

2.6 Policies 47-51 of the County Structure Plan Review are concerned with settlement planning. These policies stress the importance of maintaining the character of the County's settlements and of channelling development in accordance with the following hierarchy:

- (i) Towns: Generally settlements of over 5,000 population. Excluded from the Green Belt;
- (ii) Specified Settlements: Larger villages generally of 2,000-5,000 population. Excluded from the Green Belt;
- (iii) Green Belt Settlements: Smaller villages within the Green Belt.

2.7 Development pressures have increased markedly in recent years and the essential character of the District's settlements is in danger of being eroded. The Council is especially concerned to safeguard the District's villages. Consequently, this Plan draws a much sharper policy distinction between towns and specified settlements than in the original District Plan. However, even in towns a new emphasis needs to be given to conserving the character and amenity of the environment.

## **POLICY 2 SETTLEMENT STRATEGY**

**The District Council will seek to protect and enhance the essential character of existing settlements. Proposals contrary to the policies in the design and environment and the**

## POLICY 2 (Cont.)

conservation and historic buildings chapters of this Plan (*chapters 8 and 9*) will not normally be permitted. The Council will have regard not only to the impact of individual developments but also to the cumulative effect. In particular the Council will seek to safeguard:

- (i) the character of specified settlements and Green Belt settlements (*see Policies 5 and 6*);
- (ii) green spaces within settlements (*Policy 75*);
- (iii) Conservation areas (*Policy 85*).

The nature and intensity of development acceptable in particular locations will reflect the following settlement hierarchy (*see figure 4*) and statement of policy. More detailed policy guidance is provided in the remainder of this Plan.

### 1. TOWNS

The following settlements are classified as towns and are excluded from the Green Belt:

| Ref. | PM <sup>(1)</sup> | Settlement |
|------|-------------------|------------|
| T.1  | 3, 4, S,<br>F     | St. Albans |
| T.2  | 1, 2, H           | Harpenden  |

Development will generally be concentrated in towns, but proposals should not detract from their essential character particularly in respect of (i)-(iii) above.

### 2. SPECIFIED SETTLEMENTS

The following large villages are classified as Specified Settlements and are excluded from the Green Belt:

| Ref. | PM <sup>(1)</sup> | Settlement           |
|------|-------------------|----------------------|
| SS.1 | 3                 | Bricket Wood         |
| SS.2 | 3                 | Chiswell Green       |
| SS.3 | 3                 | How Wood             |
| SS.4 | L                 | London Colney        |
| SS.5 | 3, 4              | Park Street/Frogmore |
| SS.6 | 1                 | Redbourn             |
| SS.7 | 2                 | Wheathampstead       |

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## POLICY 2 (Cont.)

Residential densities on development sites within existing housing areas will generally be lower than in towns (*see Policy 5*). Proposals in specified settlements must be compatible with the maintenance and enhancement of their character and Green Belt boundaries. In particular, infill housing development will be permitted only where consistent with this approach.

### 3. GREEN BELT SETTLEMENTS

The following smaller villages are located within the Green Belt and are classified as Green Belt settlements:

| Ref.  | PM <sup>(1)</sup> | Settlement                 |
|-------|-------------------|----------------------------|
| GBS.1 | 1                 | Annables, Kinsbourne Green |
| GBS.2 | 4                 | Colney Heath (3 parts)     |
| GBS.3 | 2                 | Folly Fields               |
| GBS.4 | 2                 | Gustard Wood               |
| GBS.5 | 2                 | Lea Valley Estate          |
| GBS.6 | 4                 | Radlett Road, Frogmore     |
| GBS.7 | 2, 4              | Sandridge                  |
| GBS.8 | 4                 | Sleapshyde                 |
| GBS.9 | 4                 | Smallford                  |

Apart from the exceptions in Policy 1, development will not normally be permitted except:

- a) the local housing needs described in Policy 6;
- b) the local facilities and service needs of the settlement in which the development is proposed.

Development must not detract from the character and setting of these settlements within the Green Belt.

#### Footnote

(1) PM = Proposals Map sheet - see Preface (figure 1).