

Land between 84 to 108 Ragged Hall Lane, Chiswell Green
Stage 2 Green Belt Review / NPPF 2024 appraisal

Grey belt: For the purposes of plan-making and decision-making, ‘grey belt’ is defined as land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of purposes (a), (b), or (d) in paragraph 143. ‘Grey belt’ excludes land where the application of the policies relating to the areas or assets in footnote 7 (other than Green Belt) would provide a strong reason for refusing or restricting development.

143. Green Belt serves five purposes:

- a) to check the unrestricted sprawl of large built-up areas;
- b) to prevent neighbouring towns merging into one another;
- c) to assist in safeguarding the countryside from encroachment;
- d) to preserve the setting and special character of historic towns; and
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

The below information is drawn from Stage 2 Green Belt Review dated June 2023 undertaken by Arup, to include:

- Table 4.3 criterion scores, noting the definition of grey belt relates to land that does not strongly contribute to purposes a, b and d in para. 143. Against Table 4.3 parcels that score 0-3 do not strongly contribute to that purpose
- Table 4.4. Large built-up areas used for the Purpose 1 Assessment
- Key findings relating to the Purpose 1 Assessment
- Table 4.7 Settlements for Purpose 2 Assessment

Table 4.3 Criterion Scores

Overall strength of Green Belt sub-area against criterion	Score	Equivalent Wording
	0	Does not meet criterion
	1	Meets criterion weakly or very weakly
	2	Meets criterion relatively weakly
	3	Meets criterion
	4	Meets criterion relatively strongly
	5	Meets criterion strongly or very strongly

Purpose 1

To check the unrestricted sprawl of the large built-up areas

The Stage 1 GBR identified the large built-up areas as London, Luton, Dunstable and Stevenage, on the basis that preventing the sprawl of these areas was the main reason for the creation of Hertfordshire and Bedfordshire Green Belts. While this was appropriate for a strategic study, for this finer grained assessment, the purpose 1 criteria were applied in relation to settlements within St Albans and its neighbouring authorities (Table 4.4).

Table 4.4 Large Built-up Areas Used for the Purpose 1 Assessment

St Albans Large Built-Up Areas ²⁷	Neighbouring Local Authorities Large Built-Up Area ²⁸
St Albans Harpenden	Luton and Dunstable (Luton/ Central Bedfordshire) Hemel Hempstead (Dacorum) Watford (Watford) Hatfield (Welwyn Hatfield) Welwyn Garden City (Welwyn Hatfield)

Notes

Against purpose 1 of the Green Belt Stage 2 study/NPPF 2024 para. 143 (a), Chiswell Green is not identified as a large built-up area.

5. Green Belt Key Findings

5.1 Introduction

This section summarises the key findings from the assessment of the 183 sub-areas against the NPPF purposes, consideration of the role of the sub-areas as part of the wider strategic Green Belt, consideration of boundaries and categorisation and recommendations for each sub-area. The detailed pro-formas setting out the assessments for each sub-area can be found in the Annex Report.

5.2 Purpose 1

Purpose 1: To check the unrestricted sprawl of large built-up areas

5.2.1 Criteria (a) Assessment

The findings of the purpose 1 criteria a assessment are presented in Table 5.1 and Figures 5.1 and 5.2. Of the 182 sub-area assessed, 62 score 'Yes' against purpose 1 criteria (a) meaning that they are located at the edge of a large built-up area. The remaining 120 sub-areas score 'No' as they are not located at the edge of a large built-up area.

5.2.2 Criteria (b) Assessment

The findings of the purpose 1 criteria b assessment are presented in Table 5.2 and Figures 5.3 and 5.4. A total of 120 sub-areas scored 'No' against purpose 1 criteria (a) and hence automatically scored 0 against criteria (b). In addition, sub-areas that lie adjacent to a large built-up area that are fully developed also received this score. Of the remaining sub-areas that did meet criteria (b), 43 performed strongly, meaning that the sub-areas play an important role in preventing outward, irregular spread of a large built-up area. In addition, five sub-areas performed moderately, and 11 sub-areas performed weakly against this purpose.

Table 4.7 Settlements for Purpose 2 Assessment

St Albans Settlements	Neighbouring Local Authority Settlements
St Albans	Luton and Dunstable (Luton/ Central Bedfordshire)
Harpenden	Slip End (Central Bedfordshire)
Bricket Wood	Hemel Hempstead (Dacorum)
Chiswell Green	Kings Langley (Dacorum)
How Wood	Markyate (Dacorum)
London Colney	Abbots Langley (Three Rivers)
Park Street / Frogmore	Watford (Watford)
Redbourn	Radlett (Hertsmere)
Wheathampstead	Hatfield (Welwyn Hatfield)
	Welwyn Garden City (Welwyn Hatfield)
	Welham Green (Welwyn Hatfield)

The purpose 2 criterion considers the extent to which sub-areas protects a valued gap in the built-form and preventing towns from merging through sprawl or ribbon development. The assessment was based on the following definitions:

- 'Essential' gaps, where development would significantly reduce the perceived or actual distance between settlements.
- 'Gaps', or part of a gap, where limited development may be possible without coalescence between settlements.
- 'Less essential' gap, or less essential part of a gap, where development is likely to be possible without any risk of coalescence between settlements.

Notes

Against purpose 2 of the Green Belt Stage 2 Study / NPPF 2024 para. 143 (b), Chiswell Green is identified as a settlement. The purpose 2 criterion considers the extent to which sub-areas protect a valued gap in the built-up form and preventing towns from merging through sprawl or ribbon development.

Table 1. Green Belt assessment of sub parcel SA-141 and land at 84 to 108 Ragged Hall Lane (the site)

	Definition	Sub Parcel SA-141	84 to 108 RHL (site level appraisal based on Stage 2 Green Belt report)
Purpose 1 Stage 2 Green Belt Study / NPPF 2024 para. 143 (a)	To check the unrestricted sprawl of large built-up areas;	0 – does not meet criterion	0 - does not meet criterion
Purpose 2 Stage 2 Green Belt Study / NPPF 2024 para. 143 (b)	To prevent neighbouring towns from merging	3 - meets criterion	2 - meets criterion relatively weakly
Purpose 4 Stage 2 Green Belt Study / NPPF 2024 para. 143 (d)	To preserve the setting and special character of historic towns	0 - does not meet criterion	0 - does not meet criterion

Output of Green Belt Stage 2 study.





