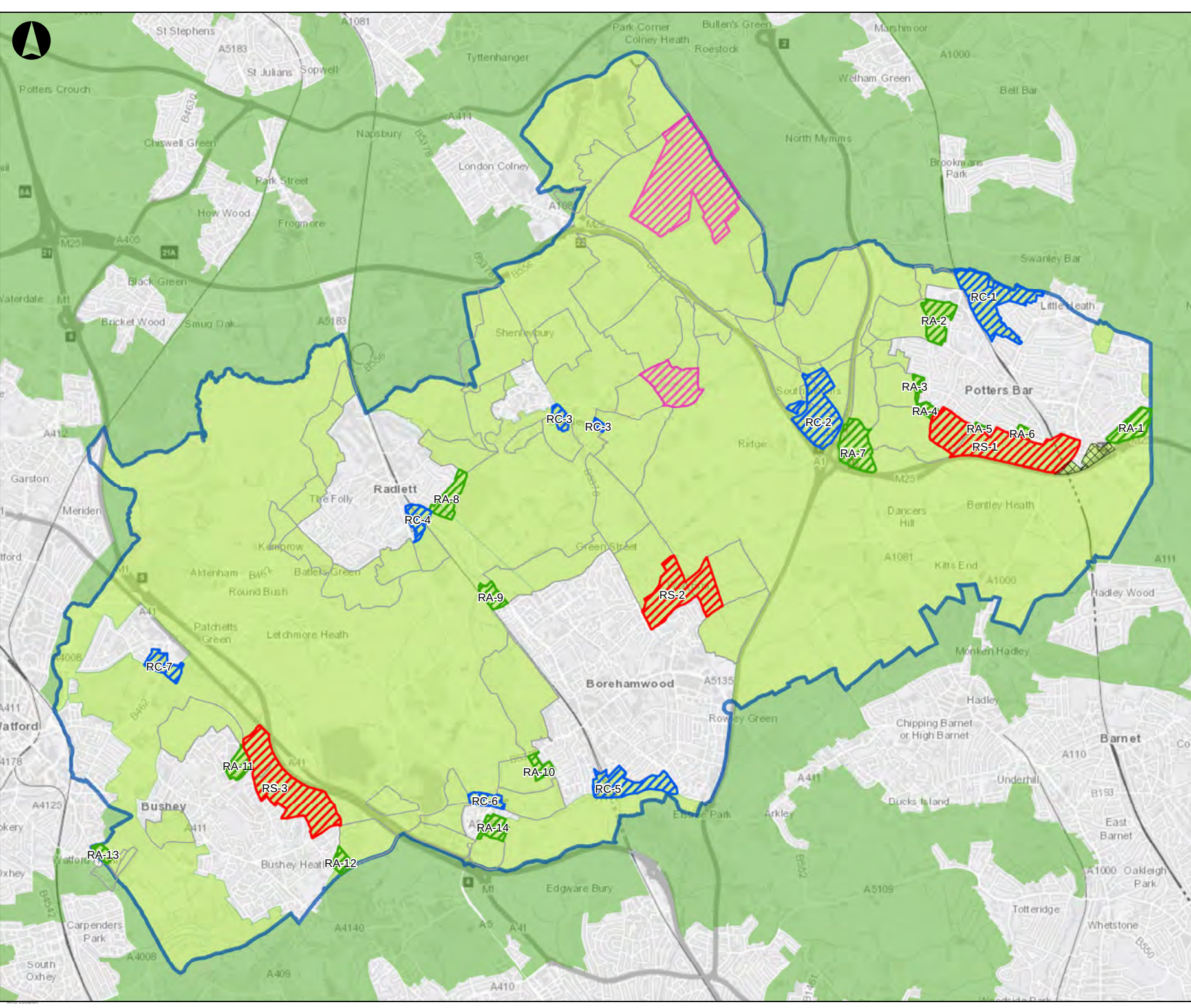
Job Title
**Hertsmere Green Belt Assessment
(Stage 2)**

**Figure 2.7:
Stage 2 GBA Sub-Area
Categorisation**

Scale at A3
1:50,000

Job No 272956-00	Drawing Status Draft
----------------------------	--------------------------------

Drawing No 2.7	Issue P1
--------------------------	--------------------



Legend

- Sub-Areas Not Recommended for Further Considerations
- Hertsmere Borough Boundary
- Hertsmere Green Belt
- Neighbouring Green Belt
- Recommended as Strategic Cluster
- Recommended in Combination
- Recommended in Isolation
- Recommended Area for Further Consideration of Garden Village
- Weakly performing parcels (GBA)

Contains OS data © Crown Copyright and database right 2018

P1	16-10-18	IN	ML	KF
Issue	Date	By	Chkd	Appd

0 650 1,300 2,600 Metres

ARUP

Client
Hertsmere Borough Council

Job Title
Hertsmere Green Belt Assessment (Stage 2)

Figure 2.8: GBA Stage 2 Recommended Areas, Garden Village Area and Parcels (Stage 1 GBA)

Scale at A3
1:50,000

Job No	Drawing Status
272956-00	Issued

Drawing No	Issue
2.8	P1

Green Belt Topic Paper

HBC is preparing a Green Belt topic paper,¹⁹ in which it considers the insetting of Elstree Village, Shenley and South Mimms. The emerging paper assesses the implications of insetting Shenley, Elstree Village and South Mimms and considers the current arrangement to be somewhat anachronistic. The difference between these villages being inset and having an envelope for infilling, as is already the case currently, is assessed to be relatively limited. The Council further argues that insetting their entire built area would enable the plan to more closely align with the NPPF and remove a planning constraint that unnecessarily constrains the extent to which infill development can occur.

Washed Over Village Study

Arup produced a Washed Over Village Study²⁰. This considered whether it is necessary to continue to restrict development in Hertsmere's washed over villages due to their contribution to openness of the Green Belt; or conversely whether the villages inclusion in the Green Belt should be reconsidered due to the limited contribution which the open character of the villages makes.

Opportunities for washed over villages to accommodate some limited expansion or infilling were also identified.

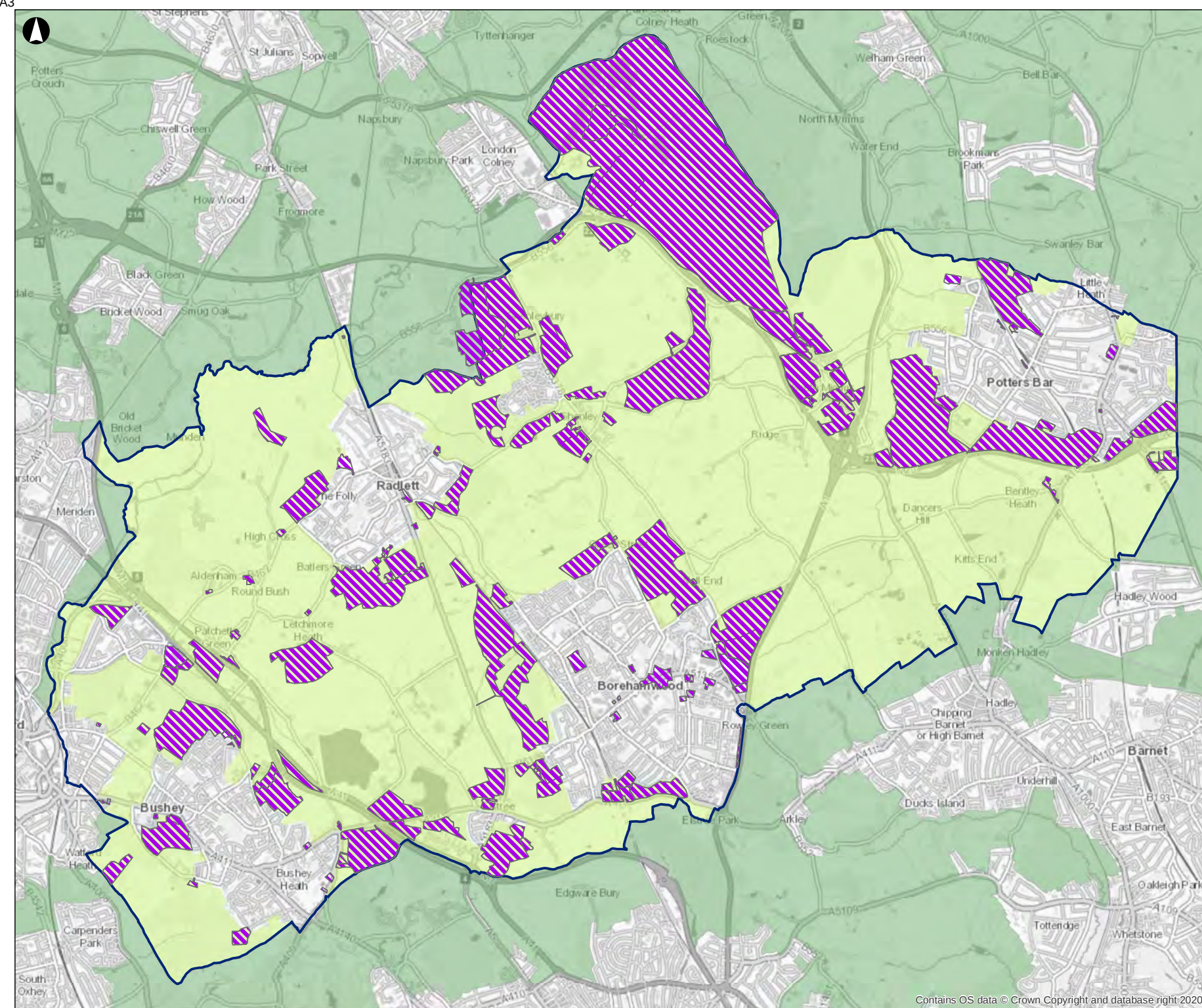
As the larger washed over villages of Elstree Village, Shenley and South Mimms were assessed as part of the Stage 2 Green Belt Assessment, in which they were recommended to be considered further for release; they were not assessed further in this study. Rather the study focussed on the wholly washed over tier VI and VII villages and hamlets of Aldenham (including Wall Hall), Letchmore Heath, Patchetts Green, Ridge, Round Bush, Bentley Heath and High Cross.

HELAA/ Site Allocations

As part of the Local Plan strategy work HBC has prepared a HELAA and is considering which sites to allocate. This work has included call for sites and engagement with stakeholders, landowners, developers and promoters with regards to these sites. Work is still ongoing in order to develop the shortlist of proposed site allocations for the new Local Plan. Figure 2.9 shows the sites promoted to HBC at the time of this study (Autumn 2020). The sites shown will not necessarily correspond to the final sites used to develop the Local Plan strategy, since not all promoted sites will be allocated.

¹⁹ HBC (2020) Green Belt topic paper (draft)

²⁰ Arup (2020) Washed Over Villages Study



- Promoted Sites
- Hertsmere Green Belt
- Neighbouring Green Belt
- Borough Boundaries

Contains Ordnance Survey Data
© Crown copyright and database right 2019
Coordinate System: British National Grid

065013002600

Metres

D2	20-10-21	JS	KF	CS
Rev	Date	By	Chkd	Appd

ARUP
13 Fitzroy Street
London W1T 4BQ
Tel +44 20 7636 1531 Fax +44 20 7580 3924
www.arup.com

Client
Hertsmere Borough Council

Project Title
Green Belt Boundary Assessment

Drawing Title
Figure 2.9 - Promoted Sites following Council Call for Sites

Scale at A3
1:50,000
Role

Suitability

Arup Job No 272956-00 Name	Rev A
---	-----------------

2.3 Experience Elsewhere

In the absence of specific guidance on how to establish new boundaries for previously washed over villages, it is helpful to review experience elsewhere to identify potential good practice in terms of identifying boundaries and inseting settlements.

Table 2.2 provides a high-level summary of the methodology employed by a selection of Local Authorities. It should be noted that the timescales for undertaking some of these studies, pre-dates the publication of the 2019 NPPF. In identifying good practice, this should be taken into account to ensure that the methodology adopted is sound and reflects the latest policy requirements.

Table 2.2 Green Belt Village and Boundary Studies

Local Authority	Study	Author	Approach
Bath & North East Somerset Council	Green Belt Boundary Desktop Review to Check Minor Anomalies (2014)	Bath & North East Somerset Council	A desktop review of the Green Belt boundary to identify minor anomalies, especially between the current alignment of the Housing Development Boundary and Green Belt boundary. Boundaries were assessed as to whether they were defined using readily recognisable physical features that are likely to be permanent. If an anomaly was identified, the review considered whether there was clear justification for any change. In considering justification, historic Local Plan proposals maps and historic OS maps were reviewed. For each anomaly, the Review set out the analysis and justification for a boundary change, or otherwise and a final recommendation. The review primarily identified where apparent digitisation errors had occurred.
Cheshire East Borough Council	Green Belt Villages Study (2017)	Arup	The study reviewed the status of washed over villages within / inset in the Green Belt across the district. There were four strands to the methodology: (a) assessing whether a settlement can be identified as a village; (b) identify washed over village boundaries/ review inset village boundaries;(c) assess openness of villages; (d) if a village was recommended for inseting, consider new inset boundaries. New inset boundaries were defined in relation to the NPPF policy on Green Belt boundaries with particular reference to including land that does not need to be necessarily kept permanently open within the inset villages and permanent readily recognisable boundaries. Criteria relating to these policy requirements were used to identify boundaries.
Chiltern District Council & South Bucks District Council	Chiltern and South Bucks Local Plan 2016-2036, Emerging Local Plan Evidence Base, Review of Settlements within the Green Belt (2019)	Chiltern District Council & South Bucks District Council	The study reviewed the status of settlements within the Green Belt across the two districts. There were three strands to the methodology: (a) assessing whether a settlement can be identified as a village; (b) an assessment of openness for those settlements identified as villages; (c) defining defensible boundaries for those villages that were regarded as not being open or making no contribution to the openness of the Green Belt. The new Green Belt boundaries were identified using the same definition of defensible boundary features as deployed in the Stage 1 and 2 Green Belt Assessments. New boundaries had to be clearly related to the existing built form. If a permanent defensible boundary could not be drawn around the village, it was not considered suitable for removal from the Green Belt.
Epping Forest District Council	Stage 2 Green Belt Review (2016)	LUC	Stage 2 Green Belt Review (GBR) reviewed the existing Green Belt boundaries and identified major and minor anomalies in the Green Belt where development has already taken place. Major anomalies corresponded to areas where significant development had taken place; the GBR reviewed whether there was justification for these areas to remain in the Green Belt, or whether an alteration was necessary. Minor anomalies were not judged to provide sufficient evidence for an alteration to the Green Belt.

Local Authority	Study	Author	Approach
	Background Paper on Green Belt and District Open Land (2016)	Arup / Epping Forest District Council	In the 2016 Background Paper, new boundaries were proposed for the major anomalies having regard to their intended permanence in the long term, so that they endure beyond the Plan period. The new boundaries were defined in line with the Green Belt boundary policy in the NPPF.
	Background Paper on Green Belt and District Open Land (2018)	Arup / Epping Forest District Council	Further anomalies, including future anomalies that would arise due to alterations to the Green Belt to take account of site allocations, were identified as part of the site selection process. For each proposed alteration, the 2018 Background Paper set out a description of the alteration, justification and site requirements. The main reasons for alterations included: to support site allocation, to regularise a position where development has already taken place / planning permission has been granted and to ensure the most defensible Green Belt boundary is protected.
Guildford Borough Council	Green Belt and Countryside Study (2014) Volume IV – Insetting of Villages and Defining New Green Belt boundaries within Guildford	Pegasus Group	Volume IV assessed whether the washed over villages should remain within the Green Belt or be inset with new boundaries defined. There were three stages to the assessment: (1) assessing openness within each village; (2) assessing how openness is perceived when viewing the village from beyond the established development and the location of defensible Green Belt boundaries; and (3) assessing the suitability of each village for inseting and defining potential Green Belt boundaries. The detailed locations of defensible Green Belt boundaries were identified from site surveys, aerial imagery and detailed OS mapping between 1:5,000 and 1:12,000 scale. The locations of woodlands, hedgerows, tree belts, highways and railway infrastructure surrounding each village were mapped – these elements were identified as adhering to the boundary definition requirements, as set out in paragraph 85 of the NPPF (2012).
North Hertfordshire District Council	North Hertfordshire Green Belt Review (2016)	Amec Foster Wheeler / North Hertfordshire District Council	The study included an assessment of the settlements set within the Green Belt and whether the designation should be removed, or the village boundary amended. Three possible outcomes were identified: (a) an inset village where Green Belt policy does not apply; (b) a washed over settlement, where Green Belt policies apply; and (c) a washed-over settlement with an infill boundary, within which limited development would be allowed as long as it did not affect Green Belt openness or the ability of the village to meet Green Belt purposes. Each settlement was assessed in terms of its openness (character and relationship with the Green Belt), the contribution it made to Green belt purposes and the potential for inseting. For those villages proposed for inseting, new Green Belt boundaries were identified; however, it is not clear from the report, how these new boundaries were identified.

Local Authority	Study	Author	Approach
Runnymede Borough Council	Green belt Village Review, Stage 1 Update (2018) Green Belt Village Review Stage 2 Update (2018) Green Belt Boundary Technical Review (2018)	Runnymede Borough Council	The stage 1 village review considered whether any areas of built development outside of designated settlements should be considered villages and whether they should remain washed over or inset. There were six stages to the methodology: (1) identify villages; (2) identify boundaries for the villages; (3) consider whether a village has an open character; (4) consider relationship of a village to openness of surrounding Green Belt; (5) decide whether a village should be washed over or inset; and (6) define Green Boundaries for inset villages (or parts thereof). Stage 6 was carried out in a subsequent report; however, it was noted that it would be in accordance with the Green Belt boundary policy in the NPPF. The stage 2 village review considered where the detailed boundary between the village and Green Belt should lie (Stage 6). A view was taken on how wide the boundary should be drawn around the village 'envelope' taking into account NPPF policy regarding opportunities for sustainable development, protecting the integrity of the Green Belt and safeguarding land. In line with NPPF policy, boundaries were defined using physical features that are readily recognisable and likely to be permanent. The boundary definitions adopted in the Stage 2 Green Belt Assessment (GBA) were referenced, however the council judged that the GBA was largely concerned with the macro scale rather than the small-scale intricacies of a Green Belt / village boundary interface. Therefore, additional features were also considered on a case by case basis. A three-stage process was adopted for defining the boundaries: (1) desktop study of OS map tiles and aerial photography to identify defensible boundary features; (2) site visits, where desktop study did not reveal clear features; and (3) mapping of proposed boundary with supporting commentary to explain the proposed boundary position based on criteria developed from the NPPF and PAS guidance relating to Green Belt purposes and boundaries (permanent physical features, durable and defensible now and beyond the Local Plan period. The 'rules' (outlined below) adopted in the boundary technical review were also applied. The boundary review considered the detailed Green Belt boundaries around the fringes of the urban areas to identify anomalies using base maps and aerial photography primarily, supported by site visits where necessary. For each proposed change, justification was provided. Four rules were defined as the basis of the changes: where the boundary between the Green Belt and the urban area was a road, the road was removed from the Green Belt; adjustments to reflect property and OS lines (essentially digitisation errors); adjustments to provide a more logical and defensible boundary; and adjustment to reflect developments that have occurred since the Green Belt was drawn.

2.4 Implications for this Study

From the review of policy, the emerging evidence base for the new Local Plan and previous studies elsewhere, the following implications for identifying new Green Belt boundaries were identified:

- Local Plan review offers a window of opportunity to consider whether Green Belt boundaries require alteration. It will be necessary for the Council to demonstrate exceptional circumstances to justify any alteration.
- The washed over villages in this study have been previously assessed as part of larger parcels in the Stage 1 Green Belt Assessment. The washed over parts of Elstree Village and Shenley were identified for further consideration for potential release. Although the contrasting character between the more developed areas of South Mimms and the open countryside was noted, no change was recommended for South Mimms in this strategic level assessment.
- The washed over parts of Elstree Village and Shenley and the whole of South Mimms were assessed again in the more fine-grained Stage 2 Green Belt Assessment. All three villages and some immediately surrounding land were recommended for further consideration for release.
- The Council's emerging Green Belt topic paper identifies Elstree Village, Shenley and South Mimms for inseting and therefore it is necessary to identify new Green Belt boundaries.
- There is no Government defined methodology for carrying out a review of Green Belt boundaries.
- The fundamental national planning policy principles for Green Belt should form the basis of identifying new boundaries, i.e. they should be clearly defined using readily recognisable physical features that are likely to be permanent and that will endure beyond the Plan period.
- South Mimms village is wholly washed over and therefore it will be necessary to define new boundaries for the whole settlement.
- Elstree Village and Shenley are partially washed over and therefore it will only be necessary to define new boundaries for the washed over parts of these settlements.
- All three villages have defined village envelopes and Conservation Areas in the adopted Local Plan, and Conservation Area Appraisals have been undertaken, which can be drawn upon when

considering the spatial extent of and boundaries for the villages.

- Where other studies identified a need for new village boundaries, these were defined in line with NPPF policy and were based on analysis of OS and aerial mapping, mapping of defensible features and site visits when appropriate boundaries could not be identified through desktop study. Where appropriate boundaries could not be identified, villages were not considered suitable for insetting.

3 Study Methodology

3.1 Overview

This section sets out the methodology developed to identify new Green Belt boundaries for the washed over part of the villages for Shenley and Elstree Village, and for the whole of South Mimms village. This study did not review the boundaries for those parts of Shenley and Elstree Village already inset from the Green Belt. The new boundaries were identified in line with the requirements set out in the NPPF 2019. The recommended boundaries have been mapped.

3.2 Assessment Criteria

Based on the 2019 NPPF (paragraph 139), the following criteria have been used to determine the new inset boundaries:

- Does the inset village include all land, which it is unnecessary to keep permanently open?
- Is the boundary based on physical features that are readily recognisable and likely to be permanent?

3.3 Identification of Green Belt Boundaries

This study was undertaken during the Coronavirus (COVID-19) pandemic and while the country remained in lockdown. It was not therefore possible to undertake site visits to the villages. The study instead used secondary data sources supported with data/ photographs from site visits for previous Hertsmere Green Belt studies carried out by Arup and using Council officers' local knowledge.

The Council's GIS shapefiles were used to determine the extent of existing designations, i.e. Green Belt, village envelopes, (as defined in the Hertsmere Site Allocations and Development Management Policies Plan – Policy SDM24 – Village Envelopes), and Conservation Areas. The village envelopes were used as the primary indication of the general spatial extent of the three washed over villages considered. The assessments also considered Green Belt adjacent to the villages that formed part of a recommended area in the Stage 2 Green Belt Assessment that was outwith village envelopes. Where

relevant, the assessments also explored the spatial extent of Conservation Areas in relation to the areas identified for analysis.

Secondary data sources were then used to define proposed boundaries, including Google Earth, detailed OS mapping with a scale of 1:50m, 2D and 3D aerial imagery and street view photography. Photographs taken on site from previous Hertsmere Green Belt assessments and detailed proformas were also used to support the identification of boundaries.

The Green Belt Assessments, Hertfordshire Landscape Character Assessment, Hertsmere Landscape Sensitivity report and the Conservation Area Appraisals were also reviewed, to take into account guidelines for the protection, management and planning of the villages and landscape, which may impact on the village boundaries.

The resultant recommended boundaries have been illustrated on digital mapping and were

sense-checked by the client team drawing on their local knowledge of the villages.

3.4 Appropriate Boundary Features

NPPF paragraph 139 requires that Green Belt boundaries should be defined clearly, using physical features that are readily recognisable and likely to be permanent. In other words, they must be defensible and well justified to be maintained in the long-term, beyond the lifetime of the development plan.

In the assessment, the following features were considered to be readily recognisable and durable features, consistent with the approach taken in the Stage 2 Green Belt Review:

- Infrastructure: motorways, public and made roads, and railway lines; existing development with strongly established and regular boundaries.
- Landforms: rivers, streams, canals or other watercourses; and prominent physical features (e.g. ridgelines or reservoir embankments); woodland edges, tree belts and hedgerows.

The following ‘soft boundary’ features were not considered as durable and would require strengthening:

- Infrastructure: private/unmade road; bridleway/footpath; power line.
- Natural: field boundary; fragmented/inconsistent tree line or hedgerow.

The proposed boundaries also considered the landscape and visual constraints and opportunities in the villages.

Absence of boundary features

In cases where suitable boundary features could not be identified in reasonable proximity to the edge of the village, new boundary features were proposed.

3.5 Site Allocations

At the time when the assessment was undertaken (October 2020), the Council was still considering which sites might be shortlisted as their proposed site allocations. Therefore, the assessments considered whether promoted sites lay immediately adjacent to village inset boundaries and flagged these instances as boundaries worthy of further consideration once proposed sites are confirmed.

4 Assessment and Findings

This study has defined new boundaries for those parts of Shenley, Elstree Village and South Mimms, which are being proposed by HBC for inseting within the Green Belt. The detailed assessments and resultant maps for the three settlements are set out in the following sections.

4.1 Elstree Village

Location

Elstree Village is situated in the south-west of Hertsmere Borough. It lies to the west of the larger settlement of Borehamwood and to the north of the M1, which forms the Borough boundary in this location. To the south of the Borough boundary by Elstree Village lie the London Borough of Barnet and the London Borough of Harrow.

Part of the built area of Elstree Village is inset in the Green Belt. A section of built development to the north of Elstree Village is washed over.

Settlement Hierarchy

Elstree Village is categorised as a 'key village' in the Hertsmere settlement hierarchy (Table 2.1, Figure 2.4). The settlement categorisation is based on population and household sizes as well as availability of amenities, services and transportation.

Village Envelope

The adopted Local Plan (2013) identifies a village envelope for the part of Elstree Village within the Green Belt, where 'limited infilling' may be considered appropriate development (see section 2.2.2).

The Elstree Village village envelope is shown on Figure 4.1. The village envelope extends north into the Green Belt from the inset built up area of Elstree Village and largely comprises residential development along A5183 Elstree Hill North.

The village envelope is broadly consistent with the northern section of built development.



Current Village Envelope

Borough Boundary

Hertsmere Green Belt

Neighbouring Green Belt

Contains Ordnance Survey Data
© Crown copyright and database right 2019

Coordinate System: British National Grid

Metres

055110220

D2	20-10-21	JS	KF	CS
Rev	Date	By	Chkd	Appd

ARUP

13 Fitzroy Street
London W1T 4BQ
Tel +44 20 7636 1531 Fax +44 20 7580 3924
www.arup.com

Client
Hertsmere Borough Council

Project Title
Green Belt Boundary Assessment

Drawing Title
Figure 4.1 - Elstree Village Current Village Envelope

Scale at A3
1:4,250
Role

Suitability

Arup Job No
272956-00

Rev
A

Name

Page 29

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

© Arup

I:\Global\arup.com\london\PTG\ICL-JOBS\272000\272956-00 Hertsmere Green Belt Assessment\4 Internal Project Data\4-02 GIS\04. Workspaces_Current\Boundary Assessment Maps_Sept 2020\Settlement Maps_Village Envelopes.mxd

Conservation Areas

There is one Conservation Area associated with Elstree Village: the Elstree Village Conservation Area. Figure 4.3 illustrates the extent of this Conservation Area, the majority of which falls within Green Belt land.

The Conservation Area extends north to the junction of A5183 Elstree Hill North / A5183 Watling Street / B5378 Allum Lane, encompassing all the built development along A5183 Elstree Hill North. Eastwards, the Conservation Area extends along A411 Barnet Lane, covering built development along this road as well as the majority of buildings on Summer Grove, Fortune Lane and May Gardens. To the South, the Conservation Area extends along High Street and Elstree Hill South, including shops, residential development, a care home and part of a small industrial / business estate.

The Elstree Village Conservation Area Appraisal²⁰ sets out the varied historic character of the settlement with a 'scattering of timber-framed structures from the 15th to 17th centuries, two imposing Georgian town houses, a number of inns, a Victorian parish church, and modest cottages'. The varied character of the area is illustrated on Figure 4.2.

²⁰ BEAMS Ltd and Hertsmere Borough Council (2014) Elstree Village Conservation Area Appraisal <https://www.hertsmere.gov.uk/Documents/09-Planning--Building-Control/Building--Tree-Conservation/Conservation-Areas/Elstree-CA-appraisal-Nov-2014.pdf>

The appraisal considers the village's greenery to be an important aspect of its historic character, even though it cannot be regarded as extensive. It is noted that the setting of many historic buildings is harmed by the loss of boundary features such as hedgerows and planting.

The appraisal concludes that the main boundaries of the Conservation Area are logical and should be maintained. However, there are further buildings of historic interest, based on the Arts & Crafts style, to the south side of Barnet Lane east of Fortune Lane. It is recommended to extend the Conservation Area to include these features.

The Conservation Area covers the majority of the village envelope, excluding only St Nicholas Church of England School and a cluster of residential dwellings on Potters Mews and Romeland. To the west of the village envelope, the Conservation Area extends across open fields. To the south of the village envelope, the Conservation Area covers a section of the inset development of Elstree Village and open fields within the Green Belt.

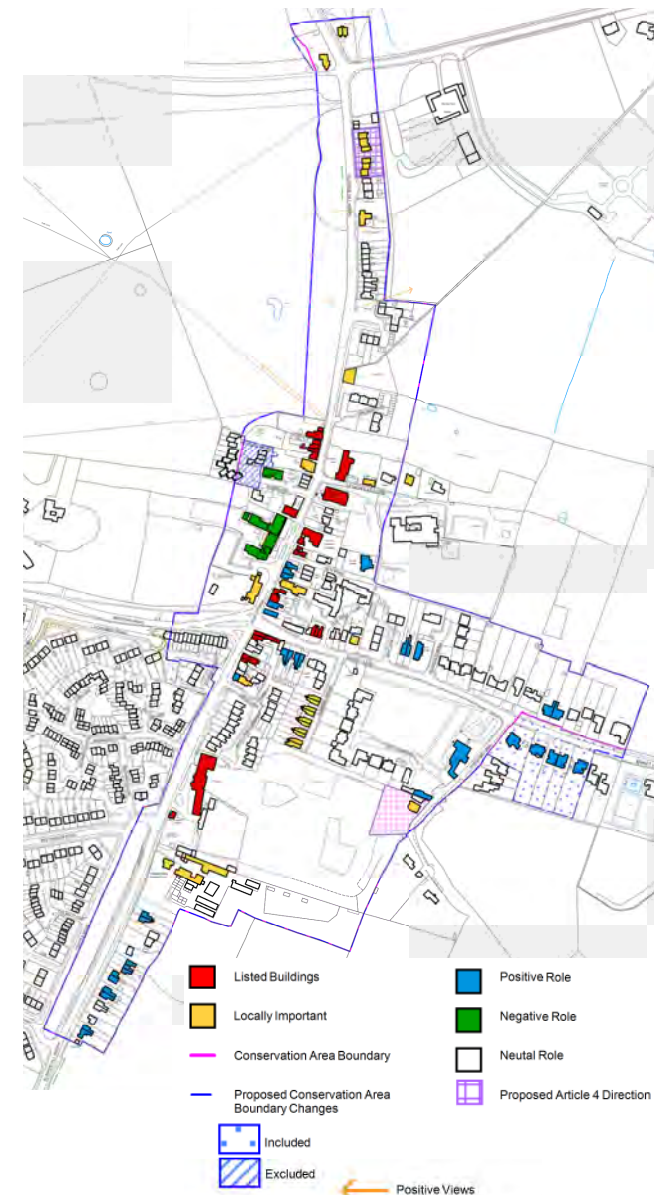


Figure 4.2 Elstree Village Conservation Area appraisal map



Conservation Areas

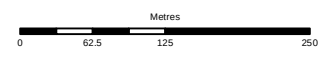
Village Envelopes

Hertsmere Green Belt

Neighbouring Green Belt

Borough Boundaries

Contains Ordnance Survey Data
© Crown copyright and database right 2019
Coordinate System: British National Grid



D2	20-08-04	JS	KF	CS
Rev	Date	By	Chkd	Appd

ARUP

13 Fitzroy Street
London W1T 4BQ
Tel +44 20 7636 1531 Fax +44 20 7580 3924
www.arup.com

Client
Hertsmere Borough Council

Project Title
Green Belt Boundary Assessment

Drawing Title
Figure 4.3 - Elstree Village Conservation Area

Scale at A3
1:4,830
Role

Suitability

Arup Job No 272956-00	Rev A
Name	

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN,

Green Belt Assessments

Two previous Green Belt assessments have been undertaken, as outlined in section 2.2.3; the results of which are summarised below.

Overview of Stage 1 Assessment²¹

The Stage 1 parcels immediately abutting the inset part of Elstree Village were: 3, 5, 8 and 10. Overall, parcels 3, 5 and 8 were assessed to strongly meet Green Belt purposes with parcel 10 moderately meeting Green Belt purposes.

²¹ Arup (2017) Stage 1 Green Belt Assessment - available here: <https://www.hertsmere.gov.uk/Documents/09-Planning--Building-Control/Planning-Policy/Local-Plan/New-LP-GB-Assessment-Report2016.pdf>

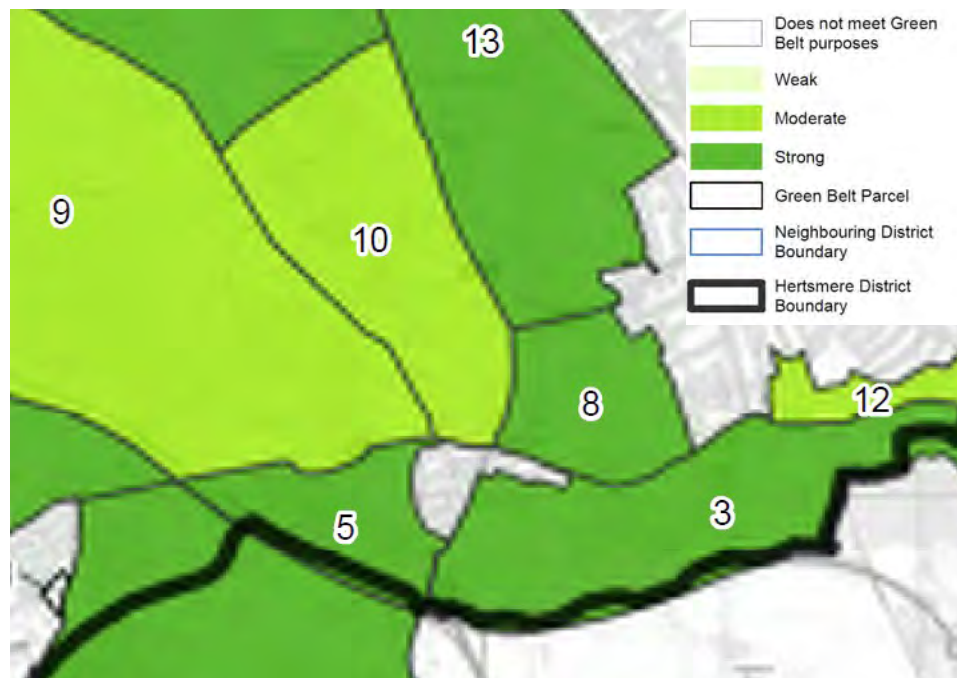


Figure 4.4 Elstree Stage 1 Green Belt Assessment: Overall Score

The stage 1 assessment concluded that small parts of parcels 5, 8 and 10 adjacent to the built up area of Elstree Village should be considered further in the Stage 2 assessment. The remainder of the parcels were recommended not to be considered further.

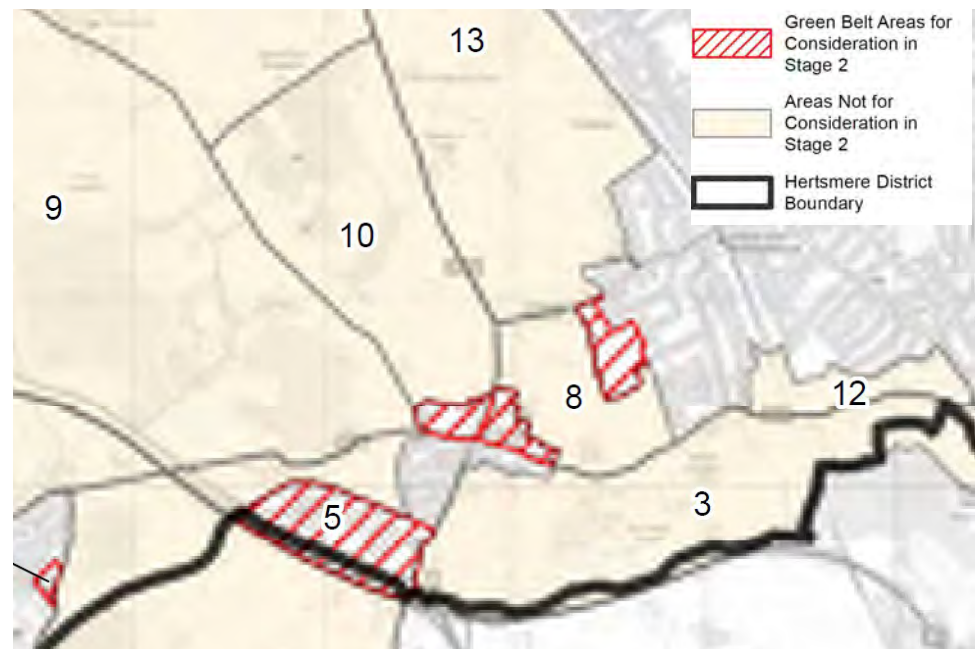


Figure 4.5 Elstree Stage 1 Green Belt Assessment: Areas Recommended for Further Consideration

Overview of Stage 2 Assessment²²

The sub-areas considered adjacent to the inset part of Elstree Village in the Stage 2 assessment were: SA-51, SA-64, SA-65, SA-66 and SA-67. The sub-areas were scored on their overall contribution to the Green Belt purposes, as well as their contribution to the wider strategic Green Belt. Those that were considered 'important' to the wider strategic Green Belt were not recommended for further consideration.

22 Arup (2019) Green Belt Assessment Stage 2 report - available here: <https://www.hertsmere.gov.uk/Documents/09-Planning--Building-Control/Planning-Policy/Local-Plan/Green-Belt-Assessment-2-DRAFT-Final-Report.pdf>

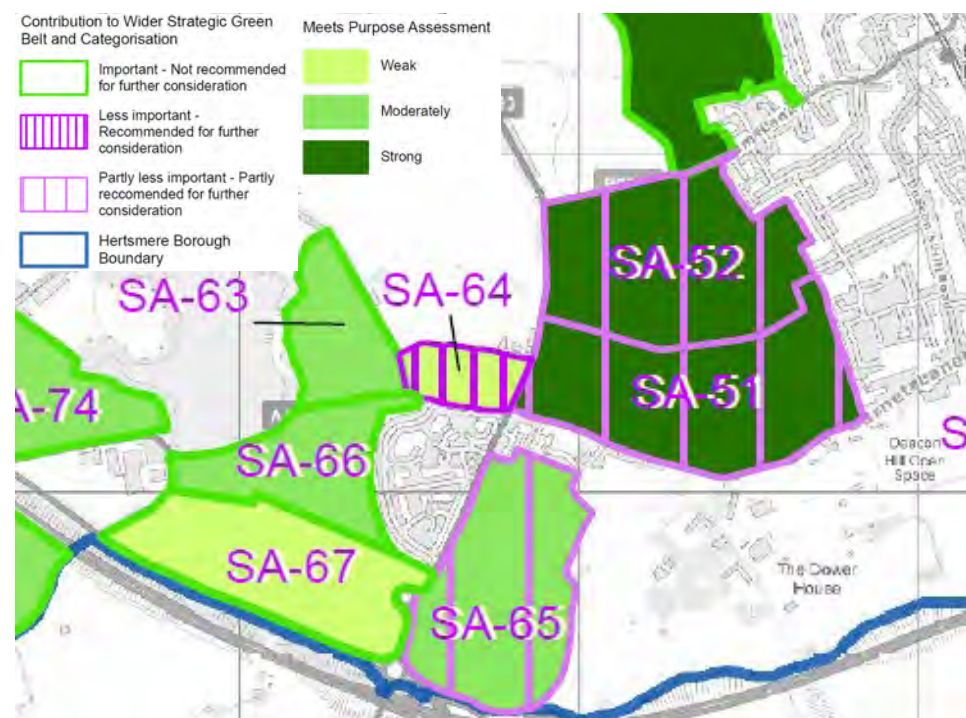


Figure 4.6 Elstree Stage 2 Green Belt Assessment: Sub-area Categorisation

The sub-areas for further consideration were ultimately categorised as: recommended for further consideration in isolation / combination / as a strategic cluster. Two recommended areas (RC-6 and RA-14) were identified for further consideration in the vicinity of Elstree Village. RC-6 covers a larger section of the southern extent of the village envelope, as well as an area further west; however it excludes the northern extent of the village envelope. RA-14 covers an area to the south-east of the current inset village.

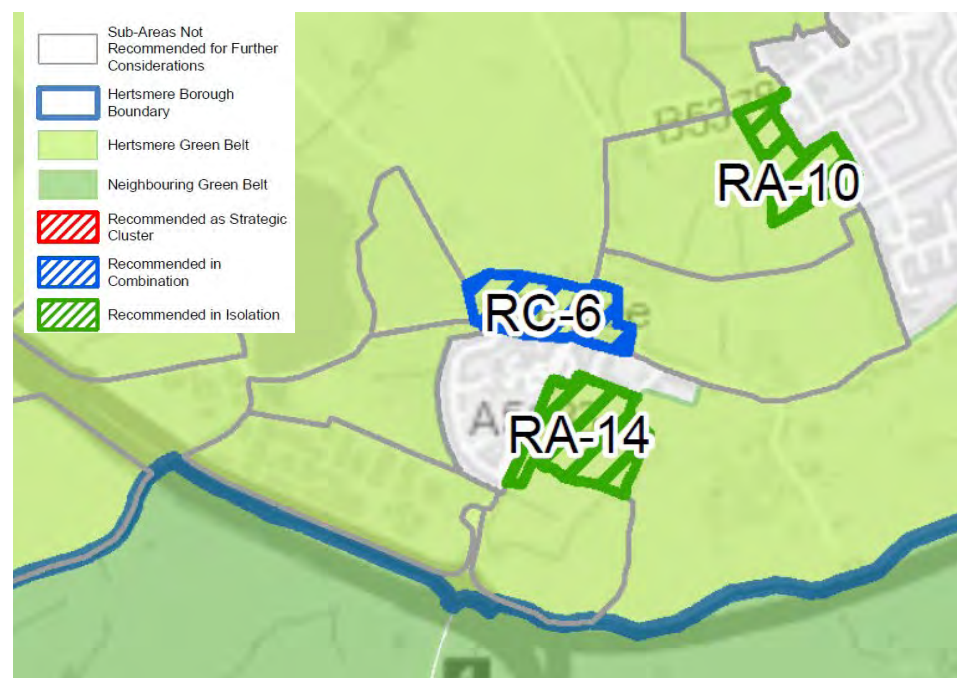


Figure 4.7 Elstree Stage 2 Green Belt Assessment: Recommended Areas

Landscape Character

The South Hertfordshire Landscape Character Assessment for Elstree Ridge and Slopes (area 23, Figure 4.8)²³ considers the area is 'never far from the impact or presence of built development'. A well defined tree ridge forms the spine of the area, with the slopes largely dominated by pasture and grazing land. The M1 corridor has a significant impact on this area, although many of the slopes are visually screened with planting.

A recent Landscape Sensitivity Study²⁴ divides the area into three smaller areas for assessment; area 23b is relevant to this report (Figure 4.9). Area 23b is characterised by a visually prominent ridge; the area is described as comprising pastoral fields bound by thick hedgerows interspersed by areas of deciduous woodland. Within the area there are remains of traditional orchards as well as parkland/ woodland pasture in Aldenham Park.

The assessments concludes that any development should be situated on flatter areas and avoid the visually prominent slopes and should respect the scale and grain of the landscape character. Deciduous woodland, parkland and orchards should be retained in the context of any future development.



Figure 4.8 South Hertfordshire Landscape Character Assessment: Character Area 23 Elstree Ridge and Slopes

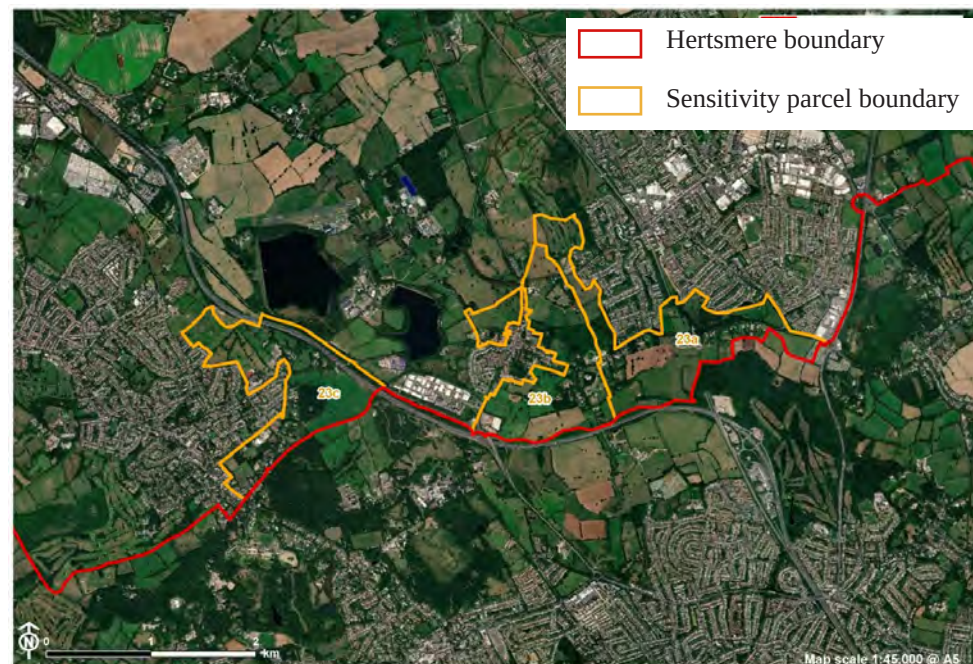


Figure 4.9 Landscape Sensitivity Assessment: Character Area 23 Elstree Ridge and Slopes

²³ Hertfordshire County Council (2004) South Hertfordshire Landscape Character Appraisal 023 Elstree Ridges and Slopes - available here: <https://www.hertfordshire.gov.uk/media-library/documents/environment-and-planning/landscape/landscape-character-assessments/area023.pdf>

²⁴ LUC (2020) Landscape Sensitivity to Residential and Employment Development in Hertsmere. Available at: <https://www.hertsmere.gov.uk/Documents/09-Planning--Building-Control/Planning-Policy/Local-Plan/Landscape-Sensitivity-Assessment-Final-Report.pdf>

Green Belt Segments for Assessment

Five segments have been identified for assessment (Figure 4.10). Three correspond to the current village envelope (EL.1, EL.2 and EL.4). The other two segments (EL.3 and EL.5) consider Green Belt adjacent to Elstree Village that falls into a recommended area in the Stage 2 Green Belt Assessment, that is outside the current village envelope. Where relevant, the assessments consider the spatial extent of the Conservation Area.



Figure 4.10 Green Belt Segments for Assessment

EL.1



Figure 4.11 - Segment EL.1



Figure 4.12 - Segment EL.1 with Conservation Area

Green Belt Boundary Assessment

Settlement	Elstree Village
Description of Green Belt segment	The northern finger of the village envelope comprises residential dwellings and gardens, as well as one place of worship. This section of the village envelope is bound by the built development and curtilage fencing to the north and east. To the west, the village envelope is demarcated by A5813 Elstree Hill North. It should also be noted, that all of this section of the village envelope is covered by the Elstree Village Conservation Area. The Conservation Area boundary extends beyond the village envelope into open countryside.
Recommended boundary	If Elstree Village is released from the Green Belt, it is recommended that the inset boundary to the north and east follows the existing building lines and curtilage fencing of properties along A5813 Elstree Hill North and The Bartons; these boundary features are readily recognisable and likely to be permanent. To the west, it is recommended that the inset boundary follows A5813 Elstree Hill North, which is a readily recognisable feature that is likely to be permanent.

-  Green Belt Segment
-  Conservation Areas
-  Village Envelopes
-  Hertsmere Green Belt

EL.2



Figure 4.13 - Segment EL.2



Figure 4.14 - Segment EL.2 with Conservation Area

Green Belt Boundary Assessment

Settlement	Elstree Village
Description of Green Belt segment	The south-western section of the village envelope is formed of residential dwellings fronting A5183 Elstree Hill North as well as those on Potters Mews, Romeland and Watling Court. The village envelope is largely demarcated by curtilage fencing of these residential dwellings; however, at one point to the south-west, the village envelope boundary cuts across an area of car parking, not delineated by any physical features. To the south, the village envelope is bounded by A411 Watford Road. It should also be noted, that the majority of this section of the village envelope is covered by the Elstree Village Conservation Area. However, the Conservation Area excludes a cluster of residential dwellings at the western extent of Potters Mews and Romeland.
Recommended boundary	If Elstree Village is released from the Green Belt, it is recommended that the inset boundary to the west follows existing curtilage fencing of properties along A5183 Elstree Hill North, Potters Mews, Romeland and Watling Court. To Potters Mews, the inset boundary should follow the highway for the gap between curtilages of properties on A5183 Elstree Hill North and those at the end of Potters Mews. This will form a readily recognisable boundary that is likely to be permanent. To the south, it is recommended that the boundary extends across A411 Watford Road to avoid creating an island of Green Belt between the village envelope boundary and the current inset development of Elstree's Composers Estate. The boundary would therefore exclude the single outlying dwelling to the west of Watling Court cul-de-sac where there is no clearly defined boundary.

-  Green Belt Segment
-  Conservation Areas
-  Village Envelopes
-  Hertsmere Green Belt

EL.3



Figure 4.15 - Segment EL.3



Figure 4.16 - Segment EL.3 with Conservation Area

Green Belt Boundary Assessment

Settlement	Elstree Village
Description of Green Belt segment	EL.3 represents the remainder of the Stage 2 Green Belt Assessment sub-area RC-6, which is not covered by the village envelope. This section of Green Belt is comprised of residential dwellings on Land's End and a horse sanctuary with paddocks. To the east, the area is delineated by curtilage fencing and car parking associated with residential dwellings on Watling Court. To the south, the area is bound by the A411 Watford Road / Barnet Lane. To the west, the area is demarcated by curtilage fencing of residential dwellings on Land's End. To the north, the area is bound by dense woodland.
Recommended boundary	If Elstree Village is released from the Green Belt, it is recommended that the southern inset boundary follows A411 Watford Road, to connect to the current inset boundary. It would therefore exclude the large outlying dwellings on Lands' End highway (east of Aldenham Road) where there is no clearly defined boundary. For recommendations on the western boundary, see EL.2.

-  Green Belt Segment
-  Conservation Areas
-  Village Envelopes
-  Hertsmere Green Belt

EL.4



Figure 4.17 - Segment EL.4

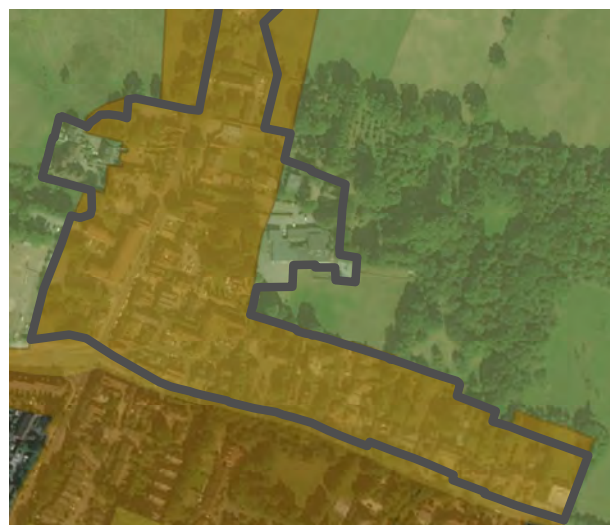


Figure 4.18 - Segment EL.4 with Conservation Area

Green Belt Boundary Assessment

Settlement	Elstree Village
Description of Green Belt segment	The south-eastern section of the village envelope is formed of built development comprising: residential dwellings (along A5183 Elstree Hill North, A411 Barnet Lane, St Nicholas Close, New Road, Yew Tree Close, Oak Tree Close and Georges Mead), two places of worship and one school. This section of the village envelope is bound by the buildings and curtilage fencing of the built development. It should also be noted, that the majority of this section of the village envelope is covered by the Elstree Village Conservation Area. However, the Conservation Area excludes St Nicholas Elstree Church of England School.
Recommended boundary	If Elstree Village is released from the Green Belt, it is recommended that the inset boundary to the north and east follows existing curtilage fencing of residential properties, places of worship and a school. This will form a readily recognisable boundary that is likely to be permanent. It is recommended that the boundary extends across A411 Barnet Lane to avoid creating an island of Green Belt between the village envelope boundary and the current inset development of Elstree Village.

- Green Belt Segment
- Conservation Areas
- Village Envelopes
- Hertsmere Green Belt

EL.5



Figure 4.19 - Segment EL.5



Figure 4.20 - Segment EL.5 with Conservation Area

Green Belt Boundary Assessment	
Settlement	Elstree Village
Description of Green Belt segment	EL.5 represents the Stage 2 Green Belt Assessment sub-area RA14. This section of Green Belt is formed of a mixture of built development along Elstree Hill South, in the form of residential dwellings, a residential care home and a small industrial estate; open fields; and an area of dispersed woodland. The area is demarcated by Elstree Hill South to the west, and by dispersed trees and hedgerow east. To the south, the area is delineated by curtilage fencing of residential properties on Elstree Hill South and by dispersed trees and hedgerow. To the north, the area is bound by curtilage fencing of residential properties on Westview Court, Summer Grove, May Gardens and Fortune Lane.
Recommended boundary	It is recommended that the inset boundary to the south-east of Elstree Village follows the curtilage fencing of built development along Elstree Hill South, including the industrial estate and residential care home. This will form a readily recognizable boundary that is likely to be permanent. It would therefore exclude the large dwelling and outlying row of dwellings on Fortune Lane where there is no clearly defined boundary.

- Green Belt Segment
- Conservation Areas
- Village Envelopes
- Hertsmere Green Belt

New Inset Boundaries

The proposed new inset boundary for Elstree Village is shown in Figure 4.21, along with the current boundary for Elstree Village (Composers Estate), which has already been removed from the Green Belt. The reasoning and justification for the proposed boundary is as follows.

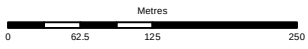
Boundary Criteria	Justification
Does the inset village include all land which it is unnecessary to keep permanently open?	The boundary includes the main cluster of development and largely mirrors the existing village envelope. The boundary has been amended to include the A411, as to avoid creating a thin strip of Green Belt between Elstree Village and Composers Estate, which is already inset. The broader area covered by the Conservation Area to the west, north and east of the northern segment of the village envelope is proposed for retention within the Green Belt as these do not form part of the built area. The Conservation Area also provides statutory protection for the village's rural setting.
Is the boundary based on physical features that are readily recognisable and likely to be permanent?	Yes, the proposed boundaries consist of roads and the limits of development, which are readily recognizable in the form of garden, fence, hedge and tree lines. Such boundaries are likely to be permanent.



- Proposed Inset Green Belt Boundary
- Borough Boundary
- Hertsmere Green Belt
- Neighbouring Green Belt

Contains Ordnance Survey Data
© Crown copyright and database right 2019

Coordinate System: British National Grid



D2	20-10-21	JS	KF	CS
Rev	Date	By	Chkd	Appd

ARUP

13 Fitzroy Street
London W1T 4BQ
Tel +44 20 7636 1531 Fax +44 20 7580 3924
www.arup.com

Client
Hertsmere Borough Council

Project Title
Green Belt Boundary Assessment

Drawing Title
**Figure 4.21 - Elstree Village
Proposed Inset Green Belt
Boundary**

Scale at A3
1:4,840
Role

Suitability

Arup Job No 272956-00	Rev A
Name	

Sources: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

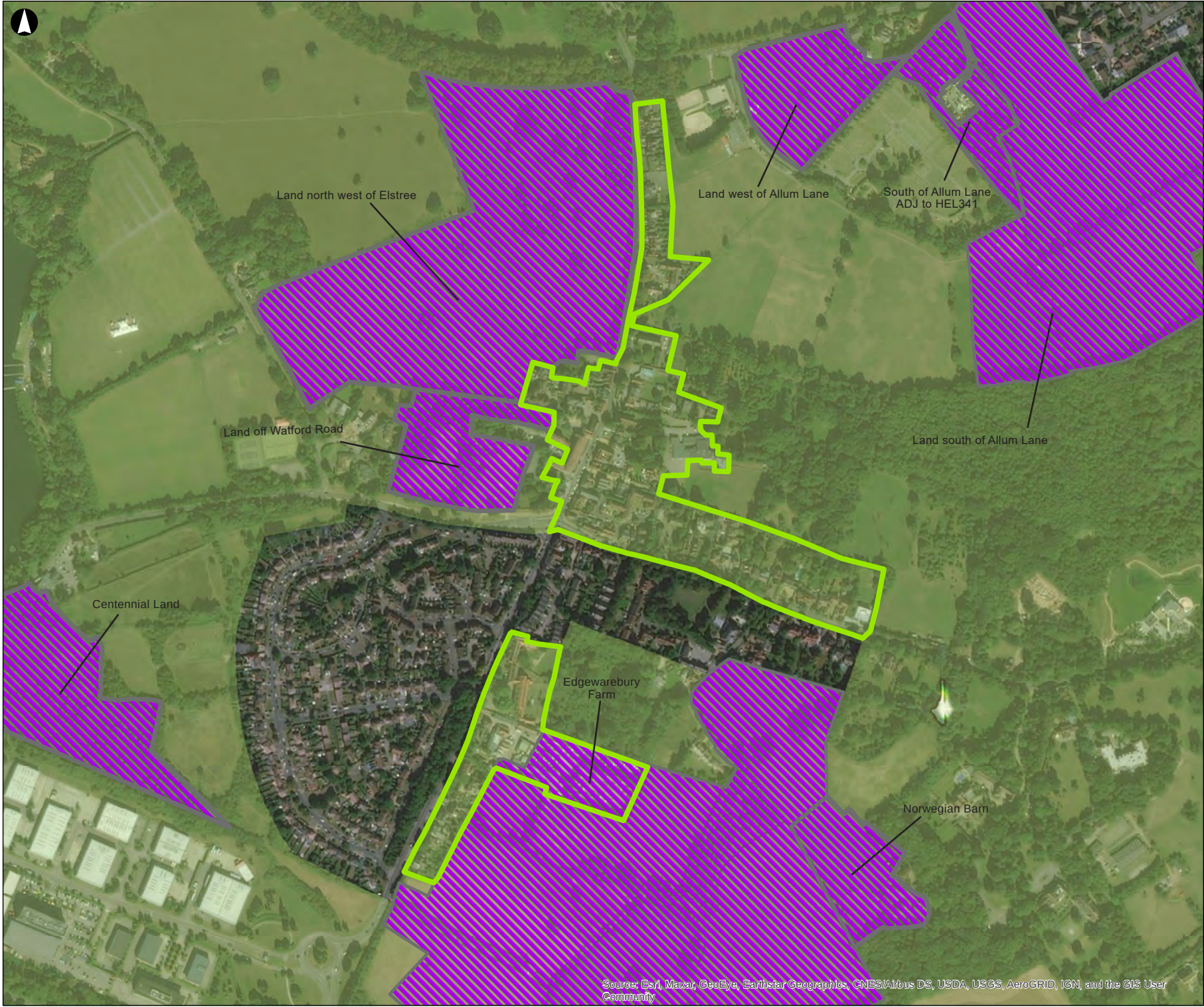
Promoted Sites

At the time when the assessment was undertaken (October 2020), the Council was still considering which promoted sites might be shortlisted as their proposed site allocations. Promoted sites in the vicinity of Elstree Village are shown on Figure 4.22.

Four promoted sites are immediately adjacent to the areas proposed for inseting:

- Land off Watford Road
- Land north west of Elstree
- Norwegian Barn
- Edgewarebury Farm

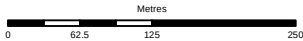
If any of these sites are shortlisted, it will be necessary to further revise the proposed inset boundaries.



- Proposed Inset Green Belt Boundary
- Hertsmere Green Belt
- Promoted Sites
- Neighbouring Green Belt
- Borough Boundaries

Contains Ordnance Survey Data
© Crown copyright and database right 2019

Coordinate System: British National Grid



D2	20-10-21	JS	KF	CS
Rev	Date	By	Chkd	Appd

ARUP

13 Fitzroy Street
London W1T 4BQ
Tel +44 20 7636 1531 Fax +44 20 7580 3924
www.arup.com

Client
Hertsmere Borough Council

Project Title
Green Belt Boundary Assessment

Drawing Title
**Figure 4.22 - Elstree Village
Promoted Sites**

Scale at A3
1:4,830
Role

Suitability

Arup Job No 272956-00 Name	Rev A
---	-----------------

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

4.2 Shenley

Location

Shenley is located in the north-west of Hertsmere Borough. It lies to the north and east of the larger settlements of Borehamwood and Radlett respectively.

Part of the built area of Shenley (Porters Park) is inset in the Green Belt. This corresponds to the former hospital site that was removed from the Green Belt as part of earlier Local Plan alterations. The remaining part to the south-east of Shenley, which corresponds to the old village, is washed over.

Settlement Hierarchy

Shenley is categorised as a 'key village' in the Hertsmere settlement hierarchy (Table 2.1, Figure 2.4). The settlement categorisation is based on population and household sizes as well as availability of amenities, services and transportation.

Village Envelope

The adopted Local Plan (2013) identifies a village envelope for the part of Shenley within the Green Belt, where 'limited infilling' may be considered appropriate development (see section 2.2.2).

The village envelope is shown on Figure 4.23; it encompasses the south-east section of Shenley, which lies to the northern inset area of the village, and largely comprises residential development.

The village envelope is largely consistent with existing built development in this south-east section. It covers buildings within and immediately adjoining the historic London Road area. Outside the built up area, the village envelope contains two fields to the south-west.



Current Village Envelope

Borough Boundary

Hertsmere Green Belt

Neighbouring Green Belt

Contains Ordnance Survey Data
© Crown copyright and database right 2019
Coordinate System: British National Grid

Metres

0100200400

D2	20-10-21	JS	KF	CS
Rev	Date	By	Chkd	Appd

ARUP

13 Fitzroy Street
London W1T 4BQ
Tel +44 20 7636 1531 Fax +44 20 7580 3924
www.arup.com

Client

Hertsmere Borough Council

Project Title

Green Belt Boundary Assessment

Drawing Title

Figure 4.23 - Shenley Current Village Envelope

Scale at A3

1:7,810

Rate

Suitability

Arup Job No

272956-00

Rev

A

Name

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Conservation Areas

There is one Conservation Area associated with Shenley: the Shenley Conservation Area. Figure 4.24 illustrates the extent of this Conservation Area, the majority of which falls within Green Belt land. A second conservation area, covering Shenley Tower within Porters park, was de-designated in 2010.

As illustrated on Figures 4.24 and 4.25, the Conservation Area lies within the southern section of the settlement of Shenley. The Shenley Conservation Area Appraisal²⁵ identifies three distinct character areas, as illustrated on Figure 4.25.

Character Area 1 (London Road) extends south along B5378 London Road, covering adjoining roads and built development. Character Area 2 (North-East Rectory Lane / Mimms Hall) stretches along Rectory Lane, comprising built development and open fields. Character Area 3 (West Porter Park / Former Hospital Site) follows Radlett Lane and includes Shenley Park, with woodland, formal gardens, outdoor sports facilities and some built development. Further westwards, Character Area 3 also contains the historic Porter Park Estate and, to the north, a minor section of a modern residential estate.

The appraisal states that the area is based on recognisable traces of a hamlet and its rural setting. The triangular street pattern of the oldest part of the village is typical of Hertfordshire medieval market towns. The focal point of the area is the pond and “The Cage”, a prominent round lock-up on the north bank of the pond.

The character of buildings within the Conservation Area is diverse with 16th Century farmhouses, 18th century 'round lock-up', 19th Century cottages, Gothic Revival parish church, Victorian semi-detached cottages and a post-war housing estate.

The appraisal identified possible changes to the existing boundaries at Porters Park/Shenley Park, the Cricket Club and the southern end of London Road, which were adopted in June 2012 and are represented in the current Conservation Area boundary.

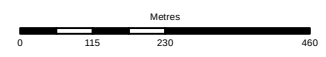
Considering the village envelope, a significant portion of this is covered by the Conservation

²⁵ BEAMS Ltd (2012) Shenley Conservation Area Appraisal - available here: <https://www.hertsmere.gov.uk/Documents/09-Planning--Building-Control/Building--Tree-Conservation/Conservation-Areas/Shenley-CA-Appraisal.pdf>



- Conservation Areas
- Village Envelopes
- Hertsmer Green Belt
- Neighbouring Green Belt
- Borough Boundaries

Contains Ordnance Survey Data
© Crown copyright and database right 2019
Coordinate System: British National Grid



D2	20-08-04	JS	KF	CS
Rev	Date	By	Chkd	Appd

ARUP

13 Fitzroy Street
London W1T 4BQ
Tel +44 20 7636 1531 Fax +44 20 7580 3924
www.arup.com

Client
Hertsmer Borough Council

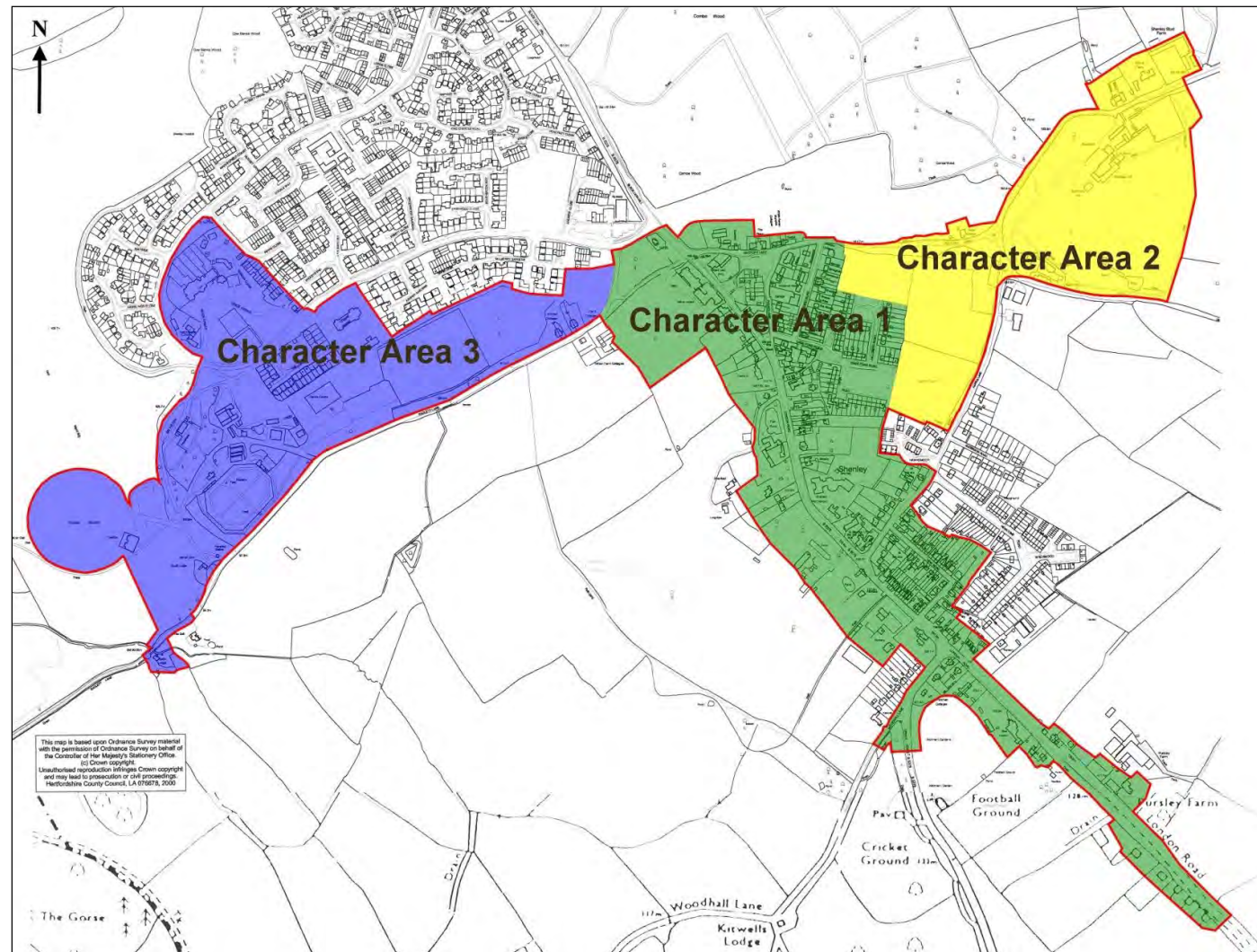
Project Title
Green Belt Boundary Assessment

Drawing Title
Figure 4.24 - Shenley Conservation Area

Scale at A3
1:8,890
Role

Suitability

Arup Job No 272956-00	Rev A
Name	



Map D. Shenley Conservation Area Character Areas
Base Ordnance Survey map provided by Hertsmere Borough Council 2011

Figure 4.25 Shenley Conservation Area Character Areas Map²⁶

26 BEAMS Ltd (2012) Shenley Conservation Area Appraisal, p19. Available here: <https://www.hertsmere.gov.uk/Documents/09-Planning--Building-Control/Building--Tree-Conservation/Conservation-Areas/Shenley-CA-Appraisal.pdf>

Area, particularly towards the centre of the village. To the south part of the village envelope, the Conservation Area is concentrated on development on and adjacent to London Road.

Green Belt Assessments

Two previous Green Belt assessments have been undertaken, as outlined in section 2.2.3 (above); the results of which are summarised below.

Overview of Stage 1 Assessment²⁶

26 Arup (2017) Stage 1 Green Belt Assessment - available here: <https://www.hertsmere.gov.uk/Documents/09-Planning--Building-Control/Planning-Policy/Local-Plan/New-LP-GB-Assessment-Report2016.pdf>

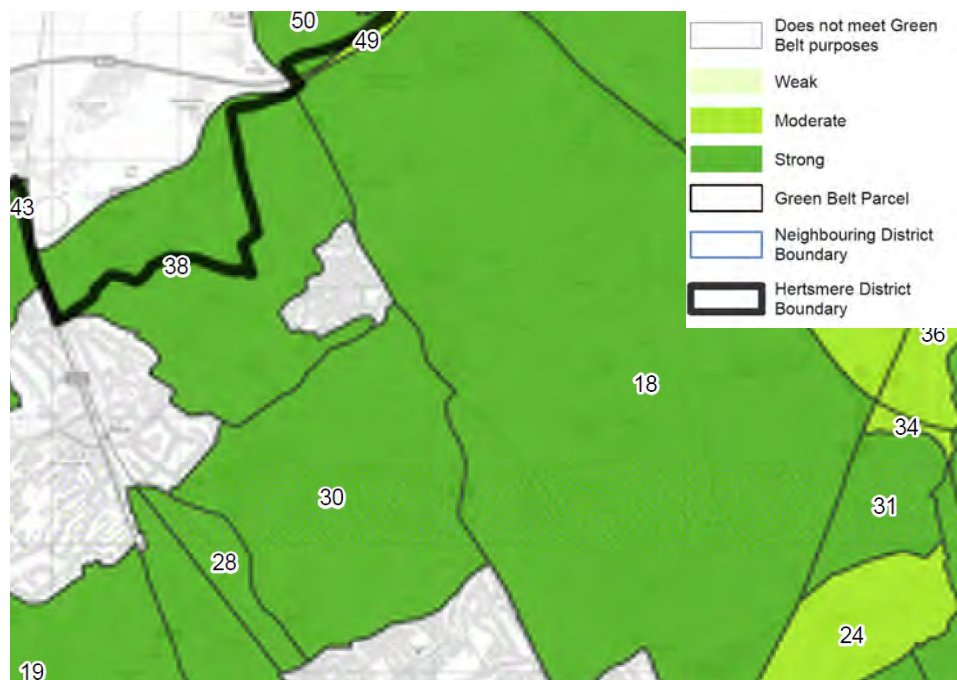


Figure 4.26 - Shenley Stage 1 Green Belt Assessment: Overall Score

The Stage 1 parcels immediately abutting the inset part of Shenley were: 18, 30 and 38. Overall these three parcels were assessed to strongly meet Green Belt purposes.

The Stage 1 assessment concluded that small parts of parcels 18 and 30 adjacent to the built up area of Shenley should be considered further in the Stage 2 assessment. These areas broadly comprise the village envelope.

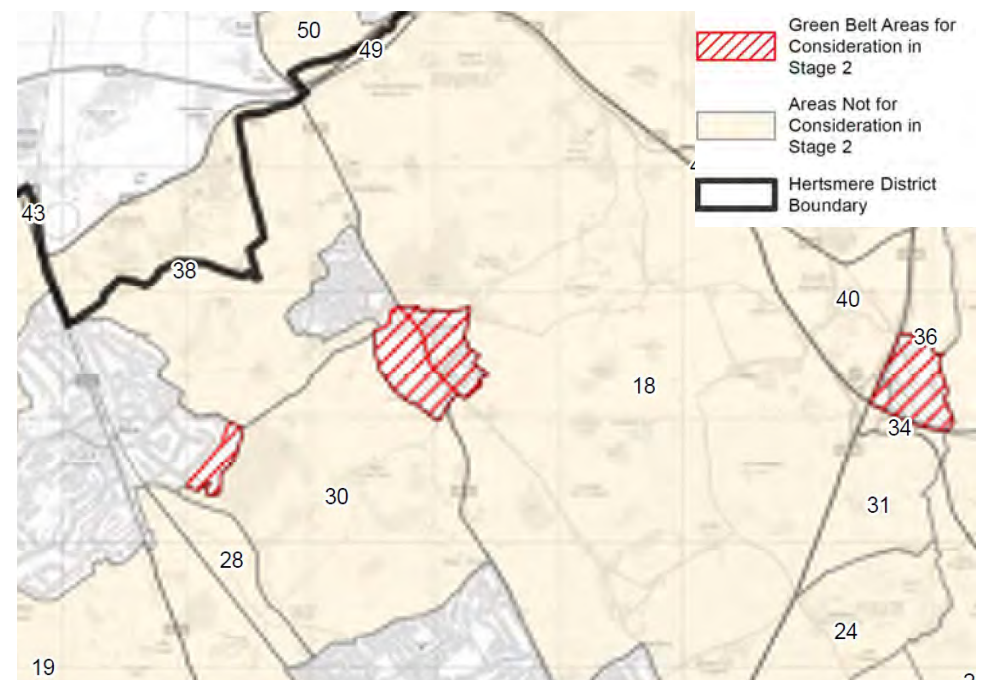


Figure 4.27 - Shenley Stage 1 Green Belt Assessment: Areas Recommended For Further Consideration

The remainder of the parcels were recommended not to be considered further.

Overview of Stage 2 Assessment²⁷

The sub-areas considered adjacent to the inset part of Shenley in the Stage 2 assessment were: SA-27, SA-28, SA-29, SA-30, SA-31, SA-32. The sub-areas were scored on their overall contribution to the Green Belt purposes,

²⁷ Arup (2019) Green Belt Assessment Stage 2 report - available here: <https://www.hertsmere.gov.uk/Documents/09-Planning--Building-Control/Planning-Policy/Local-Plan/Green-Belt-Assessment-2-DRAFT-Final-Report.pdf>

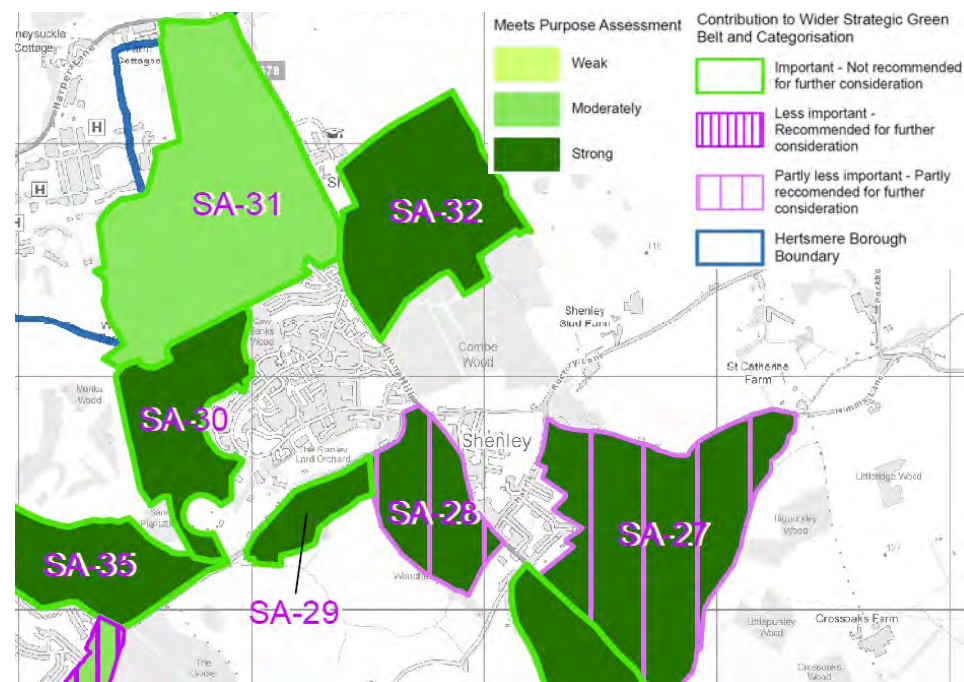


Figure 4.28 - Shenley Stage 2 Green Belt Assessment: Sub-Area Categorisation

as well as their contribution to the wider strategic Green Belt. Those that were considered 'important' to the wider strategic Green Belt were not recommended for further consideration.

The sub-areas for further consideration were ultimately categorised as: recommended for further consideration in isolation / combination / as a strategic cluster. One recommended area (RC-3) was identified for further consideration in the vicinity of Shenley. The northern extent of RC-3 covers a section of the Village Envelope.

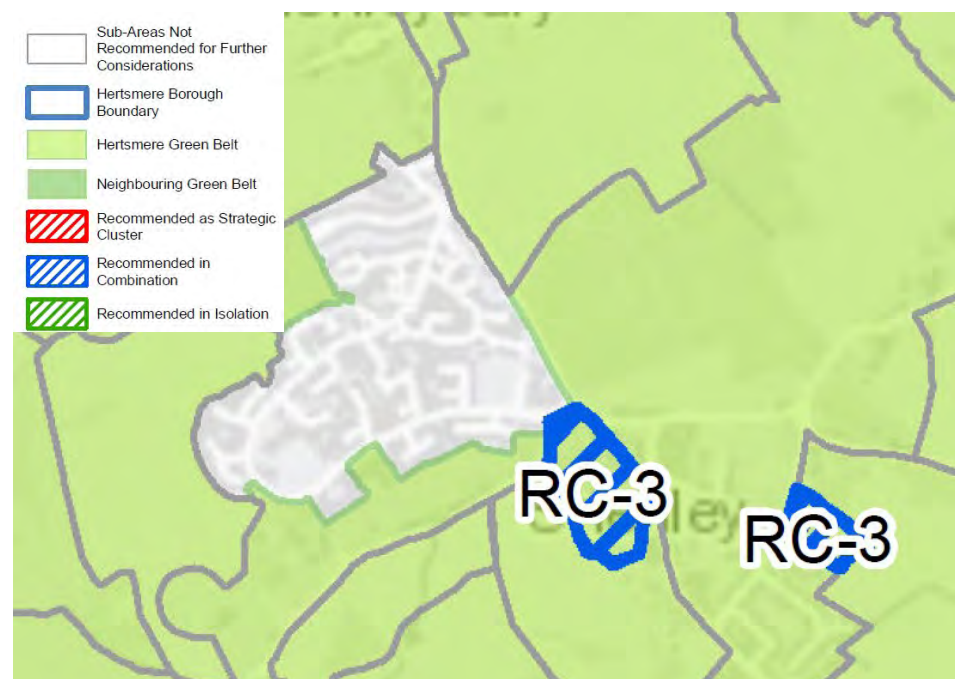


Figure 4.29 - Shenley Stage 2 Green Belt Assessment: Recommended Areas

Landscape Character

The South Hertfordshire Landscape Character Assessment for Shenley Ridge (area 20, Figure 4.30)²⁸ considers that the area is characterised by a prominent ridge feature, with steep slopes rising from the Vale of St Albans. The area comprises a mix of woodland, pasture land and built development. Due to the distinctive ridge, the landscape is describes as 'unusual within the county'.

A recent Landscape Sensitivity Study for High Canons Valleys and Ridges²⁹ includes two areas surrounding Shenley village envelope: character area 20b, adjoining the north-eastern London Road and Rectory Lane areas, and character area 21c, adjoining the south-western Radlett Lane and London Road areas (Figure 4.31). Both character areas were considered to have moderate-high sensitivity to low and medium density residential, with high sensitivity to larger scale development. For area 20b, the Study recommends future development should be small scale and located within enclosed areas. For area 21c, it recommends that future development should be situated at the top of the plateau, set back from slopes that fall towards the village.

²⁸ Hertfordshire County Council (2004) South Hertfordshire Landscape Character Assessment: Shenley Ridge. Available here: <https://www.hertsmere.gov.uk/Documents/09-Planning--Building-Control/Planning-Policy/Local-Plan/SADMS-EB01f-LCA-020-Shenley-Ridge.pdf>

²⁹ LUC (2020) Landscape Sensitivity to Residential and Employment Development in Hertsmere. Available at: <https://www.hertsmere.gov.uk/Documents/09-Planning--Building-Control/Planning-Policy/Local-Plan/Landscape-Sensitivity-Assessment-Final-Report.pdf>

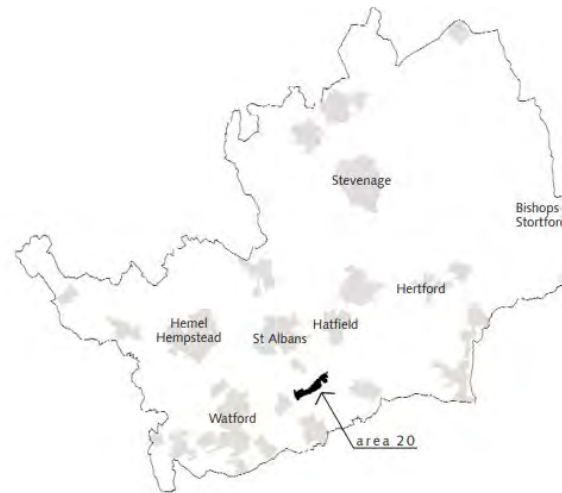


Figure 4.30 - South Hertfordshire Landscape Character Assessment: Character Area 20 Shenley Ridge



Figure 4.31 - Landscape Sensitivity Assessment: Character Area 20b (to left of Figure); Character Area 21c (to right of Figure).

Green Belt Segments for Assessment

Five segments have been identified for assessment. Three correspond to the current village envelope (SH.1, SH.3 and SH.4). The other two segments (SH.2 and SH.5) consider Green Belt adjacent to Shenley that falls into a recommended area in the Stage 2 Green Belt Assessment, that is outside the current village envelope. Where relevant, the assessments consider the spatial extent of the Conservation Area.



Figure 4.32 - Green Belt Segments For Assessment

SH.1



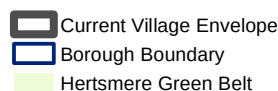
Figure 4.33 - Segment SH.1



Figure 4.34 - Segment SH.1 with Conservation Area

Green Belt Boundary Assessment

Settlement	Shenley
Description of Green Belt segment	The north-eastern section of the village envelope is comprised predominantly of residential dwellings with some commercial properties, along London Road, Rectory Lane, Pound Lane, Cage Pond Road, King Edward Road, Hillcrest Road, Mead Road, Harris Lane and Hawksmoor. The village envelope is largely demarcated by curtilage fencing of these properties; however, at one point to the south-east the boundary is delineated by an unmade footpath between residential dwellings and a children's playground. It should also be noted, that this entire section of the village envelope is covered by the Shenley Village Conservation Area. The Conservation Area extends beyond the built development of Shenley into open countryside to the east of the village envelope, as well as to the west.
Recommended boundary	If Shenley village is released from the Green Belt, it is recommended that the inset boundary to the north-east follows existing curtilage fencing of properties along Rectory Lane, King Edward Road, Hillcrest Road, Cage Pond Road and Mead Road. This will form a readily recognisable boundary that is likely to be permanent. Where the village envelope is poorly marked by an unmade footpath, it is recommended that the inset boundary in this location follows the highways of Cage Pond Road and Mead Road, which are readily recognisable features that are likely to be permanent.



SH.2



Figure 4.35 - Segment SH.2



Figure 4.36 - Segment SH.2 with Conservation Area

Green Belt Boundary Assessment

Settlement	Shenley
Description of Green Belt segment	SH.2 represents the remainder of the western section of the Stage 2 Green Belt Assessment sub-area RC-3, which is not covered by the village envelope. This section of Green Belt is formed of built development along B5378 London Road, in the form of sporadic large residential dwellings and a residential care home; and an area of dense woodland with an open field. The area is delineated by B5378 London Road to the east, and by Radlett Lane and Potters Park Drive to the north. To the west the area is bound by dense woodland planting and a line of trees. To the south, the boundary is poorly marked as it cuts through residential development and is not bound by well-defined physical features. It should also be noted, that the majority of this area is covered by the Shenley Village Conservation Area. The Conservation Area extends beyond this area into open countryside to the east.
Recommended boundary	If Shenley village is released from the Green Belt, it is recommended that the inset boundary follows the B5378 London Road highway. This will form a readily recognisable boundary that is likely to be permanent. It would therefore exclude the large dwellings and care home on the B5378 London Road from Green Belt release where there is no clearly defined boundary.

-  Current Village Envelope
-  Borough Boundary
-  Hertsmere Green Belt

SH.3



Figure 4.37 - Segment SH.3



Figure 4.38 - Segment SH.3 with Conservation Area

Green Belt Boundary Assessment

Settlement	Shenley
Description of Green Belt segment	The western section of the village envelope is formed of residential development along B5378 London Road, Charrington Close and Woodhall Lane. The village envelope is largely demarcated by curtilage fencing of these properties; however at one point to the south-west, the boundary cuts across residential gardens and is not marked by any physical features. Adjacent to this (to the north), the village envelope passes through an open field and woodland, which is part of a larger residential estate (Shenley Grange); at this point, the boundary is not marked by any physical features. It should also be noted, that the majority of this section of the village envelope is covered by the Shenley Village Conservation Area. However, the conservation area excludes all residential dwellings on Woodhall Lane and two residential dwellings on Charrington Close. Furthermore, the Conservation Area excludes the area of open field and woodland. The Conservation Area extends beyond the built development of Shenley into open countryside to the west of the village
Recommended boundary	If Shenley village is released from the Green Belt, it is recommended that the inset boundary to the west follows the B5378 London Road and the curtilage fencing of residential properties along Charrington Close, the southern extent of B5378 London Road and Woodhall Lane. This is a readily recognisable boundary that is likely to be permanent. The inset boundary will extend to a point approximately 240m south of the junction Green Street / B5378 London Road. It would therefore exclude Pursley Farm to the south-east, and the large dwellings and care home to the south-west of B5378 London Road. This is consistent with the recommendations of SH.2.

-  Current Village Envelope
-  Borough Boundary
-  Hertsmere Green Belt

SH.4



Figure 4.39 - Segment SH.2



Figure 4.40 - Segment SH.2 with Conservation Area

Green Belt Boundary Assessment

Settlement	Shenley
Description of Green Belt segment	The south-eastern section of the village envelope is comprised predominantly of residential dwellings along London Road, Harris Lane, Hawsmoor, New Road, Newcome Road, Anderson Road, Birchwood and Old Nursery Close. This section of the village envelope is entirely demarcated by curtilage fencing of these properties. It should also be noted, that a small area of this section of the village envelope is covered by the Shenley Village Conservation Area, and that the Conservation Area extends into the open countryside adjacent to the village envelope. However, the Conservation Area excludes development on Anderson Road, Newcome Road, Birchwood, Old Nursery Close, Hawsmoor and part of the built development on Harris Lane.
Recommended boundary	If Shenley village is released from the Green Belt, it is recommended that the inset boundary to the south-east follows existing curtilage fencing of properties along Harris Lane, Hawsmoor, Newcome Road, Anderson Road and Birchwood. This will form a readily recognisable boundary that is likely to be permanent. To the south, it is recommended that the inset boundary follows the building lines and curtilages of properties on Old Nursery Close, which will form a readily recognisable boundary that is likely to be permanent.

-  Current Village Envelope
-  Borough Boundary
-  Hertsmere Green Belt

SH.5



Figure 4.41 - Segment SH.5



Figure 4.42 - Segment SH.5 with Conservation Area

Green Belt Boundary Assessment

Settlement	Shenley
Description of Green Belt segment	SH.5 represents the remainder of the eastern section of the Stage 2 Green Belt Assessment sub-area RC-3, which is not covered by the village envelope. This section of Green Belt is comprised of two open fields to the east of the village envelope. The area is delineated by dispersed trees and hedgerows to the north-east and south-east. To the south-west and north-west, the area is bound by curtilage fencing of residential properties along Birchwood, Newcome Road, Harris Lane and Anderson Road; and by a small section of Harris Lane.
Recommended boundary	It is recommended that no alterations are made to this section of the Green Belt boundary.

 Current Village Envelope
 Borough Boundary
 Hertsmere Green Belt

New Inset Boundaries

The proposed new inset boundary for Shenley is shown in Figure 4.43, along with the current boundary for Shenley (Porters Park), which has already been removed from the Green Belt. The reasoning and justification for the proposed boundary is as follows.

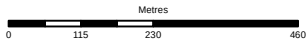
Boundary Criteria	Justification
Does the inset village include all land which it is unnecessary to keep permanently open?	The inset boundary includes the main built up area of Shenley, largely reflecting the existing village envelope but excluding areas of open countryside. The broader areas covered by the Conservation Area to the east and west of the village envelope are proposed for retention within the Green Belt as these are open land and do not form part of the built area. The Conservation Area also provides statutory protection for the village's rural setting.
Is the boundary based on physical features that are readily recognisable and likely to be permanent?	Yes, the proposed boundaries consist of roads and the limits of development, which are readily recognizable in the form of garden, fence, hedge and tree lines. Such boundaries are likely to be permanent.



- Proposed Inset Green Belt Boundary
- Borough Boundary
- Hertsmere Green Belt
- Neighbouring Green Belt

Contains Ordnance Survey Data
© Crown copyright and database right 2019

Coordinate System: British National Grid



D2	20-10-21	JS	KF	CS
Rev	Date	By	Chkd	Appd

ARUP

13 Fitzroy Street
London W1T 4BQ
Tel +44 20 7636 1531 Fax +44 20 7580 3924
www.arup.com

Client
Hertsmere Borough Council

Project Title
Green Belt Boundary Assessment

Drawing Title
Figure 4.43 - Shenley Proposed Inset Green Belt Boundary

Scale at A3
1:8,880
Role

Suitability

Arup Job No 272956-00	Rev A
Name	

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Promoted Sites

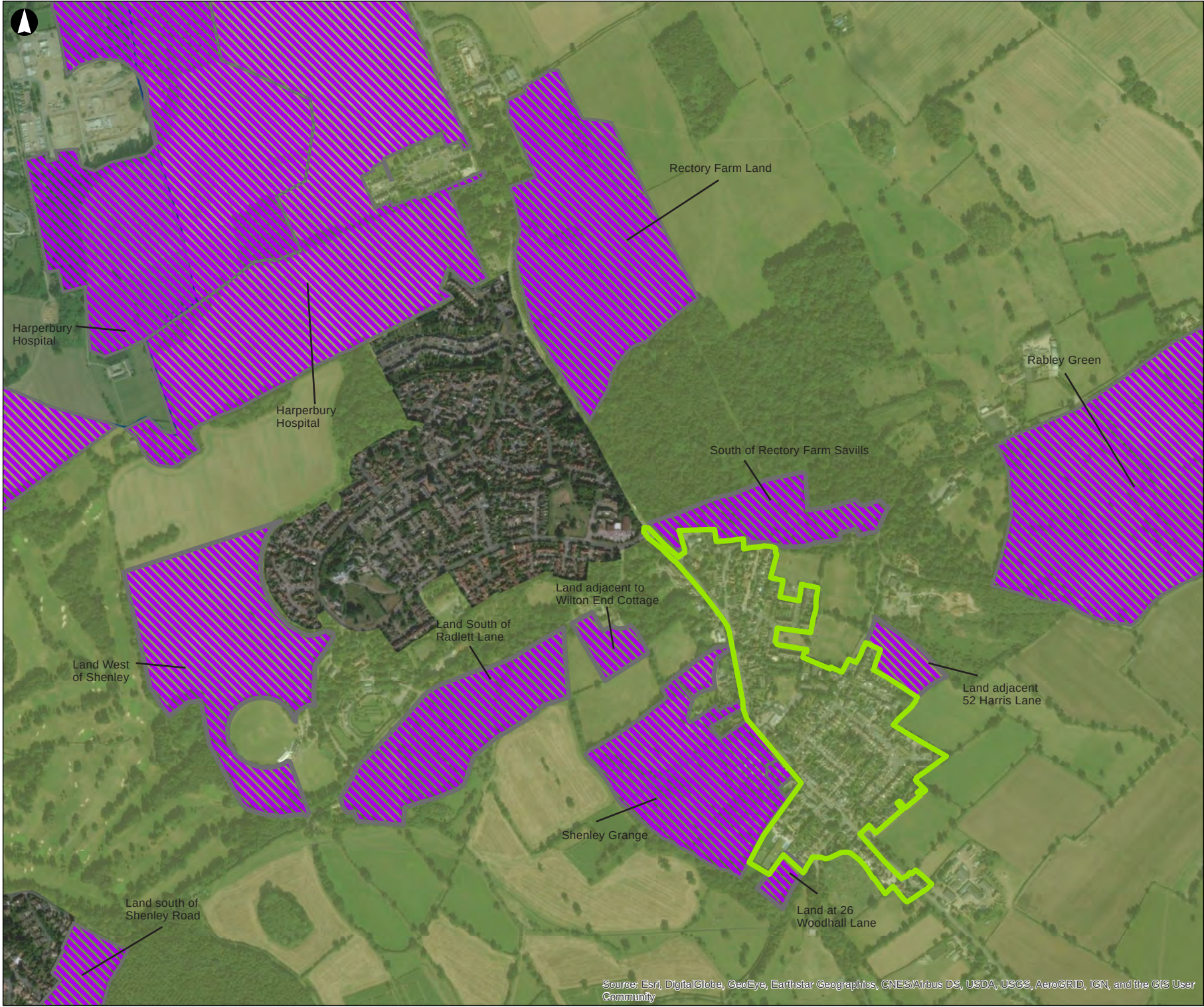
At the time when the assessment was undertaken (October 2020), the Council was still considering which promoted sites might be shortlisted as their proposed site allocations. Promoted sites in the vicinity of Shenley are shown on Figure 4.44.

The promoted sites immediately adjacent to the area proposed for inseting are:

- Shenley Grange
- South of Rectory Farm Savills
- Land adjacent 52 Harris Lane
- Land at 26 Woodhall Lane

If any of these sites are shortlisted, it will be necessary to further revise the proposed inset boundaries.

Further if any of the promoted site immediately adjacent to the current inset part of Shenley are shortlisted, it will also be necessary to revise those boundaries too.



- Proposed Inset Green Belt Boundary
- Hertsmere Green Belt
- Promoted Sites
- Neighbouring Green Belt
- Borough Boundaries

Contains Ordnance Survey Data
© Crown copyright and database right 2019

Coordinate System: British National Grid

Metres
0 115 230 460

D2	20-10-21	JS	KF	CS
Rev	Date	By	Chkd	Appd

ARUP

13 Fitzroy Street
London W1T 4BQ
Tel +44 20 7636 1531 Fax +44 20 7580 3924
www.arup.com

Client
Hertsmere Borough Council

Project Title
Green Belt Boundary Assessment

Drawing Title
Figure 4.44 - Shenley Promoted Sites

Scale at A3
1:8,800
Role

Suitability	
Arup Job No 272956-00	Rev A
Name	

Sources: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

4.3 South Mimms

Location

South Mimms is situated in the east of Hertsmere Borough and lies west of the larger settlement of Potters Bar. It is close to strategic highways, namely the A1(M) to the east, the M25 to the west and the convergence of Junction 1 of the A1(M) and Junction 23 of the M25 to the south.

The entire built development of South Mimms is located within the Green Belt, and hence it is washed over.

Settlement Hierarchy

South Mimms is categorised as a 'key village' in the Hertsmere settlement hierarchy (Table 2.1, Figure 2.4). The settlement categorisation is based on population and household sizes as well as availability of amenities, services and transportation.

Village Envelope

The adopted Local Plan (2013) identifies a village envelope for South Mimms within the Green Belt, where 'limited infilling' may be considered appropriate development (see section 2.2.2).

The village envelope is shown on Figure 4.45; it comprises predominantly residential development along Blanche Lane and Blackhorse Lane (and the adjoining roads). The village envelope also contains a school, a village hall and a place of worship.

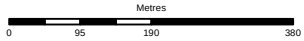


Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

- Current Village Envelope
- Borough Boundary
- Hertsmere Green Belt
- Neighbouring Green Belt

Contains Ordnance Survey Data
© Crown copyright and database right 2019

Coordinate System: British National Grid



D2	20-10-21	JS	KF	CS
Rev	Date	By	Chkd	Appd

ARUP

13 Fitzroy Street
London W1T 4BQ
Tel +44 20 7636 1531 Fax +44 20 7580 3924
www.arup.com

Client
Hertsmere Borough Council

Project Title
Green Belt Boundary Assessment

Drawing Title
Figure 4.45 - South Mimms Current Village Envelope

Scale at A3
1:7,490
Role

Suitability

Arup Job No 272956-00	Rev A
Name	

Conservation Areas

There is one Conservation Area associated with South Mimms: the South Mimms Conservation Area. Figure 4.46 illustrates the extent of this Conservation Area, all of which falls within Green Belt land.

The Conservation Area encompasses the area along and between St Albans Road (B556) and Greyhound Lane, to the east and south-east sections of the village. It extends almost as far as the A1(M) highway to the south-east and is bound by the B556 to the north. This section predominantly comprises green field land with limited residential development. It also contains one Church and one primary school towards the north. However, the Conservation Area does exclude peripheral development to the east of St Albans Road (B556) (namely, an industrial yard) and two large outlying dwellings to the west of Greyhound Lane. The Conservation Area is divided into five distinct character areas as illustrated on Figure 4.47.

The Conservation Area also takes in the west and south-west sections of the village, including predominantly residential development along Blanche Lane, New Road and Frowycke Crescent. It extends to the M25 motorway to the south-west and St Albans Road (B556) highway to the north. However, it does exclude the rear sections of rear residential gardens, alongside an outlying cattery and glass studio far to the south of Blanche Road.

The South Mimms Conservation Area Appraisal³⁰ sets out the historic development of the village. The appraisal notes that its special interest is 'primarily drawn from its legibility as a compact historic village' which developed outwards from the 13th century Church of St Giles.

Today, there are still a number of historically significant assets including the Church, as well as the 17th century Brewers Almshouses and 60 Blanche Lane, a timber framed house. It is the number of high quality historic buildings which contribute to the significance of South Mimms Conservation Area. Furthermore, the village retains its rural character and is set within a largely undeveloped, agrarian landscape. Both factors contribute to its setting, despite the proximity to major highways.

The Appraisal concludes that most of the existing Conservation Area boundaries are maintained. However, it does propose that narrow slivers of land to St Albans Road, Greyhound Lane and Blanche Lane are removed since they make little contribution to the area's special interest.

The Appraisal also notes that 'their removal will allow for a more rational and robust boundary which follows established road lines or property boundaries'.

Additionally, the Appraisal recommends that an agricultural field to the north-west of the village is removed since it lacks special architectural or historic interest. Notwithstanding this, it is noted that the field makes a positive contribution to the setting of the Conservation Area.

The Conservation Area covers the majority of the village envelope, excluding most of the area to the north of St Albans Road (B556). The only built development within the Conservation Area north of St Albans Road (B556) is Arlingham House. Beyond the village envelope, the Conservation Area covers open fields within the Green Belt to the east, south and west.

³⁰ Place Services and Hertsmere Borough Council (2020) South Mimms Conservation Area Character Appraisal and Management Plan. Available at: <https://www.hertsmere.gov.uk/Documents/09-Planning--Building-Control/Building--Tree-Conservation/Conservation-Areas/South-Mimms-CAAMP-Draft.pdf>



Conservation Areas

Village Envelopes

Hertsmere Green Belt

Neighbouring Green Belt

Borough Boundaries

Contains Ordnance Survey Data
© Crown copyright and database right 2019

Coordinate System: British National Grid

Metres

0

95

190

380

D2	20-08-04	JS	KF	CS
Rev	Date	By	Chkd	Appd

ARUP

13 Fitzroy Street
London W1T 4BQ
Tel +44 20 7636 1531 Fax +44 20 7580 3924
www.arup.com

Client
Hertsmere Borough Council

Project Title
Green Belt Boundary Assessment

Drawing Title
**Figure 4.46 - South Mimms
Conservation Area**

Scale at A3
1:7,510

Role

Suitability

Arup Job No
272956-00

Rev
A

Name

Source: Esri, DeLorme, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Page 66

28/07/2021 11:05:11

© Arup

\\Global.arup.com\london\Projects\272956-00 Hertsmere Green Belt Assessment\4-02 GIS\04. Workspaces_Current\Boundary Assessment Maps_Sept 2020\Settlement Maps_Consevation Areas.mxd

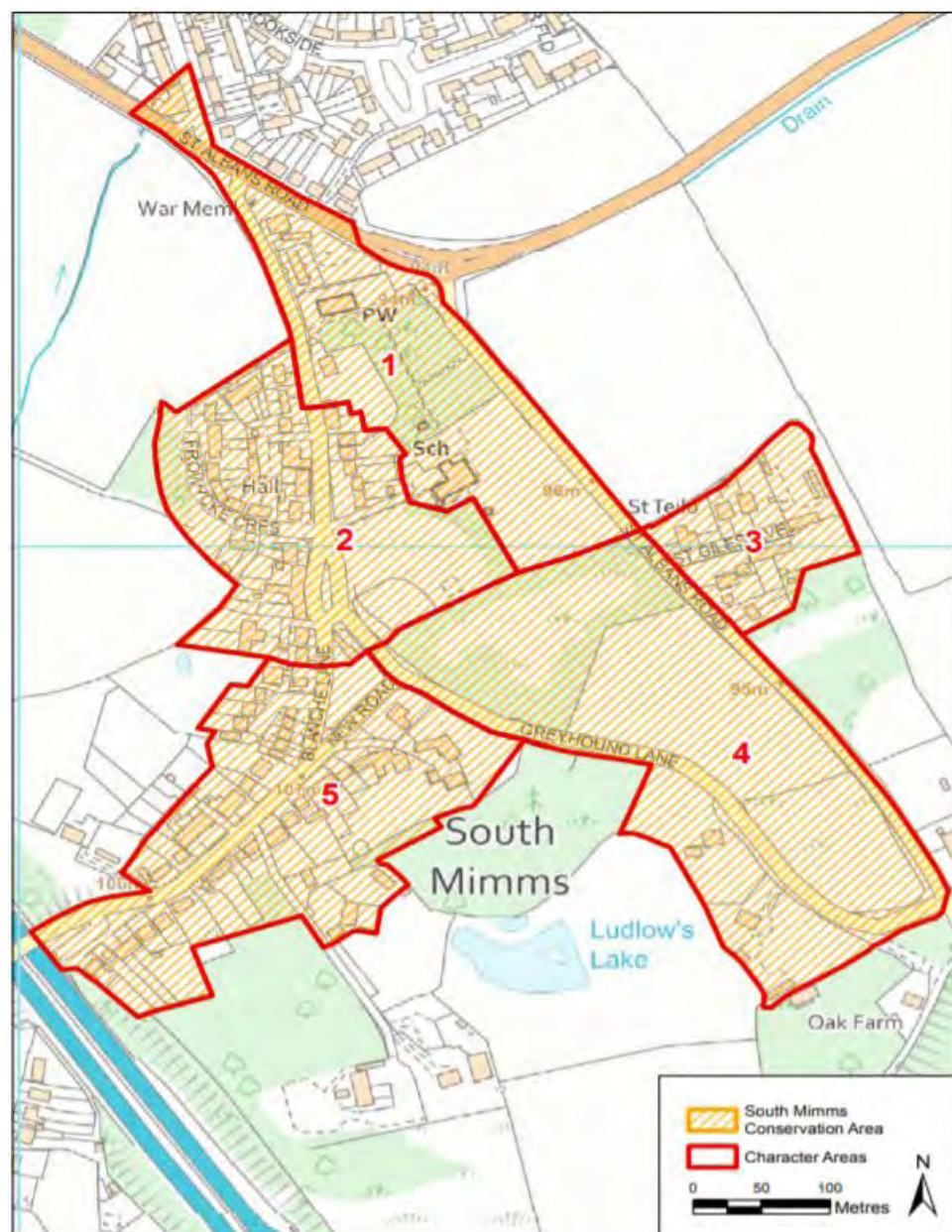


Figure 4.47 - South Mimms Conservation Area appraisal map

Green Belt Assessments

Two previous Green Belt assessments have been undertaken, as outlined in section 2.2.3; the results of which are summarised below.

Overview of Stage 1 Assessment³¹

In the Stage 1 study, South Mimms was covered by assessment parcel 40. It was also immediately abutted by parcels: 34, 31, 18, 48, 42, 44 and 36. Overall, five of these parcels (namely, 18, 31, 42, 44 and 48) were assessed to strongly meet Green Belt purposes, while parcels 34, 36 and 40 moderately met Green Belt purposes.

³¹ Arup (2017) Stage 1 Green Belt Assessment. Available here: <https://www.hertsmere.gov.uk/Documents/09-Planning--Building-Control/Planning-Policy/Local-Plan/New-LP-GB-Assessment-Report2016.pdf>

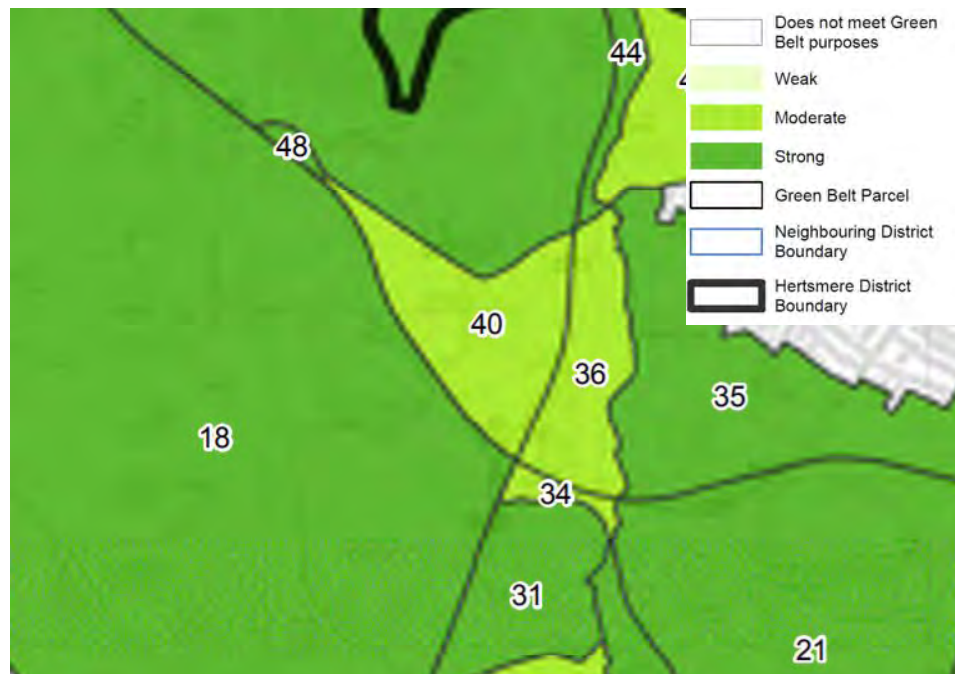


Figure 4.48 - South Mimms Stage 1 Green Belt Assessment: Overall Score

The Stage 1 assessment concluded that approximately half of parcel 36 (to the south-east of South Mimms) should be considered further in the Stage 2 assessment. No other parcels were recommended to be considered further. However, the assessment did acknowledge the contrasting character between the more developed areas of South Mimms and the open countryside to the north and east of Parcel 40.

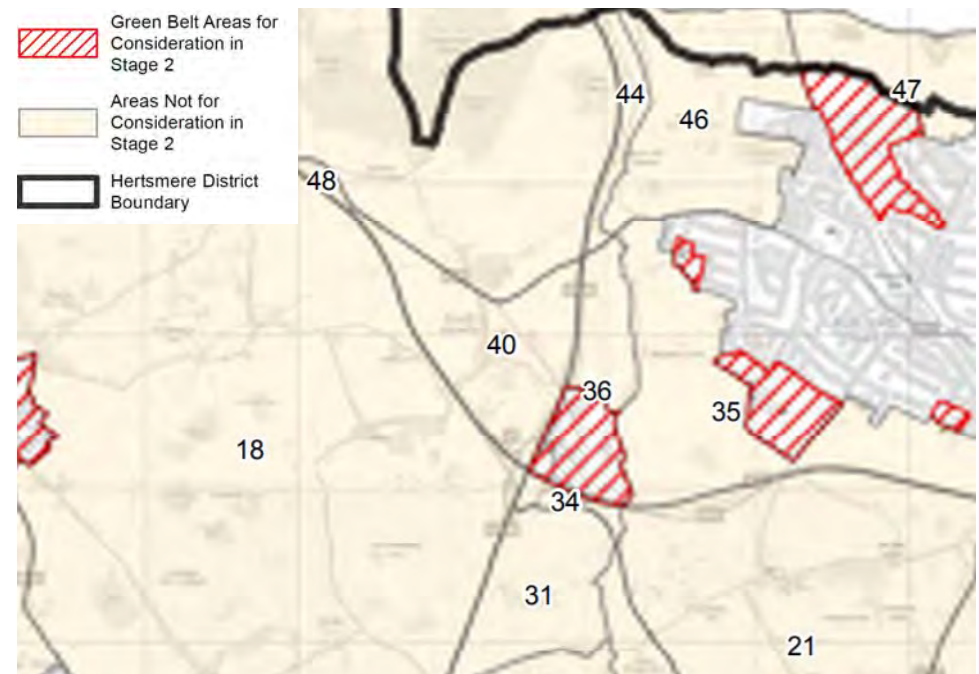


Figure 4.49 - South Mimms Stage 1 Green Belt Assessment: Areas Recommended For Further Consideration

Overview of Stage 2 Assessment³²

The sub-areas identified over and adjacent to South Mimms in the Stage 2 assessment were: SA-21, SA-22, SA-23, SA-24 and SA-25. The sub-areas were scored on their overall contribution to the Green Belt purposes, as well as their overall contribution to the wider strategic Green Belt. Those that were considered 'important' to the wider strategic Green Belt were not recommended for further consideration.

32 Arup (2019) Green Belt Assessment Stage 2 report. Available at: <https://www.hertsmere.gov.uk/Documents/09-Planning--Building-Control/Planning-Policy/Local-Plan/Green-Belt-Assessment-2-DRAFT-Final-Report.pdf>

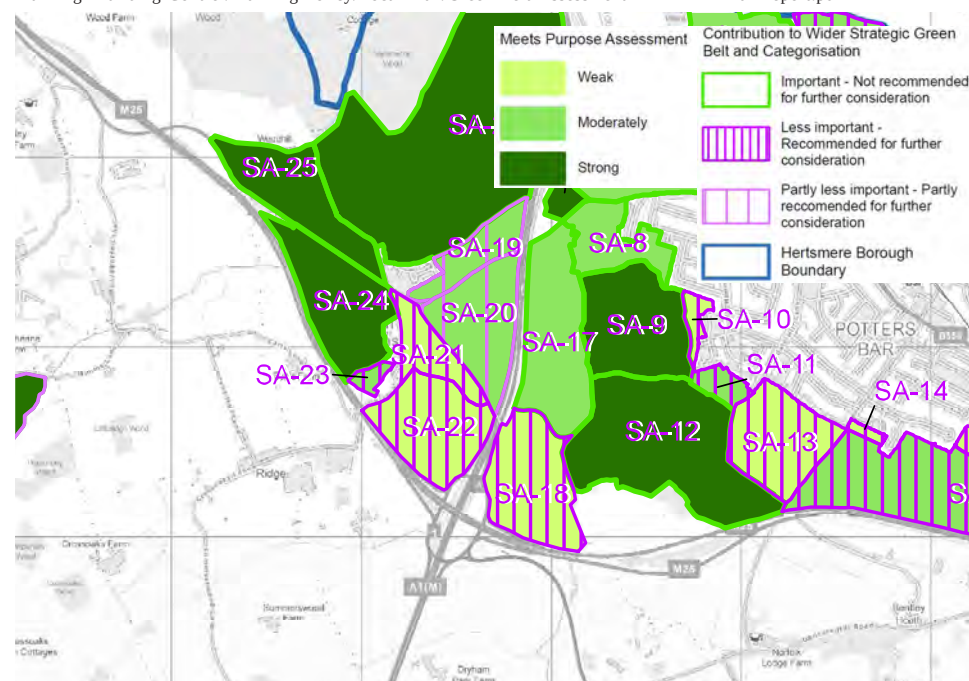


Figure 4.50 South Mimms Stage 2 Green Belt Assessment: Sub-Area Categorisation

The sub-areas for further consideration were ultimately categorised as: recommended for further consideration in isolation / combination / as a strategic cluster. For South Mimms, the RC-2 was identified to combine selected sub-areas. It covers most of the village envelope, except the northern extent and a small western chunk.

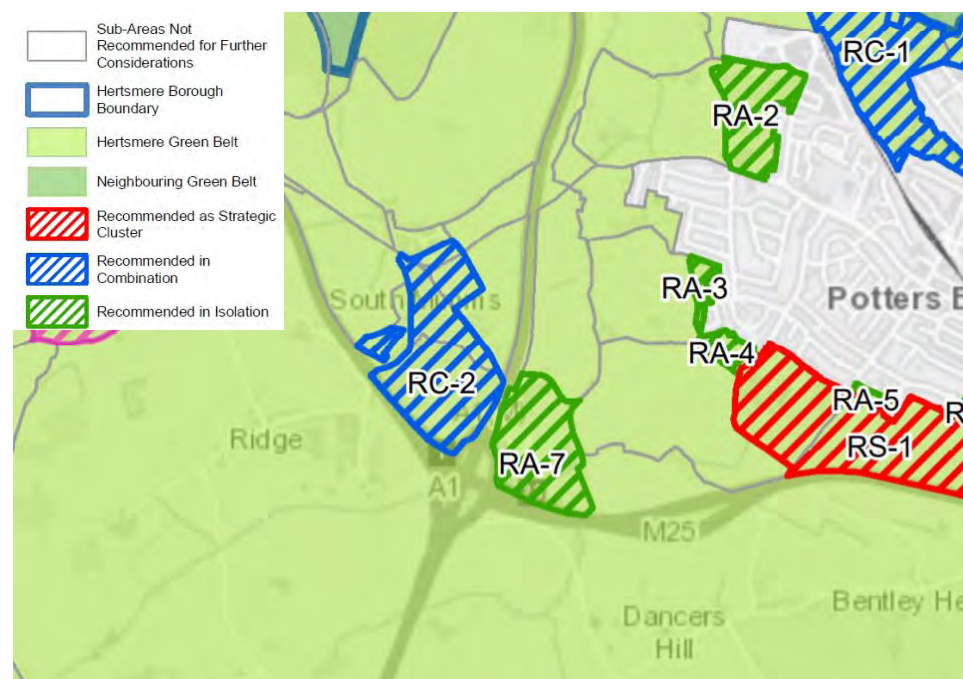


Figure 4.51 South Mimms Stage 2 Green Belt Assessment: Recommended Areas

Landscape Character

The South Hertfordshire Landscape Character Assessment evaluates South Mimms' landscape setting, to the north, via the Catherine Bourne Valley Landscape Character Area (CBVLC, Figure 4.52)³³ and, to the south, via the Arkley Plain Landscape Character Area (APLCA, Figure 4.53)³⁴.

The CBVLC is mainly characterised by large scale arable farmland, with little woodland and low hedgerows, enabling long distance views. The Character Assessment notes that the cultural pattern of the landscape has been disturbed by the strategic highways.

The APLCA largely comprises a gently undulating plain that rises up eastwards. The north part of the LCA allows open views. The strategic highways again cause visual and auditory disruption.

In a recent Landscape Sensitivity Study, the CBVLC (Figure 4.54) was considered to have a low-moderate sensitivity to low and medium density residential development, while the APLCA (Figure 4.55) showed moderate sensitivity. Both have a lower sensitivity to development than comparable areas of open countryside, situated away from urban fringes³⁵.

³³ Hertfordshire County Council (2004) South Hertfordshire Landscape Character Assessment: Catherine Bourne Valley. Available at: <https://www.hertfordshire.gov.uk/media-library/documents/environment-and-planning/landscape/landscape-character-assessments/area027.pdf>

³⁴ Hertfordshire County Council (2004) South Hertfordshire Landscape Character Assessment: Arkley Plain. Available at: <https://www.hertfordshire.gov.uk/media-library/documents/environment-and-planning/landscape/landscape-character-assessments/area024.pdf>

³⁵ LUC (2020) Landscape Sensitivity to Residential and Employment Development in Hertsmere. Available at: <https://www.hertsmere.gov.uk/>



Figure 4.52 - South Hertfordshire Landscape Character Assessment: Character Area 27 Catherine Bourne Valley



Figure 4.53 - South Hertfordshire Landscape Character Assessment: Character Area 24 Arkley Plain

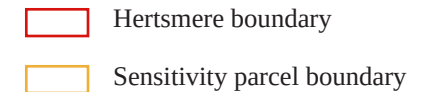


Figure 4.54 - Landscape Sensitivity Assessment: Character Area 27 Catherine Bourne Valley



Figure 4.55 - Landscape Sensitivity Assessment: Character Area 24 Arkley Plain

Green Belt Segments for Assessment

Six segments have been identified for assessment. Two correspond to the current village envelope (SM.1 and SM.3). The other four segments (SM.2, SM.4, SM.5 and SM.6) consider Green Belt adjacent to South Mimms that falls into the recommended area in the Stage 2 Green Belt Assessment, that is outwith the current village envelope. Where relevant, the assessments consider the spatial extent of the Conservation Area.



Figure 4.56 - Green Belt Segments For Assessment

SM.1



Figure 4.57 - Segment SM.1



Figure 4.58 - Segment SM.1 with Conservation Area

Green Belt Boundary Assessment

Settlement	South Mimms
Description of Green Belt segment	To the north of St Albans Road (B556), the village envelope mainly comprises semi-detached residential dwellings and associated gardens on Blackhorse Lane and Brookside. To the northern extent, there is one public house (The Black Horse), with a car park to the rear. This part of the village envelope is entirely bound by curtilage boundaries, demarcated by a combination of fencing and hedging. To the south of St Albans Road (B556), the village envelope contains a row of historic buildings to the east side of Blanche Lane, including a public house (The White Hart) and St Giles Church. The village envelope boundaries follow the east side of Blanche Lane to the west, the Church curtilage to the south and the curtilages of the Church and public house to the east. The Conservation Area extends beyond the built development of South Mimms into open countryside to the south of the segment.
Recommended boundary	If South Mimms is released from the Green Belt, for the section to the north of St Albans Road (B556), it is recommended that the inset boundary follows the existing building lines and curtilage boundaries of properties along Blackhorse Lane and Brookside. These boundary features are readily recognisable and likely to be permanent. For the section to the south of St Albans Road (B556), it is recommended that the inset boundary accurately follows the east side of Blanche Lane to the west, the Church curtilage to the south and the curtilages of the Church and public house to the east. These boundary features are readily recognisable and likely to be permanent.

-  Green Belt Segment
-  Conservation Areas
-  Village Envelopes
-  Hertsmere Green Belt

SM.2



Figure 4.59 - Segment SM.1



Figure 4.60 - Segment SM.1 with Conservation Area

Green Belt Boundary Assessment	
Settlement	South Mimms
Description of Green Belt segment	SM.2 represents a section of the Stage 2 Green Belt Assessment sub-area RC-2, which is not covered by the village envelope. The Stage 2 assessment recommendation for the eastern section of sub-area RC-2 was for potential release from the Green Belt, in combination with other areas of Green Belt land. This section of Green Belt is comprised of an open field. The area is delineated by the B556 St Albans Road / Cecil Road to the south-east and south-west. To the north-east, the area is demarcated by dispersed trees and hedgerow. To the north-west the area is demarcated by curtilage fencing of residential properties along Brookside and Gowar Field.
Recommended boundary	It is recommended that no alterations are made to this section of the Green Belt boundary.

- Green Belt Segment
- Conservation Areas
- Village Envelopes
- Hertsmere Green Belt

SM.3



Figure 4.61 - Segment SM.3

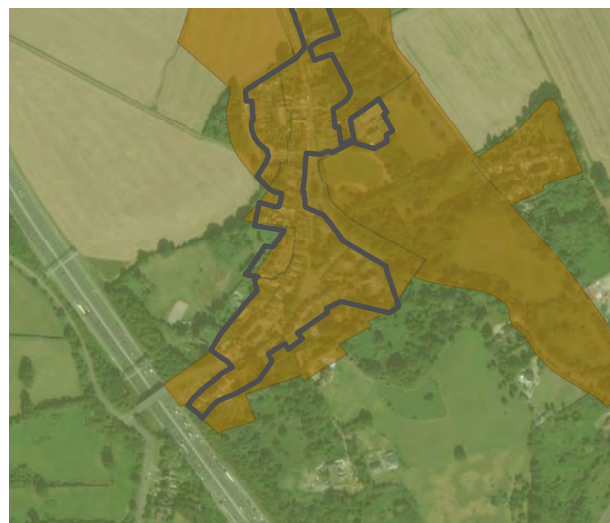


Figure 4.62 - Segment SM.3 with Conservation Area

Green Belt Boundary Assessment

Settlement	South Mimms
Description of Green Belt segment	To the south of St Giles Church, the village envelope passes through a tight bottleneck which excludes the Church cemetery. Continuing southward, the village envelope widens to include residential dwellings along Blanche Lane, New Road and Frowycke Crescent. To the north-east, it also includes a primary school (St Giles Church of England School), which is set within a discrete area and is separated from the dwellings on Blanche Lane by a narrow strip of garden land. To the south, it is noted that the envelope does not include the section of Blanche Lane which extends south of the village. The village envelope is broadly defined by the rear boundary of curtilages. Five notable exceptions to this, (which are not included within the village envelope); the Church graveyard, residential gardens to the southern extent and north-west side of Blanche Lane; large dwellings situated behind buildings to the south-east of Blanche Lane; part of a sizeable residential curtilage to the south-east of New Road; and part of residential gardens adjacent to the primary school. The Conservation Area covers the entirety of the village envelope and extends beyond into open countryside to the south, east and north of the segment.
Recommended boundary	If South Mimms is released from the Green Belt, to the north section, it is recommended that the inset boundary mainly follows the village envelope boundaries. St Giles' cemetery is recommended to remain within the Green Belt, in light of being an exceptional form of development in NPPF (paragraph 145). The boundary would comprise existing building lines, curtilage boundaries and public highways along Blanche Lane, New Road, Frowycke Crescent and Greyhound Lane. These boundary features are readily recognisable and likely to be permanent. For those dwellings and curtilages listed above which front a public highway and currently sit outside the village envelope boundary, these are recommended for inclusion within the inset boundary.

SM.4



Figure 4.63 - Segment SM.6



Figure 4.64 - Segment SM.6 with Conservation Area

Green Belt Boundary Assessment

Settlement	South Mimms
Description of Green Belt segment	SM.4 represents a section of the Stage 2 Green Belt Assessment sub-area RC-2, which is not covered by the village envelope. This section of Green Belt is comprised of a mixture of open fields and areas of woodland. The area is delineated by the B556 St Albans Road / Cecil Road to the north. To the east, the area is bound by a mixture of dispersed trees, curtilage fencing of residential properties along St Giles Avenue (albeit, St Giles Avenue properties and curtilages themselves are outside of the area) and by St Albans Road. To the south, the area is demarcated by Greyhound Lane. To the west, the area is bound by a section of Blanche Lane and by curtilage fencing of residential properties along Blanche Lane.
Recommended boundary	If South Mimms is released from the Green Belt, it is recommended that this area is predominantly not released from the Green Belt. The boundary would follow that recommended in the SM.3 pro forma.

SM.5



Figure 4.65 - Segment SM.5



Figure 4.66 - Segment SM.5 with Conservation Area

Green Belt Boundary Assessment

Settlement	South Mimms
Description of Green Belt segment	SM.5 represents a section of the Stage 2 Green Belt Assessment sub-area RC-2, which is not covered by the village envelope. This section of Green Belt is comprised of an area of open field. The area is largely delineated by curtilage fencing of residential properties along Blanche Lane to the north-east and south-east; however, for the properties closer to the M25, the boundary cuts across gardens and is not marked by any physical features. To the north-west and south-west, the area is bound by largely dispersed trees, with one area of dense tree planting.
Recommended boundary	If South Mimms is released from the Green Belt, it is recommended that this area is predominantly not released from the Green Belt. The boundary would follow that recommended in the SM.3 pro forma. The only exception is to the north-west side of Blanche Lane where the boundary is recommended to follow the rear curtilage fencing of built development. This will form a readily recognizable boundary that is likely to be permanent.

SM.6



Figure 4.67 - Segment SM.6



Figure 4.68 - Segment SM.6 with Conservation Area

Green Belt Boundary Assessment

Settlement	South Mimms
Description of Green Belt segment	SM.6 represents a section of the Stage 2 Green Belt Assessment sub-area RC-2, which is not covered by the village envelope. This section of Green Belt is largely comprised of open fields with some dispersed woodland. There is also a limited amount of built development within this section of the Green Belt, namely residential properties on/adjacent to Blanche Lane and Greyhound Lane, as well as a few residential properties and small area of industrial uses within the centre of the area. The area is delineated by Greyhound Lane to the north-east. To the south-east, the area is bound by the A1 and to the south-west it is bound by the M25. To the north-west, the area is demarcated by curtilage fencing of residential properties along Blanche Lane and New Road.
Recommended boundary	If South Mimms is released from the Green Belt, it is recommended that the inset boundary follows curtilage fencing of properties along Blanche Lane and New Road that currently sit outside the village envelope. This will form a readily recognisable boundary that is likely to be permanent. It would therefore exclude the large outlying dwellings and enterprises south of Blanche Lane, New Road and Greyhound Lane. This is consistent with the recommendations for SM.3.

New Inset Boundaries

The proposed new inset boundary for South Mimms is shown in Figure 4.69. The reasoning and justification for the proposed boundary is as follows.

Boundary Criteria	Justification
Does the inset village include all land which it is unnecessary to keep permanently open?	The inset boundary includes the main built up area of South Mimms, largely reflecting the existing village envelope. In addition to this, it incorporates dwellings and residential curtilages on Blanche Lane and New Road. The broader areas covered by the Conservation Area to the east and west of the village envelope are proposed for retention within the Green Belt as these do not form part of the built area. The Conservation Area provides statutory protection for the village's rural setting.
Is the boundary based on physical features that are readily recognisable and likely to be permanent?	Yes, the proposed boundaries consist of roads and the limits of development, which are readily recognizable in the form of garden, fence, hedge and tree lines. Such boundaries are likely to be permanent.



Proposed Inset Green Belt Boundary

Borough Boundary

Hertsmere Green Belt

Neighbouring Green Belt

Contains Ordnance Survey Data
© Crown copyright and database right 2019

Coordinate System: British National Grid

Metres

0

95

190

380

D2	20-10-21	JS	KF	CS
Rev	Date	By	Chkd	Appd

ARUP

13 Fitzroy Street
London W1T 4BQ
Tel +44 20 7636 1531 Fax +44 20 7580 3924
www.arup.com

Client
Hertsmere Borough Council

Project Title
Green Belt Boundary Assessment

Drawing Title
**Figure 4.69 - South Mimms
Proposed Inset Green Belt
Boundary**

Scale at A3
1:7,510

Role

Suitability

Arup Job No
272956-00

Rev
A

Name

Page 79

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

06/28/21 13:29:05

26/01/2021

© Arup

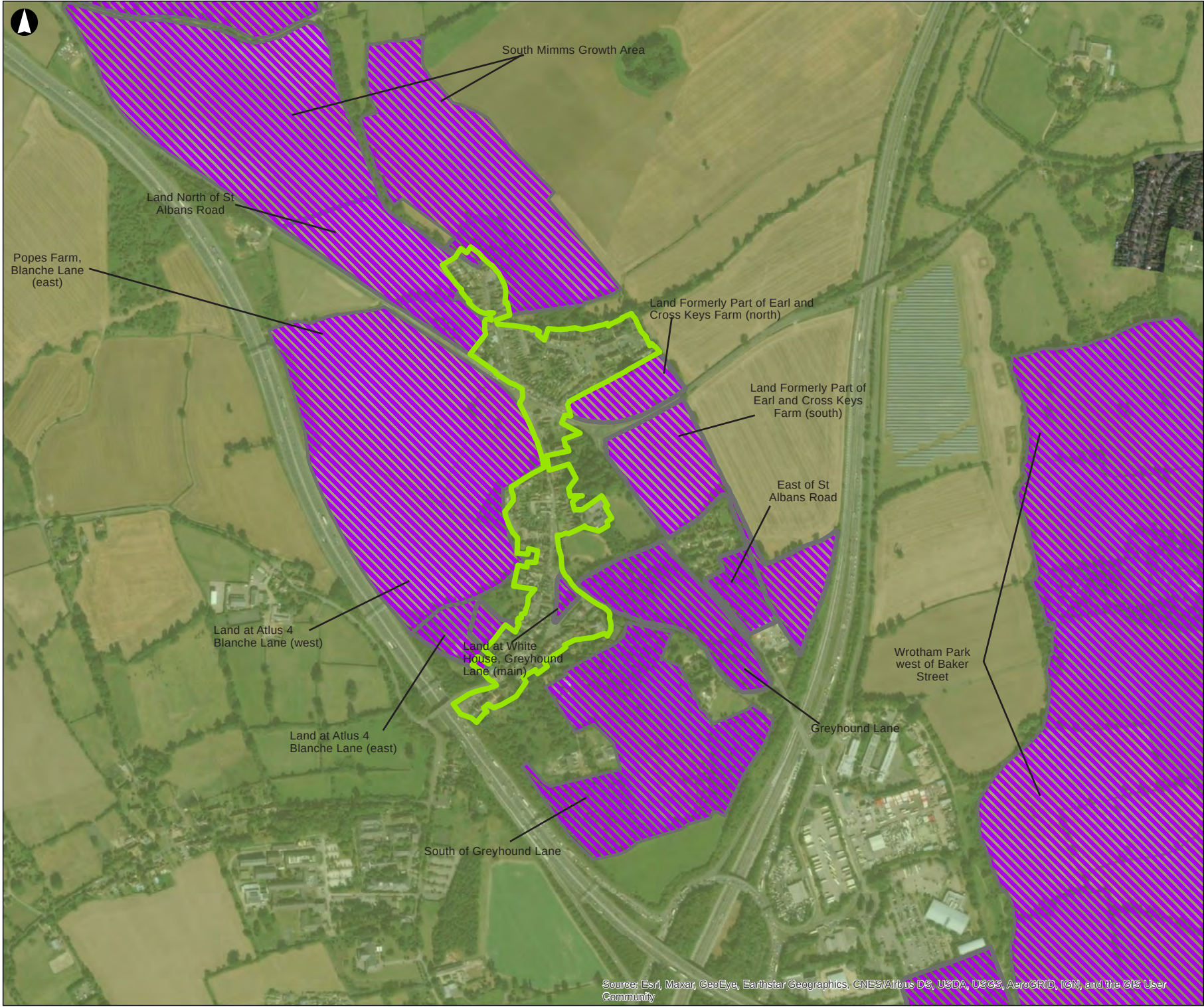
Promoted sites

At the time when the assessment was undertaken (October 2020), the Council was still considering which promoted sites might be shortlisted as their proposed site allocations. Promoted sites in the vicinity of South Mimms are shown on Figure 4.70.

The promoted sites immediately adjacent to the area proposed for inseting are:

- Popes Farm, Blanche Lane (east)
- South Mimms Growth Area
- Land at St Albans Road
- Land at Town Farm
- South of Greyhound Lane
- Land Formerly Part of Earl and Cross Keys Farm (north)
- Land Formerly Part of Earl and Cross Keys Farm (south)
- East of St Albans Road
- Greyhound Lane
- Land at White House, Greyhound Lane (main)
- Land at Altus, 4 Blanche Lane (west)

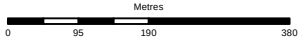
If any of these sites are shortlisted, it will be necessary to further revise the proposed inset boundaries.



- Proposed Inset Green Belt Boundary
- Hertsmere Green Belt
- Promoted Sites
- Neighbouring Green Belt
- Borough Boundaries

Contains Ordnance Survey Data
© Crown copyright and database right 2019

Coordinate System: British National Grid



D2	20-10-21	JS	KF	CS
Rev	Date	By	Chkd	Appd

ARUP

13 Fitzroy Street
London W1T 4BQ
Tel +44 20 7636 1531 Fax +44 20 7580 3924
www.arup.com

Client
Hertsmere Borough Council

Project Title
Green Belt Boundary Assessment

Drawing Title
**Figure 4.70 - South Mimms
Promoted Sites**

Scale at A3
1:7,500
Role

Suitability

Arup Job No 272956-00 Name	Rev A
---	-----------------

Sources: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

5 Conclusions

This study provides an independent and objective assessment of potential boundaries for the villages proposed for insetting.

analysis should be drawn upon within the exceptional circumstances case, in particular in relation to establishing permanent and defensible Green Belt boundaries.

Given that national policy and guidance does not provide a precise methodology for defining Green Belt boundaries, a methodology was developed taking into account national policy, guidance, case law and comparative studies. The criteria for defining the new inset boundaries were based on paragraph 139 of the NPPF (2019). The methodology utilises an element of professional judgement however, it is deliberately detailed and prescriptive in order to ensure a consistent and justified approach.

The proposed new boundaries have been set out in sections 4.1-4.3.

If HBC wish to alter the Green Belt Boundary in the new Local Plan by insetting these washed over villages, it will be necessary to demonstrate exceptional circumstances. The findings from this