Welwyn Hatfield Green Belt Review
Site Proforma for Purposes Assessment

<table>
<thead>
<tr>
<th>SITE NAME: Land at Bell Bar North East of Brookmans Park</th>
</tr>
</thead>
<tbody>
<tr>
<td>Part 1 Study Strategic Parcel ID: GB45</td>
</tr>
<tr>
<td>Part 1 Study sub-area ID (if applicable):</td>
</tr>
</tbody>
</table>

### SITE CONTEXT – DOCUMENT REVIEW

#### Part 1 Study – Key Findings:

Checking sprawl: *Limited or No* – the parcel is located away from large built-up areas of London, Luton, Dunstable and Stevenage.

Preventing merging: *Partial* – the parcel does not fully separate neighbouring 1st tier settlements however it contributes (with GB48, 49 & 50) to the strategic gap between Hatfield and Potters Bar.

Safeguarding the countryside: *Partial* – the parcel displays a mix of countryside and urban fringe characteristics.

Preserving setting: *Limited or No* – the parcel adjoins Hatfield Park HPG. However the connection is dissected by the Great North Road and therefore preservation of setting is limited.

Settlement pattern: *Significant* – the parcel contributes to the secondary local gap between Welham Green (2nd) and Brookmans Park (2nd).

### Land Designations (environmental, historic, agricultural land quality, flood zone):

- Flood Zone 1;
- Adjacent to Wildlife site WS131;
- Agricultural Land Grade 3;
- Southern area TPO Area.

### Landscape Character

**Landscape Sensitivity and Capacity Study (Welwyn Hatfield Borough Council, 2012 – 2016)**

Relates only to Southern woodland area

Sensitivity: High

Value: High

Overall landscape capacity conclusion: Low

**Hertfordshire Landscape Character Assessment (undertaken 2005) based on Area Assessment**

Character Assessment area ID: 54

Condition: Poor

Strength of character: Moderate

Value: Improve and Restore

### SITE AND LANDSCAPE APPRAISAL

**Site Description:** the area is located to the north of the eastern part of Brookmans Park at Bell Bar. NB please refer to BrP1 proforma.

**Land use/cover:** mixture of land uses: northern part has residential development, two pubs with pub gardens and a garage workshop, and intermittent planted woodland; central area is agricultural land (pasture/grassland), with occasional individual mature trees (BrP1); southern area is a mixture of residential ribbon development, farms buildings and planted woodland with large ornamental firs.

**Adjacent/surrounding land uses/features:** residential properties within Bell Bar to the north, west, south and partly to the east, with Brookmans Park to the south. The A1000 (Great North Road) lies to the east/north-east beyond which lie occasional residential properties, a plant nursery/garden centre and agricultural land. A transmitting station lies to the south-east; a school lies to the south; agricultural land and golf course to the south-west and west.

**Landform:** flat in the southern part, central area sloping towards the north, flat in the northern area.

**Openness – Levels of landscape enclosure and nature of views (visual openness):**

North-west area of the site is enclosed with a mixture of residential development, garden fences and intermittent hedgerow. There are restricted views to and from the site. Evaluation: Low

Central area (BrP1) see separate proforma.

Southern area of the site is enclosed with a mixture of residential development on Bell Lane. Evaluation: Mixed

**Physical openness:** North-west of the site enclosed with development showing urban fringe characteristics. Evaluation Low.

Middle section already surveyed, refer to BrP1 assessment. Evaluation: High.

Southern section flat and enclosed; ribbon development south of Bell Lane and other existing development. Evaluation: Low.
Boundary Description
The area is clearly defined in parts by road development and a mixture of hedgerows and fencing, however the south western boundary is less defined.
- North-east eastern Boundary – Great North Road fences/walls and intermittent hedgerows (Strong).
- Eastern boundary: The Drive fencing (Strong) existing Green Belt boundary.
- South – The Drive: unsurfaced private road; partially fenced; disappears towards the west, the eastern half of this boundary is the existing Green Belt boundary (Moderate).
- West – North-western boundary Bell Lane: residential garden hedges semi-continuous hedge row (Moderate).
- West – South-western boundary difficult to define; mixture of Ash Close, Bell Lane Extension and Edwardian wall (Moderate-Weak).

GREEN BELT PURPOSES ASSESSMENT

1. To Check unrestricted sprawl of large built-up areas

<table>
<thead>
<tr>
<th>Limited or No</th>
</tr>
</thead>
<tbody>
<tr>
<td>The area is located within a parcel which makes a 'partial' or 'limited or no' contribution towards checking unrestricted sprawl of large built-up areas of London, Luton and Dunstable and Stevenage.</td>
</tr>
</tbody>
</table>

2. To Prevent neighbouring towns from merging

<table>
<thead>
<tr>
<th>Limited or No</th>
</tr>
</thead>
<tbody>
<tr>
<td>The area is not located within a strategic gap between 1st tier settlements.</td>
</tr>
</tbody>
</table>

3. To assist in safeguarding the countryside from encroachment

<table>
<thead>
<tr>
<th>Partial</th>
</tr>
</thead>
<tbody>
<tr>
<td>The area exhibits some countryside characteristics, in the central area (BrP1) but there are elements that undermine these to some extent. Countryside characteristics within the site include agricultural land use (pasture); however there are urban influences within the site and prominent surrounding residential development at Bell Bar and Brookmans Park which enclose the area on three edges. The northern and southern areas of the site demonstrate urban fringe characteristics.</td>
</tr>
</tbody>
</table>

4. To preserve setting and special character of historic towns

<table>
<thead>
<tr>
<th>Limited or No</th>
</tr>
</thead>
<tbody>
<tr>
<td>The area does not preserve setting of any historic features. It has no obvious relationship to historic features. There are no designated historic features located within or adjacent to the site.</td>
</tr>
</tbody>
</table>

5. To Maintain the Existing Settlement Pattern

<table>
<thead>
<tr>
<th>Significant</th>
</tr>
</thead>
<tbody>
<tr>
<td>The area is located within a primary local gap or secondary local gap. The site reduces the visual perception of the separation of settlements. The area contributes to the secondary local gap between Bell Bar and Brookmans Park. The area has the effect of extending Brookmans Park northwards into the Green Belt and enlarging Bell Bar (which is washed over by the Green Belt). This narrow gap contains development in the form of large detached houses along and off the A1000/Great Northaw Road. The visual perception of the gap from in and around the area is low. The central area (BrP1) makes a contribution to the visual perception of the gap due to views to and from elevated areas of the site. It is located along the A1000/Great Northaw Road and forms the gap to the west and is directly in line with existing adjoining development to the north and south. The site also erodes the gap between Hatfield and Brookmans Park.</td>
</tr>
</tbody>
</table>

OTHER CONSIDERATIONS

Relationship with other sites – is the site isolated or forms a group (what is cumulative impact, if applicable)

| The area is not isolated and is connected to Bell Bar (which is washed over by the Green Belt) and Brookmans Park. It includes BrP1 and forms a group with and BrP2 and BrPTS; the cumulative impact of this group would have a greater impact on the Green Belt. |

Potential for adjustment to site boundaries (based on existing landscape features / boundary description)

| There is potential for boundary adjustments, using the existing Bell Lane and field boundaries within the area |

Cross-Boundary Issues (if applicable)

| No. |

SUMMARY
The area is located to the north of Brookmans Park and comprises a mixture of land uses: residential development; two pubs and a garage workshop; intermittent planted woodland; agricultural land; and farm buildings and planted woodland with large ornamental firs. The site does not contribute significantly to any of the national Green Belt purposes assessed but is significant to the local purpose. The area has the effect of extending Brookmans Park northwards into the Green Belt and enlarging Bell Bar (which is washed over by the Green Belt). The area is not isolated and is connected to Bell Bar (which is washed over by the Green Belt) and Brookmans Park. Visual openness is mixed and physical openness ranges from low to high (BrP1 see separate proforma) The site is relatively well contained, although the southern part of the area is less defined and the north west area and southern area have restricted views to and from the area. It forms a group with BrPTS and BrP2; the cumulative impact of which would have a greater impact on the Green Belt. The site is not contiguous with the Green Belt boundary with the exception of the boundary from Chancellors School eastward to the Great North Road.
## HELAA ID: BrP7

### HELAA SITE NAME: Land South of Hawkshead Road Little Heath (extension to BrP7)

<table>
<thead>
<tr>
<th>Part 1 Study Strategic Parcel ID: GB51</th>
<th>Part 1 Study sub-area ID (if applicable):</th>
</tr>
</thead>
</table>

## SITE CONTEXT – DOCUMENT REVIEW

### Part 1 Study – Key Findings:

**Checking sprawl:** Limited or No – the parcel is located away from large built-up areas of London, Luton and Dunstable and Stevenage. It does not form a connection with a wider network of parcels to restrict sprawl.

**Preventing merging:** Partial – the parcel does not fully separate neighbouring 1st tier settlements; however it contributes (with GB45, 48 & 50) to the strategic gap between Hatfield and Potters Bar.

**Safeguarding the countryside:** Significant – the parcel displays typical rural and countryside characteristics in parkland to the north of Potters Bar.

**Preserving setting:** Significant – parcel contains Gobions Open Space HPG. The Green Belt acts as an immediate open and rural historic setting, providing views to and from the countryside.

**Settlement pattern:** Significant – the parcel provides important local gaps.

### Land Designations (environmental, historic, agricultural land quality, flood zone):

- Most of the area is Grade 3 agricultural land.
- Gobions Historic Park and Garden to the north.

### Landscape Character

**Landscape Sensitivity and Capacity Study (Welwyn Hatfield Borough Council, 2012 – 2014)**

Sensitivity: Medium  
Value: Medium  
Overall landscape capacity conclusion: Medium

**Hertfordshire Landscape Character Assessment (undertaken 2005) based on Area Assessment**

Character Assessment area ID: 54  
Condition: Poor  
Strength of character: Moderate  
Value: Improve and Restore

## SITE AND LANDSCAPE APPRAISAL

### Site Description:

South west of Brookmans Park and west of Little Heath and comprises agricultural land.

### Land use/cover:

Agricultural land (pasture), mature trees across site.

### Adjacent/surrounding land uses/features:

Surrounded by agricultural fields, Royal Veterinary College and associated land.

### Landform:

Sloping to the west.

### Visual openness:

Site is enclosed by vegetation on the southern side one side. There are long range views east from the site to development at Little Heath and long range views north towards Brookmans Park and Gobions Historic park and Garden. Evaluation: Mixed.

### Physical openness:

No development on site. Evaluation: High.

### Boundary Description:

The site boundary is not clearly defined, triangular in shape. The site is with the Green Boundary where it adjoins the existing urban area.

- North East – Field boundary (weak)  
- East – field boundary marked by fence (weak)
**Welwyn Hatfield Green Belt Review**  
**Site Proforma for Purposes Assessment**

### South – Field boundary hedgerow wire fence (moderate)

#### BrP7 extended GREEN BELT PURPOSES ASSESSMENT

<table>
<thead>
<tr>
<th><strong>1. To Check unrestricted sprawl of large built-up areas</strong></th>
<th>LIMITED OR NO</th>
</tr>
</thead>
<tbody>
<tr>
<td>The site is located within a parcel which makes a ‘partial’ or ‘limited or no’ contribution towards checking unrestricted sprawl of large built-up areas of London, Luton and Dunstable and Stevenage.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>2. To Prevent neighbouring towns from merging</strong></th>
<th>PARTIAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>The site is located within a strategic gap between 1st tier settlements. The site makes a partial or limited contribution to the visual perception of the separation of settlements.</td>
<td></td>
</tr>
<tr>
<td>The site is located within the gap between Hatfield and Potters Bar. It makes a limited contribution to the visual perception of the separation of settlements.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>3. To assist in safeguarding the countryside from encroachment</strong></th>
<th>SIGNIFICANT</th>
</tr>
</thead>
<tbody>
<tr>
<td>The site exhibits strong countryside characteristics, high levels of visual openness and is free from encroachment / development. Countryside characteristics: pasture and hedgerows on one side with connection to the wider countryside.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>4. To preserve setting and special character of historic towns</strong></th>
<th>LIMITED OR NO</th>
</tr>
</thead>
<tbody>
<tr>
<td>The site does not preserve the setting of any historic features. There are no designated historic features located within or adjacent to the site, Gobions Historic Park and Garden and the Grade II Folly Arch are visible from the site.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>5. To Maintain the Existing Settlement Pattern</strong></th>
<th>PARTIAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>The site is located within a primary local gap or secondary local gap. The site makes a partial or limited contribution towards the visual perception of the separation of settlements.</td>
<td></td>
</tr>
<tr>
<td>The site is located in the primary local gap between Brookmans Park (2nd tier) and Potters Bar (1st tier), and the gap between Potters Bar and Swanley Bar. It makes a partial contribution to the visual perception of the gaps.</td>
<td></td>
</tr>
</tbody>
</table>

### OTHER CONSIDERATIONS

#### Relationship with other sites – is the site isolated or forms a group (what is cumulative impact, if applicable)

The site is isolated and is separate from other sites in Brookmans Park, and Little Heath. The site forms a group with BrP7. It is not related to LeH1 although it is nearby. However in combination with other sites around Brookmans Park and Welham Green, the development of this site could have a substantial impact on the strategic gap between Potters Bar and Hatfield.

#### Potential for adjustment to site boundaries (based on existing landscape features / boundary description)

There is no potential for boundary adjustments.

#### Cross-Boundary Issues (if applicable)

Yes, adjoins the district boundary with Hertsmere and nearby Potters Bar.

### SUMMARY

The site is located to the south of Brookmans Park and west of Little Heath and comprises agricultural land. It contributes significantly to one of the four national Green Belt purposes assessed. The site has mixed levels of visual openness and high levels of physical openness. The site is located within a strategic gap between 1st tier settlements. The site is assessed as significant for national purpose 3 as it exhibits strong countryside characteristics and is free from encroachment /development. The site has a relatively well defined southern boundary, other boundaries are weak.

It forms a group with BrP7. In combination with other sites around Brookmans Park and Welham Green, the development of this site could have a substantial impact on the strategic gap between Potters Bar and Hatfield.
HELAA ID: WeG12  
HELAA SITE NAME: Land at Pooleys Lane, Welham Green

Part 1 Study Strategic Parcel ID: GB48  
Part 1 Study sub-area ID (if applicable):

**SITE CONTEXT – DOCUMENT REVIEW**

**Part 1 Study – Key Findings:**

Checking sprawl: *Limited or No* – it does not form a connection with a wider network of parcels to restrict sprawl.

Preventing merging: *Partial* – any reduction in the gap would be unlikely to compromise the separation of 1st tier settlements in physical and visual terms but would have a greater impact on 2nd tier settlements.

Safeguarding the countryside: *Partial* – the parcel displays a mix of urban and rural characteristics. It contains arable farmland with medium scale fields bound by hedgerows, and small fields of pasture with fenced boundaries at settlement edges.

Preserving setting: *Partial* – the northern part of the parcel provides historic setting of Old Hatfield Conservation Area and the Hatfield Park Historic Park and Garden.

Settlement pattern: *Significant* – the parcel provides the primary local gap between Hatfield (1st) and Welham Green (2nd). Any reduction in the gaps would likely compromise the separation of settlements in physical and visual terms, and local levels of visual openness. Checking sprawl:

**Land Designations (environmental, historic, agricultural land quality, flood zone):**

- Watling Chase Community Forest;
- North west area Grade 3 (remainder of the site classified as Urban);
- Flood Zone 1.

**Landscape Character**

*Landscape Sensitivity and Capacity Study (Welwyn Hatfield Borough Council, 2012 – 2015)*

Sensitivity: Medium  
Value: Low  
Overall landscape capacity conclusion: Medium to High Capacity  
NB assessment covers southern half of the site.

*Hertfordshire Landscape Character Assessment (undertaken 2005) based on Area Assessment*

Character Assessment area ID: 29  
Condition: Moderate  
Strength of character: Moderate  
Value: Improve and Conserve

**SITE AND LANDSCAPE APPRAISAL**

**Site Description:** site is located north of Welham Green. It comprises private land; the site is contiguous with the Green Belt boundary where it adjoins the existing urban area.

**Land use/cover:** equestrian use with grazing and stables.

**Adjacent/surrounding land uses/features:** surrounded by open fields to the north. West comprises of grazing and scrub. Industrial estate to the east. Residential estate to the south.

**Landform:** area is generally flat but slopes downhill along Parsonage Lane and Huggins Lane.

**Visual Openness:** Flat site that is relatively enclosed, largely by hedgerow. Evaluation: Low.

**Physical openness:** some built form: stables (but not a defining feature) and a pylon. Evaluation: Mixed to High.

**Boundary Description**

North – Continuous hedgerow (Moderate).  
South – Established hedgerow residential road; wall along property (Moderate).  
East – Hedgerow and trees (Moderate).  
West – Hedgerow and trees (Moderate).
## WeG12 GREEN BELT PURPOSES ASSESSMENT

<table>
<thead>
<tr>
<th>Purpose</th>
<th>Assessment</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. To Check unrestricted sprawl of large built-up areas</td>
<td>LIMITED OR NO</td>
</tr>
<tr>
<td>The site is located within a parcel which makes a ‘partial’ or ‘limited or no’ contribution towards checking unrestricted sprawl of large built-up areas of London, Luton and Dunstable and Stevenage.</td>
<td></td>
</tr>
<tr>
<td>2. To Prevent neighbouring towns from merging</td>
<td>PARTIAL</td>
</tr>
<tr>
<td>The site is located within a strategic gap between 1st tier settlements of Hatfield and Potters Bar. The site makes a partial contribution towards the visual perception of the separation of settlements, but his is limited due to the overall scale of the gap.</td>
<td></td>
</tr>
<tr>
<td>3. To assist in safeguarding the countryside from encroachment</td>
<td>PARTIAL</td>
</tr>
<tr>
<td>The site exhibits countryside characteristics, but there are elements that undermine these to some extent. The site has some urban fringe elements and noise from Industrial area to the east.</td>
<td></td>
</tr>
<tr>
<td>4. To preserve setting and special character of historic towns</td>
<td>LIMITED OR NO</td>
</tr>
<tr>
<td>The site does not preserve setting of any historic features. It has no obvious relationship to historic features. There are no designated historic features located within or adjacent to the site.</td>
<td></td>
</tr>
<tr>
<td>5. To Maintain the Existing Settlement Pattern</td>
<td>PARTIAL</td>
</tr>
<tr>
<td>The site is located within a primary local gap or secondary local gap. The site is located within the primary local gap between Hatfield (1st tier) and Welham Green (2nd tier). The site makes a limited contribution towards the visual perception of the separation of settlements.</td>
<td></td>
</tr>
</tbody>
</table>

### OTHER CONSIDERATIONS

- **Relationship with other sites – is the site isolated or forms a group (what is cumulative impact, if applicable)**
  
The site is not isolated and is connected to Welham Green. It forms a group with Hat11, WeG8, WeG9, GTLAA05, and would have a greater cumulative impact on the Green Belt if all were to be developed.

- **Potential for adjustment to site boundaries (based on existing landscape features / boundary description)**
  
  Existing barbed-wire fence divides the site into north and south areas.

- **Cross-Boundary Issues (if applicable)**
  
  No.

### SUMMARY

The site is located north of Welham Green and is primarily in equestrian use with a small proportion of the site used for stables. The site does not contribute significantly to any of the Green Belt purposes assessed. The site is located within a strategic gap between 1st tier settlements; however the scale and characteristics of the site mean that it makes a partial contribution to the gap. The site has potential for subdivision. The site was rated as low for visual openness and mixed to high for physical openness. The site boundaries are well defined and of moderate strength. It forms a group with Hat11, WeG8, WeG9 and GTLAA05, and would have a greater cumulative impact on the Green Belt if all were to be developed.
Welwyn Hatfield Green Belt Review
Site Proforma for Purposes Assessment

Title: WeG12
Project: Green Belt Review
Drawing Number:
Drawn: Planning Policy
Scale: Not To Scale
Date: 2nd June 2016

Key:
- Green Belt
- Subject site
- Other sites assessed
- Borough boundary

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Part 1 Study – Key Findings:

Checking sprawl: *Limited or No* – the parcel is located away from large built-up areas of London, Luton and Dunstable and Stevenage.

Preventing merging: *Partial* – the parcel does not fully separate neighbouring 1st tier settlements however it contributes (with GB45, 49 & 50) to the strategic gap between Hatfield and Potters Bar.

Safeguarding the countryside: *Partial* – the parcel displays a mix of countryside and urban fringe characteristics.

Preserving setting: *Partial* – the northern part of the parcel provides historic setting of Old Hatfield Conservation area and the Hatfield Park Historic Park and Garden.

Settlement pattern: *Significant* – the parcel provides the primary local gap between Hatfield (1st) and Welham Green (2nd). Any reduction in the gap would be likely to compromise the separation of settlements in physical terms and local levels of visual openness.

Land Designations (environmental, historic, agricultural land quality, flood zone):

- Entire site is within Flood Zone 1 - low risk of fluvial flooding
- Site is within GSPZ Inner Zone (Zone 1) – most sensitive zone
- Agricultural Land Grade 3

Landscape Character

*Landscape Sensitivity and Capacity Study (Welwyn Hatfield Borough Council, 2012 – 2015)*

Sensitivity: Area 1 Medium; Area 2 Medium

Value: Area1 Medium; Area 2 Low

Overall landscape capacity conclusion: Area 1 Medium; Area 2 Medium to High

*Hertfordshire Landscape Character Assessment (undertaken 2005) based on Area Assessment*

Character Assessment area ID: 29

Condition: Moderate

Strength of character: Moderate

Value: Improve and Conserve

SITE AND LANDSCAPE APPRAISAL

*Site Description:* The site is located to the south-west of Welham Green. Private land with public right of way crossing a small area in the most eastern part of the site.

*Land use/cover:* Primarily greenfield with an area in the north-east comprising agricultural buildings and farm yard.

*Adjacent/surrounding land uses/features:* Residential to the north and east; open countryside to the south and west.

*Landform:* Gradual slope to the south towards the South west and the SSSI.

*Openness – Levels of landscape enclosure and nature of views (visual openness):* Partially elevated with some long distance views from the site. Evaluation: Mixed.

*Physical openness:* Small proportion of the site area is covered by built form and urbanising influences. Evaluation: High.

Boundary Description

North – Mixture of hedgerow, trees and fence line (Moderate).

South – No definable boundary (Weak).

West – Almost continuous hedgerow (Moderate).

East – GB boundary comprises property boundaries/ B Road (Moderate) and section through the farmyard (Weak).
<table>
<thead>
<tr>
<th>Purpose Evaluation</th>
<th>Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1. To Check unrestricted sprawl of large built-up areas</strong></td>
<td>LIMITED OR NO</td>
</tr>
<tr>
<td>The site is located within a parcel which makes a ‘partial’ or ‘limited or no’ contribution towards checking unrestricted sprawl of large built-up areas of London, Luton and Dunstable and Stevenage.</td>
<td></td>
</tr>
<tr>
<td><strong>2. To Prevent neighbouring towns from merging</strong></td>
<td>PARTIAL</td>
</tr>
<tr>
<td>The site is located within a strategic gap between 1st tier settlements of Hatfield and Potters Bar. The site makes a partial or limited contribution to the visual perception of the separation of settlements. The gap contains settlements of Welham Green (2nd tier) and Brookmans Park (2nd) which follow the railway line, as well as Bell Bar, limited ribbon development and Hatfield Park Historic Park and Garden. The site contributes to the visual perception of the gap as it is partially open, but this is limited due to the overall scale of the gap.</td>
<td></td>
</tr>
<tr>
<td><strong>3. Assist in safeguarding the countryside from encroachment</strong></td>
<td>PARTIAL</td>
</tr>
<tr>
<td>The site exhibits strong countryside characteristics including agricultural land use which is significant in assisting in safeguarding the countryside from development. However a small part of the site contains built development relating to agriculture.</td>
<td></td>
</tr>
<tr>
<td><strong>4. To preserve setting and special character of historic towns</strong></td>
<td>LIMITED OR NO</td>
</tr>
<tr>
<td>The site does not preserve setting of any historic features. It has no relationship to historic features. There are no historic features located within or adjacent to the site.</td>
<td></td>
</tr>
<tr>
<td><strong>5. To Maintain the Existing Settlement Pattern</strong></td>
<td>PARTIAL</td>
</tr>
<tr>
<td>The site is located within a primary local gap or secondary local gap. The site partially or makes a limited or no reduction to the visual perception of the separation of settlements. The site would not reduce the gap between Welham Green and Brookmans Park and the site is more integral to the existing settlement pattern. The gap is free from development. The site makes a contribution towards visual perception of the gap as it is open and makes up part of agricultural land within the gap.</td>
<td></td>
</tr>
</tbody>
</table>

**OTHER CONSIDERATIONS**

**Relationship with other sites – is the site isolated or forms a group (what is cumulative impact, if applicable)**

The site is not isolated and is connected to Welham Green. It forms a group with WeG1, WeG2 and WeG3. The cumulative impact of this group would have a greater impact on the Green Belt. The cumulative impact of WeG3 and WeG15 would be significant in terms of encroachment on the countryside.

**Potential for adjustment to site boundaries (based on existing landscape features / boundary description)**

Yes (potential to incorporate farm buildings).

**Cross-Boundary Issues (if applicable)**

No.

**SUMMARY**

The site is located south-west of Welham Green and consists of farm buildings and land in agricultural use. Site does not contribute significantly to any of the four national Green Belt purposes assessed. However in combination with WeG3 the site would have a significant impact on the national purpose of safeguarding the countryside from encroachment. The site is evaluated as mixed for visual openness but high for physical openness. It makes a partial contribution to the local purpose. The site is located within a strategic gap between 1st tier settlements (of Hatfield and Potters Bar). The site separates Welham Green from Water End Swallow Holes SSSI.

It forms a group with WeG1, WeG2, and WeG3; the cumulative impact of the development of this group would have a greater impact on the Green Belt. WeG15 in particular extends further into the countryside where its southern boundary is rated as weak and therefore not as strong as the existing Green Belt boundary which is the edge of development in Welham Green.
<table>
<thead>
<tr>
<th>HELAA ID: Wel15</th>
<th>HELAA SITE NAME: Fulling Mill Lane (South), Welwyn</th>
</tr>
</thead>
<tbody>
<tr>
<td>Part 1 Study Strategic Parcel ID: 41</td>
<td>Part 1 Study sub-area ID (if applicable):</td>
</tr>
</tbody>
</table>

### SITE CONTEXT – DOCUMENT REVIEW

#### Part 1 Study – Key Findings:

- **Checking sprawl:** *Partial* – forms a connection with a wider network of parcels to the north-west to restrict sprawl to the south of Luton and Dunstable and Stevenage.
- **Preventing merging:** *Limited or No* – forms part of a network to provide a strategic gap between Welwyn Garden City and Harpenden.
- **Safeguarding the countryside:** *Significant* – typical rural and countryside characteristics and high levels of visual openness.
- **Preserving setting:** *Significant* – contains several Conservation Areas, open and pastoral setting, adjoins Welwyn Conservation Area.
- **Settlement pattern:** *Significant* – provides a series of gaps between 1st, 2nd and 3rd tier settlements and the secondary local gap between Wheathampstead and Welwyn.

#### Land Designations (environmental, historic, agricultural land quality, flood zone):

- The site lies within an Area of Archaeological Significance (AAS7)
- Flood Zone 1

### Landscape Character

**Landscape Sensitivity and Capacity Study (Welwyn Hatfield Borough Council, 2012 – 2014)**

- Sensitivity: Medium
- Value: Medium

Overall landscape capacity conclusion: Medium

**Hertfordshire Landscape Character Assessment (undertaken 2005) based on Area Assessment**

- Character Assessment area ID: 132
- Condition: Poor
- Strength of character: Strong
- Value: Restore condition to maintain character

### SITE AND LANDSCAPE APPRAISAL

**Site Description:** Site located north-west of Welwyn.

**Land use/cover:** Grassland. Mainly open with small woodland to the west.

**Adjacent/surrounding land uses/features:** Church to the north-east, cemetery to the north-west. South and south-eastern boundary adjoins Welwyn village conservation area. Small woodland area to the west.

**Landform:** Flat near to Fulling Mill Lane, then sloping upwards from east to west.

**Openness – Levels of landscape enclosure and nature of views (visual openness):** partially enclosed by vegetation; long views from highest western area of the site to east and surrounding areas, medium view across the site to the south. Evaluation: Mixed.

**Physical openness:** No development on site. Evaluation: High.

**Boundary Description**

- North – Low wooden fence and fragmented hedgerow (Moderate/Weak).
- South – Low fence, intermittent trees, residential road property boundary (Moderate/Strong) Existing Green Belt Boundary.
- East – North-east Fulling Mill Lane (strong), East Interrupted hedgerow residential road (Moderate/Weak).
- West – Intermittent hedgerow, trees and wire fence (Moderate).
## Wel15 GREEN BELT PURPOSES ASSESSMENT

<table>
<thead>
<tr>
<th>1. To Check unrestricted sprawl of large built-up areas</th>
<th>LIMITED OR NO</th>
</tr>
</thead>
<tbody>
<tr>
<td>The site is located within a parcel which makes a ‘partial’ or ‘limited or No’ contribution towards checking unrestricted sprawl of large built-up areas. It forms a connection with a wider network of parcels to the northwest to restrict sprawl to the south of Luton and Dunstable and Stevenage.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>2. To Prevent neighbouring towns from merging</th>
<th>LIMITED OR NO</th>
</tr>
</thead>
<tbody>
<tr>
<td>The site is not located within a strategic gap between 1st tier settlements.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>3. To assist in safeguarding the countryside from encroachment</th>
<th>SIGNIFICANT</th>
</tr>
</thead>
<tbody>
<tr>
<td>The site exhibits strong countryside characteristics and is free from encroachment / development. Grass land with a small woodland area to the west.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>4. To preserve setting and special character of historic towns</th>
<th>SIGNIFICANT</th>
</tr>
</thead>
<tbody>
<tr>
<td>The site makes a significant contribution towards preserving the setting of historic features. The site is directly adjacent to the Welwyn Village Conservation Area to the south and south east.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>5. To Maintain the Existing Settlement Pattern</th>
<th>SIGNIFICANT</th>
</tr>
</thead>
<tbody>
<tr>
<td>The site is located within a secondary local gap between Welwyn village and Wheathampstead, which is relatively free from development. It is also located within the secondary local gap between Welwyn and Codicote, which contains ribbon development /encroachment into the Green Belt. A reduction in the gaps would not compromise the physical separation of settlements. However it would partially reduce the visual perception of the separation of settlements.</td>
<td></td>
</tr>
</tbody>
</table>

## OTHER CONSIDERATIONS

### Relationship with other sites – is the site isolated or forms a group (what is cumulative impact, if applicable)

The site is to the north of Welwyn. It forms part of a group of sites with Wel1, Wel 2, Wel6 and Wel14. If the group were released from the Green Belt there would be a greater reduction of the secondary gap between Welwyn and Codicote and localised impact in respect of merging with ribbon development to the north would be increased.

### Potential for adjustment to site boundaries (based on existing landscape features / boundary description)

No

### Cross-Boundary Issues (if applicable)

None

## SUMMARY

The site is located to the south of Kimpton Road, north of Welwyn and comprises grassland with a small woodland to the west. The site contributes significantly to two of the four national Green Belt purposes assessed and to the local purpose. The majority of the boundaries are a mixture of moderate and weak with fragmented hedgerow and fences. Part of the southern boundary and the northeast boundary are classified as strong because of the proximity to roads. The site is assessed as significant to the third national purpose as it exhibits strong countryside characteristics and is free from encroachment / development. The site is assessed as significant to the fourth national purpose in preserving the setting and special character of historic towns as it is directly adjacent to Welwyn Village Conservation Area. It is significant to the local purpose as it is located within two secondary gaps. The site is rated as mixed for visual openness as it is partially enclosed by hedgerow, with long distance views from highest western area of the site to east and surrounding areas and medium views across the site to the south. It is rated as high for physical openness as there is no development. It forms part of a group of sites with Wel1, Wel2, Wel6 and Wel14. If the group were released from the Green Belt there would be a greater reduction of the secondary gap between Welwyn and Codicote and localised impact in respect of merging with ribbon development to the north would be increased.
HELAA ID: Wel16  HELAA SITE NAME: South of School Lane, Welwyn

Part 1 Study Strategic Parcel ID: GB41  Part 1 Study sub-area ID (if applicable):

### SITE CONTEXT – DOCUMENT REVIEW

#### Part 1 Study – Key Findings:

- Checking sprawl: **Partial** – forms a connection with a wider network of parcels to the north-west to restrict sprawl to the south of Luton and Dunstable and Stevenage.
- Preventing merging: **Limited or No** – forms part of a network to provide a strategic gap between Welwyn Garden City and Harpenden.
- Safeguarding the countryside: **Significant** – typical rural and countryside characteristics and high levels of visual openness.
- Preserving setting: **Significant** – contains several Conservation Areas; open and pastoral setting; adjoins Welwyn Conservation Area.
- Settlement pattern: **Significant** – provides a series of gaps between 1st, 2nd and 3rd tier settlements and the secondary local gap between Wheathampstead and Welwyn.

#### Land Designations (environmental, historic, agricultural land quality, flood zone):

- Flood Zone 1
- Rectory Wood (Wildlife Site and area of Ancient Woodland) adjoins the site at the south-western corner

### Landscape Character

*Landscape Sensitivity and Capacity Study (Welwyn Hatfield Borough Council, 2012 – 2014)*

- Sensitivity: Medium
- Value: Medium
- Overall landscape capacity conclusion: Medium

*Hertfordshire Landscape Character Assessment (undertaken 2005) based on Area Assessment*

- Character Assessment area ID: 35
- Condition: Moderate
- Strength of character: Strong
- Value: Conserve and Restore

### SITE AND LANDSCAPE APPRAISAL

**Site Description:** The site is located south-west of Welwyn.

**Land use/cover:** Comprises arable field with irregularly shaped boundary.

**Adjacent/surrounding land uses/features:** Residential (urban edge) and water pumping station to the north/north-east; woodland to the south-west; residential and farm to the south; agriculture beyond remaining boundaries. Site is bounded on two sides by School Lane and Whitehill.

**Landform:** Significant undulation with central valley running through the middle of the site, from south-west to north-east.

**Openness – Levels of landscape enclosure and nature of views (visual openness):** Extensive long distance views from edge of the site west to wider countryside and east to the edge of Welwyn. Restricted views from centre due to topography. Evaluation: High/Mixed.

**Physical openness:**

No development Evaluation: High.

**Boundary Description**

- North – Urban edge of Welwyn; road; hedgerow trees (strong/modeerate); existing Green Belt Boundary.
- South – Woodland; wire fence; property boundary (moderate).
- East – Hedgerow and road (strong).
- West – Hedgerow, trees and road (strong).
### Wel16 GREEN BELT PURPOSES ASSESSMENT

<table>
<thead>
<tr>
<th>Purpose</th>
<th>Assessment</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1. To Check unrestricted sprawl of large built-up areas</strong></td>
<td>LIMITED OR NO</td>
</tr>
<tr>
<td>The site is located within a parcel which makes a ‘partial or ‘limited or no’ contribution towards checking unrestricted sprawl of large built-up areas of London, Luton and Dunstable and Stevenage.</td>
<td></td>
</tr>
<tr>
<td><strong>2. To Prevent neighbouring towns from merging</strong></td>
<td>LIMITED OR NO</td>
</tr>
<tr>
<td>The site is not located within a strategic gap between 1st tier settlements.</td>
<td></td>
</tr>
<tr>
<td><strong>3. To assist in safeguarding the countryside from encroachment</strong></td>
<td>SIGNIFICANT</td>
</tr>
<tr>
<td>The site exhibits strong countryside characteristics, high levels of visual openness and is free from encroachment/development. Countryside characteristics; arable field part of the wider countryside and is free from development. Urban influences edge of Welwyn to the north, Whitehill cottages and farm to the south.</td>
<td></td>
</tr>
<tr>
<td><strong>4. To preserve setting and special character of historic towns</strong></td>
<td>LIMITED OR NO</td>
</tr>
<tr>
<td>The site does not preserve the setting of any historic features. It has no relationship to historic features. There are no designated features located within or adjacent to the site.</td>
<td></td>
</tr>
<tr>
<td><strong>5. To Maintain the Existing Settlement Pattern</strong></td>
<td>SIGNIFICANT</td>
</tr>
<tr>
<td>The site is located within a primary or secondary local gap. The site reduces the visual perception of the separation of settlements. Located within the secondary local gap between Welwyn, Ayot St Peter and Ayot Green, which is relatively free from development. The site lies in the shortest gap between Welwyn and Ayot St Peter, and contributes to the visual perception of the gap.</td>
<td></td>
</tr>
</tbody>
</table>

### OTHER CONSIDERATIONS

**Relationship with other sites – is the site isolated or forms a group (what is cumulative impact, if applicable)**

The site adjoins Welwyn. It forms a group with Wel3 and Wel5.

**Potential for adjustment to site boundaries (based on existing landscape features / boundary description)**

No potential.

**Cross-Boundary Issues (if applicable)**

No cross- boundaries issues exist.

### SUMMARY

The site is located south-west of Welwyn, and comprises agricultural land. The site contributes significantly to one of the four national Green Belt purposes assessed and also to the local Green Belt purpose. It is significant against purpose 3 as it exhibits strong countryside characteristics and is free from encroachment/development. It is assessed as significant to the local purpose as it lies in the shortest gap between Welwyn and Ayot St. Peter. The site is evaluated as high to mixed for visual openness and high for physical openness. The site is well defined with mainly strong boundaries, apart from the southern boundary which is of moderate strength. There is no potential for subdivision. The site is not isolated and adjoins Welwyn. It forms a group with Wel3 and Wel5.
## SITE CONTEXT – DOCUMENT REVIEW

### Part 1 Study – Key Findings:

**Checking sprawl:** *Limited or No* – the parcel is located away from large built-up areas of London, Luton and Dunstable and Stevenage; it does not form a connection with a wider network of parcels to restrict sprawl.

**Preventing merging:** *Partial* – contributes to providing the strategic gap between Welwyn Garden City and Hertford, which are both 1st tier settlements.

**Safeguarding the countryside:** *Significant* – displays rural and countryside characteristics in the river Mimram floodplain. High levels of visual openness and long views.

**Preserving setting:** *Significant* – Contains Tewin Water and Panshanger HPGs. Acts as an immediate open and rural setting to Welwyn Garden City.

**Settlement pattern:** *Significant* – Contributes to gap between Welwyn Garden City (1st) and Digswell (2nd) and provides local gaps between Burnham Green and Digswell and Welwyn Garden City.

### Land Designations (environmental, historic, agricultural land quality, flood zone):

- Flood Zone 1 (northern boundary adjacent to Flood Zone 2 with close proximity to Flood Zone 3)
- Within 100m of Tewinbury SSSI
- Site adjoins Henry Wood Ancient Woodland

### Landscape Character

**Landscape Sensitivity and Capacity Study (Welwyn Hatfield Borough Council, 2012 – 2014)**

- Sensitivity: Medium
- Value: Medium
- Overall landscape capacity conclusion: Medium

**Hertfordshire Landscape Character Assessment (undertaken 2005) based on Area Assessment**

- Character Assessment area ID: 45
- Condition: Poor
- Strength of character: Moderate
- Value: Improve and restore

## SITE AND LANDSCAPE APPRAISAL

### Site Description:

- Site located north-east of Welwyn Garden City, current Green Belt boundary bisects the site.

### Land use/cover:

- Part of grassed airfield.

### Adjacent/surrounding land uses/features:

- Bound by hedgerows tree belts, residential property boundaries, housing, primary school to the south and west with golf course beyond. Agricultural fields and Panshanger Park to the east. Agricultural fields, tree belt, farm buildings, woodland, River Mimram Valley and B1000 to the north.

### Landform:

- Mostly flat but undulating in the central northern area.

### Visual Openness:

- Long distance views north and northwest across the Mimram valley to Tewin with sections contained by tree belt, medium distance views west towards edge of Welwyn Garden City. Evaluation: High/Mixed.

### Physical openness:


### Boundary Description:

- North – North-west woodland scrub hedgerow (moderate); middle section of northern boundary trees hedgerow intermittent (moderate); north-eastern low hedge, mixed shrub (moderate/weak).
- South/south-west – no definition (weak).
- East – low hedgerow fence (moderate).
- West – wire fence footpath (moderate).
## WGC4 GREEN BELT PURPOSES ASSESSMENT

### 1. To Check unrestricted sprawl of large built-up areas

| LIMITED OR NO | The site is located within a parcel which makes a 'partial or limited or no' contribution towards checking unrestricted sprawl of large built-up areas of London, Luton and Dunstable and Stevenage. |

### 2. To Prevent neighbouring towns from merging

| PARTIAL | The site is located within a strategic gap between 1st tier settlements of Welwyn Garden City and Hertford in East Herts. The site makes a partial or limited contribution towards the visual perception of the separation of settlements because of the scale of the site relative to the gap. |

### 3. To assist in safeguarding the countryside from encroachment

| SIGNIFICANT | Exhibits countryside characteristics. Open land previously part of Panshanger Aerodrome, high levels of visual openness and is free from development. |

### 4. To preserve setting and special character of historic towns

| PARTIAL | The site makes a partial contribution towards preserving the setting of historic features. The eastern part of the site is indirectly adjacent to Panshanger Park Historic Park & Garden. |

### 5. To Maintain the Existing Settlement Pattern

| PARTIAL | The site is located within a primary local gap or secondary local gap. The site makes a partial or limited contribution towards the visual perception of the separation of settlements. The site contributes to the primary local gap between Welwyn Garden City and Hertford. The scale of the site relative to the gap means that development will not result in a marked reduction to physical separation or visual perception of the gap. |

### OTHER CONSIDERATIONS

#### Relationship with other sites – is the site isolated or forms a group (what is cumulative impact, if applicable)

The site is connected to Welwyn Garden City and forms a group with GTLAA06 and WGC7.

#### Potential for adjustment to site boundaries (based on existing landscape features / boundary description)

There is no potential for boundary adjustment.

#### Cross-Boundary Issues (if applicable)

Yes. Eastern boundary adjoins borough boundary with East Herts and the eastern part of the northern boundary adjoins East Herts. Cross-boundary issues may exist, because of the proximity to Panshanger Park HPG and also to heritage assets in the Mimram valley.

### SUMMARY

The site is located north-east of Welwyn Garden City. It contributes significantly to one of the four national Green Belt purposes assessed. The site is assessed as significant for safeguarding the countryside as it exhibits countryside characteristics and is free from development. The site has a mixed and high level of visual openness and a mixed level of physical openness due to a small amount of development in the south. The site is defined by mainly moderate boundaries but the southern boundary is weak because there is no definition on the ground. The site forms a group with GTLAA06 and WGC7; the cumulative impact of the development from the group would have a greater impact on the Green Belt.
## SITE CONTEXT – DOCUMENT REVIEW

### Part 1 Study – Key Findings:

- Checking sprawl: **Limited or No** – located away from large built up areas of London, Luton and Dunstable and Stevenage.
- Preventing merging: **Partial** – does not directly separate 1st tier settlements but forms a large section of a network of parcels which provide the strategic gap between Welwyn Garden City, Hatfield and Harpenden.
- Safeguarding the countryside: **Significant** – displays typical rural and countryside characteristics; little evidence of built development and no significant encroachment. Displays very different character to 43B.
- Preserving setting: **Limited or No** – parcel adjoins Sandridge conservation area and Brocket Park HPG; GB acts as an immediate open and rural historic setting.
- Settlement pattern: **Significant** – contributes with 43B to the strategic gap between Welwyn Garden City(1st) and Wheathamstead (3rd). Gap is large and relatively free of development with no evidence of ribbon development. Due to scale and nature of the gap any reduction would be unlikely to compromise the separation of settlements in physical or visual terms or in the overall level of visual openness.

### Land Designations (environmental, historic, agricultural land quality, flood zone):

- Flood Zone 1
- Agricultural Land Grade 3 with some grade 2 in the east
- Area of Archaeological Significance (AASS3)
- Grade 2 Listed Building (Symondshyde Farmhouse)

### Landscape Character

**Landscape Sensitivity and Capacity Study (Welwyn Hatfield Borough Council, 2012 – 2015)**

- Sensitivity: High
- Value: High

**Hertfordshire Landscape Character Assessment (undertaken 2005) based on Area Assessment**

- Character Assessment area ID: western area 31; eastern area 32.
- Condition: ID 31 Poor; ID 32 Moderate.
- Strength of character: ID 31 Moderate; ID 32 Moderate
- Value: ID 31 Improve and Restore; ID 32 Improve and Conserve

### SITE AND LANDSCAPE APPRAISAL

**Site Description:** the site is located to the west of Welwyn Garden City and North of Hatfield; used primarily as farmland for growth of rape seed crops. Symondshyde Farm is situated within the site.

**Land use/cover:** primarily in arable use with small areas used for horse grazing and other equestrian uses.

**Adjacent/surrounding land uses/features:** the southern and western boundaries are adjacent to two wildlife sites; another wildlife site partially borders the northern boundary.

**Landform:** generally undulating

**Visual Openness:**

Southern, western and northern fringes: views are largely contained by woodland to the south, west and north, and a ridge line following the western most PROW. Two exceptions are: long distance views from the far western corner and certain locations in the centre of the site; eastwards to Cromer Hyde Farm buildings, traffic along Brocket Road, and St John’s Church (Lemsford); and medium distance views from the ridge line and land sloping down northwards of the residential property (22 Cromer Hyde Lane) to the north. Evaluation: Low to Mixed.

Central and eastern areas: wide and open long distance views east from higher ground in the central area. Land slopes down to the eastern boundary. Views of Hatfield Garden Village (existing residential properties), business park, block of flats and taller buildings within Hatfield town centre, and trees within Hatfield Park to the east. Views to the west limited by the ridgeline within the centre of the site. Evaluation: High.

**Physical openness:** Some development on site. Evaluation: Mixed

**Boundary Description**

- **South:** Symonshyde Lane (Strong); hedgerows with gaps where site boundary does not coincide with the road (Moderate).
- **Southern boundary section running east-west farm track and ditch** ( southern boundary section running north-south – hedgerow, small gap in southern corner/land between paddock and The Pightle dwelling (Moderate).
- **West:** Edge of Titnol’s Wood, Wood (Moderate).
- **North:** Western section of northern boundary – ditch with scrub, open field beyond (Weak). Central and eastern sections of northern boundary: edge of woodland and a mature hedgerow; small gap for farm vehicle access to field (Moderate).
- **East:** Farm track (not public right of way) (Moderate).
### Hat15 GREEN BELT PURPOSES ASSESSMENT

<table>
<thead>
<tr>
<th><strong>1. To Check unrestricted sprawl of large built-up areas</strong></th>
<th>LIMITED OR NO</th>
</tr>
</thead>
<tbody>
<tr>
<td>The site is located within a parcel which makes a ‘partial’ or ‘limited or no’ contribution towards checking unrestricted sprawl of large built-up areas of London, Luton and Dunstable and Stevenage.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>2. To Prevent neighbouring towns from merging</strong></th>
<th>LIMITED OR NO</th>
</tr>
</thead>
<tbody>
<tr>
<td>The site is not located within a strategic gap between 1st tier settlements.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>3. To assist in safeguarding the countryside from encroachment</strong></th>
<th>SIGNIFICANT</th>
</tr>
</thead>
<tbody>
<tr>
<td>The site displays typical countryside characteristics, predominately undeveloped with the exception of the farm buildings and yard in the southern area but this constitutes only a small proportion of the site area.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>4. To preserve setting and special character of historic towns</strong></th>
<th>LIMITED OR NO</th>
</tr>
</thead>
<tbody>
<tr>
<td>The site does not preserve setting of any historic features. It has no relationship to historic features. There are no historic features located within or adjacent to the site.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>5. To Maintain the Existing Settlement Pattern</strong></th>
<th>PARTIAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>The site is located within a primary or secondary local gap. The site makes a partial or limited contribution to the visual perception of the separation of settlements.</td>
<td></td>
</tr>
</tbody>
</table>

**OTHER CONSIDERATIONS**

**Relationship with other sites – is the site isolated or forms a group (what is cumulative impact, if applicable)**

It is isolated and does not form a group.

**Potential for adjustment to site boundaries (based on existing landscape features / boundary description)**

There is potential to subdivide the site with clear boundaries formed by tracks, paths and hedgerows. The eastern boundary could be pulled back to a public right of way and hedgerow to the north west, which although still ‘Moderate’ provides a more physical feature above ground level.

The northwestern boundary could be pulled back to a tree belt and hedgerow within the site (therefore excluding this field entirely) in order to provide a stronger boundary.

**Cross-Boundary Issues (if applicable)**

No cross boundaries issues exist

**SUMMARY**

The site is located west of Welwyn Garden City and north of Hatfield. It contributes significantly to one of the four national Green Belt purposes assessed. The site is assessed as significant to the second national purpose as it displays typical countryside characteristics. The boundaries are predominately moderate in strength. The strongest site boundary is in the south-west where it adjoins Symondshyde Lane. There is potential to subdivide the site. The site varies in terms of its visual openness. The southern, western and northern fringes are evaluated as low to mixed for visual openness with largely contained views although there are some areas with more extensive views. There are high levels of visual openness from the central and eastern areas with views towards Hatfield Town Centre and Hatfield Park.
## Welwyn Hatfield Green Belt Review
### Site Proforma for Purposes Assessment

<table>
<thead>
<tr>
<th>HELAA ID: GTLAA08</th>
<th>SITE NAME: Barbraville and surrounds, Hertford Road</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Part 1 Study Strategic Parcel ID: GB44</td>
</tr>
</tbody>
</table>

### SITE CONTEXT – DOCUMENT REVIEW

#### Part 1 Study – Key Findings:

Checking sprawl: **Limited or No** – parcel is located away from large built-up areas of London, Luton and Dunstable and Stevenage and does not form a connection with a wider network of parcels to restrict sprawl.

Preventing merging: **Significant** – The parcel provides a strategic gap to separate Hatfield and Welwyn Garden City.

Safeguarding the countryside: **Partial** - The parcel displays a mix of countryside and urban fringe characteristics.

Preserving setting: **Limited or No** – the parcel does not provide the setting for any historic places.

Settlement pattern: **Significant** – The parcel provides the primary local gap to separate Welwyn Garden City and Mill Green (3rd).

#### Land Designations (environmental, historic, agricultural land quality, flood zone):

- Grade 3 Agricultural Land
- Hatfield House Historic Park & Garden within 50m of the site
- Home Park Local Wildlife Site within 50m of the site

#### Landscape Character

**Landscape Sensitivity and Capacity Study (Welwyn Hatfield Borough Council, 2012 – 2014)**

Sensitivity: Medium

Value: Medium

Overall landscape capacity conclusion: Medium

**Hertfordshire Landscape Character Assessment (undertaken 2005) based on Area Assessment**

Character Assessment area ID: 45

Condition: Poor

Strength of character: Moderate

Value: Improve and Restore

### SITE AND LANDSCAPE APPRAISAL

**Site Description**: The site is located to the south of Welwyn Garden City adjacent to the A 414 to the east of Mill Green adjacent to the Mill Green Waste water treatment works.

**Land use/cover**: The site is mostly shrub and grassland land.

**Adjacent/surrounding land uses/features**: The site is adjacent to Mill Green Golf course to the east and north and Mill Green Waste Water Treatment Works and other development to the west.

**Landform**: Existing developed area is flat but rest of the area is undulating with mounds because of dumped material (not recent)

**Openness – Levels of landscape enclosure and nature of views (visual openness)**:

The site is enclosed by vegetation to the west, vegetation and the Gypsy and Traveller site to the south and a bund to the east relating to the Golf course. There are views into the site but only from the bund, views from the site are very contained. Evaluation: Low

**Physical openness**: Development on part of the site (mobile homes) urban influences on the remainder due to dumping of waste material

Evaluation: Low

**Boundary Description**

North – Development and hedgerow (strong).
South – A414 Hertford Road, mobile home site and mixed vegetation screening (strong).
East – Track and golf course car park (moderate/weak).
West – Mature tree belt/hedgerow, minor access road for part of the boundary (moderate).
### GTLAA08 GREEN BELT PURPOSES ASSESSMENT

#### 1. To Check unrestricted sprawl of large built-up areas

<table>
<thead>
<tr>
<th></th>
<th>LIMITED OR NO</th>
</tr>
</thead>
<tbody>
<tr>
<td>The site is located within a strategic parcel which makes a &quot;partial&quot; or &quot;limited or no&quot; contribution towards checking unrestricted sprawl of large built up areas of London, Luton and Dunstable, and Stevenage.</td>
<td></td>
</tr>
</tbody>
</table>

#### 2. To Prevent neighbouring towns from merging

<table>
<thead>
<tr>
<th></th>
<th>LIMITED OR NO</th>
</tr>
</thead>
<tbody>
<tr>
<td>The site is located within a strategic gap between 1st tier settlements between Hatfield and Welwyn Garden City. The gap between these settlements is relatively free from development but contains Stanborough and Mill Green (3rd tier settlements) as well as the A1M and the railway line. The visual perception of the gap from in and around the site is low and the scale and nature of the site means that it does not make a notable contribution towards the gap.</td>
<td></td>
</tr>
</tbody>
</table>

#### 3. To assist in safeguarding the countryside from encroachment

<table>
<thead>
<tr>
<th></th>
<th>LIMITED OR NO</th>
</tr>
</thead>
<tbody>
<tr>
<td>The site exhibits strong urban fringe characteristics including built form, the mobile home site.</td>
<td></td>
</tr>
</tbody>
</table>

#### 4. To preserve setting and special character of historic towns

<table>
<thead>
<tr>
<th></th>
<th>PARTIAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>The site makes a partial contribution towards preserving the setting of historic features. Hatfield Park Historic Park and Garden lies directly south of the site which provides immediate setting with views to and from the Historic feature across the A414 Hertford Road,</td>
<td></td>
</tr>
</tbody>
</table>

#### 5. To Maintain the Existing Settlement Pattern

<table>
<thead>
<tr>
<th></th>
<th>PARTIAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>The site is located within a secondary local gap between Mill Green and Essendon. The site makes a partial or limited or no contribution towards the visual perception of settlements, as it is well contained. The site does not reduce the gap between the settlements.</td>
<td></td>
</tr>
</tbody>
</table>

### OTHER CONSIDERATIONS

**Relationship with other sites – is the site isolated or forms a group (what is cumulative impact, if applicable)**

The site is isolated and forms part of a group with WGC1. The site is within the strategic gap between Hatfield and Welwyn Garden City, however the scale of the site means that development here would not reduce the gap between the two towns.

**Potential for adjustment to site boundaries (based on existing landscape features / boundary description)**

There is no potential for boundary adjustments

**Cross-Boundary Issues (if applicable)**

No cross- boundary issues exist

### SUMMARY

The site is located to the south of Welwyn Garden City adjacent to the A 414 to the east of Mill Green adjacent to the Mill Green Waste Water Treatment to the west and the Golf club to the east. It comprises a Gypsy and Traveller Site and shrub land / grassland which has been subject to dumping of waste materials in the past. The site does not contribute significantly to any of the National Green Belt purposes assessed or the local purpose. The site is evaluated as low for both visual and physical openness. The site is located within a strategic gap between 1st tier settlements but makes a limited or no contribution. The site is defined by strong north and south boundaries, a moderate western boundary and a moderate/ weak eastern boundary. The site is isolated and forms part of a group with WGC1. The cumulative impact of this would have a greater impact on the Green Belt.
### Part 1 Study – Key Findings:

**Checking sprawl:** *Limited or No* – located away from large built up areas of London, Luton and Dunstable and Stevenage.

**Preventing merging:** *Partial* – does not directly separate 1<sup>st</sup> tier settlements but forms a large section of a network of parcels which provide the strategic gap between Welwyn Garden City, Hatfield and Harpenden.

**Safeguarding the countryside:** *Significant* – displays typical rural and countryside characteristics; little evidence of built development and no significant encroachment. Displays very different character to 43B.

**Preserving setting:** *Limited or No* – parcel adjoins Sandridge conservation area and Brocket Park HPG; GB acts as an immediate open and rural historic setting.

**Settlement pattern:** *Significant* – contributes with 43B to the strategic gap between Welwyn Garden City(1<sup>st</sup>) and Wheathamstead (3<sup>rd</sup>). Gap is large and relatively free of development with no evidence of ribbon development. Due to scale and nature of the gap any reduction would be unlikely to compromise the separation of settlements in physical or visual terms or in the overall level of visual openness.

### Land Designations (environmental, historic, agricultural land quality, flood zone):

- Grade 2 Agricultural Land
- Furzefield Wood Ancient Woodland & Local Wildlife Site adjacent to the site

### Landscape Character

**Landscape Sensitivity and Capacity Study (Welwyn Hatfield Borough Council, 2012 – 2014)**

- Sensitivity: Medium
- Value: High

**Overall landscape capacity conclusion:** Low

**Hertfordshire Landscape Character Assessment (undertaken 2005) based on Area Assessment**

- Character Assessment area ID: 31
- Condition: Poor
- Strength of character: Moderate
- Value: Improve and Restore

### Site and Landscape Appraisal

**Site Description:** The site is located to the west of Welwyn Garden City and North of Hatfield, and is used primarily as farmland for growth of rape seed crops.

**Land use/cover:** Primarily in arable use part of a much larger arable field

**Adjacent/surrounding land uses/features:** Mostly in arable use, to the west is a minerals conveyor belt crossing diagonally south west to north east. Hatfield Business park lies to the south.

**Landform:** Flat

**Openness – Levels of landscape enclosure and nature of views (visual openness):**

- There are medium distance views across the arable land toward the edge of woodland to the west, and southwest across the field to the wooded area along Coopers Green Lane. Eastwards the view is short distance across Coopers Green Lane to the hedgerow. There are long distance views north across arable fields towards the mineral workings and northeast view is enclosed by an shelter belt of trees and hedgerow. Evaluation: Mixed.

**Physical openness:** Part of a larger field, no development Evaluation: High

**Boundary Description**

- North – Field boundary, oak trees, intermittent hedgerow with gaps (moderate).
- South – No definable boundary part of the arable field (weak).
- East – Coopers Green lane, woodland belt (strong).
- West – No definable boundary part of the arable field (weak).
<table>
<thead>
<tr>
<th><strong>GTLAA09 GREEN BELT PURPOSES ASSESSMENT</strong></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1. To Check unrestricted sprawl of large built-up areas</strong></td>
<td><strong>LIMITED OR NO</strong></td>
</tr>
<tr>
<td>The site is located within a parcel which makes a 'partial' or 'limited or no' contribution towards checking unrestricted sprawl of large built-up areas of London, Luton and Dunstable and Stevenage.</td>
<td></td>
</tr>
<tr>
<td><strong>2. To Prevent neighbouring towns from merging</strong></td>
<td><strong>LIMITED OR NO</strong></td>
</tr>
<tr>
<td>The site is not located within a strategic gap between 1st tier settlements.</td>
<td></td>
</tr>
<tr>
<td><strong>3. To assist in safeguarding the countryside from encroachment</strong></td>
<td><strong>SIGNIFICANT</strong></td>
</tr>
<tr>
<td>The site displays typical countryside characteristics, no development and no significant encroachment.</td>
<td></td>
</tr>
<tr>
<td><strong>4. To preserve setting and special character of historic towns</strong></td>
<td><strong>LIMITED OR NO</strong></td>
</tr>
<tr>
<td>The site does not preserve setting of any historic features. It has no relationship to historic features. There are no historic features located within or adjacent to the site.</td>
<td></td>
</tr>
<tr>
<td><strong>5. To Maintain the Existing Settlement Pattern</strong></td>
<td><strong>LIMITED OR NO</strong></td>
</tr>
<tr>
<td>The site is located within a primary or secondary local gap. The site makes a partial or limited contribution to the visual perception of the separation of settlements. The site is located within the primary local gap between Hatfield (1st tier) and Wheathampstead (2nd tier). The gap is relatively free of development. The small scale of the site means that it makes a limited or no contribution to the visual perception of settlements.</td>
<td></td>
</tr>
</tbody>
</table>

**OTHER CONSIDERATIONS**

**Relationship with other sites – is the site isolated or forms a group (what is cumulative impact, if applicable)**

Although small scale it forms a group with Hat1 which sits within the visual corridor between the site and Hatfield Garden Village/former Aerodrome site/Hatfield. Due to the flat / gently sloping topography the visual perception from Hatfield Garden Village/Hatfield west could potentially be of continuous development between Hatfield and woodland beyond the site on the west.

**Potential for adjustment to site boundaries (based on existing landscape features / boundary description)**

There is no potential for adjustment to site boundaries.

**Cross-Boundary Issues (if applicable)**

No Cross boundary Issues.

**SUMMARY**

The site is located west of Welwyn Garden City and north of Hatfield. It contributes significantly to one of the four national Green Belt purposes assessed. The site is assessed as significant to the second national purpose as it displays typical countryside characteristics. The boundaries are mixed in strength with weak boundaries to the south and west. The strongest site boundary is in the east where it adjoins Coopers Green Lane. There is no potential to subdivide the site. The site is mixed in terms of its visual openness. There are medium distance views across the arable land toward the edge of woodland to the west, and southwest across the field to the wooded area along Coopers Green Lane. Eastwards the view is short distance across Coopers Green Lane to the hedgerow. There are long distance views north across arable fields towards the mineral workings and northeast view is enclosed by a shelter belt of trees and hedgerow. Physical openness is high as there no development on site. It forms a group with Hat1.