

# East Herts Green Belt Review

Briefing

10 September 2015



# East Herts Development Plan

Local Plan adopted 2007

New District Plan – plan period up to 2031

- Currently at Preferred Options (2014)
- Next stage – Pre-Submission (late 2015/early 2016)
- Examination (later 2016)

# A strategic review of the Green Belt of East Herts District

parts of the district are designated as Green Belt

therefore an assessment of the performance of this land as Green Belt is part of the determination of the capacity of the district to accommodate development

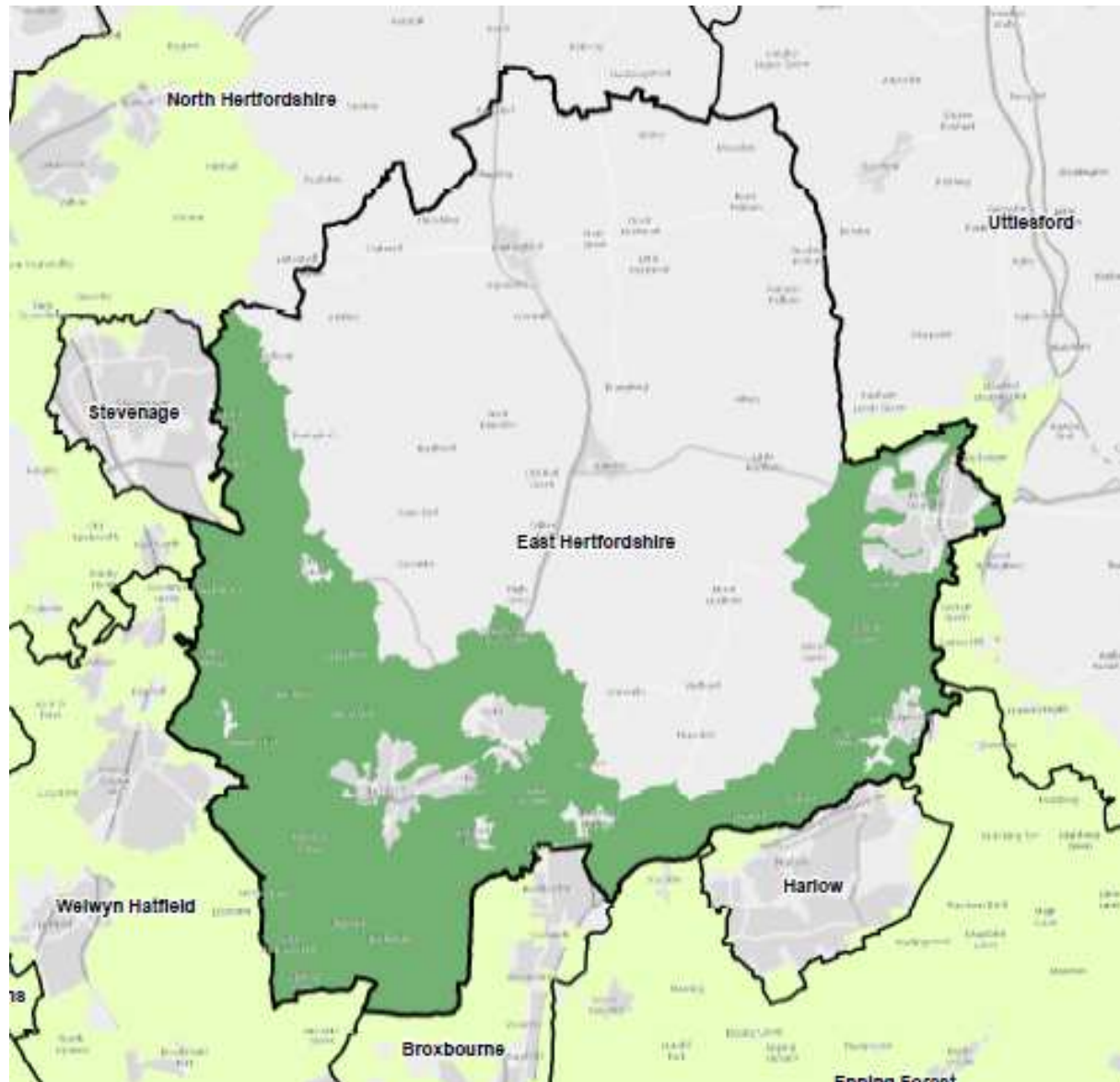
and part of the information to be used in determining the best locations for development to be identified in the District Plan

# National Planning Policy on Green Belt and Local Plans

“Local planning authorities with Green Belt in their area should establish Green Belt boundaries in their Local Plans which set the framework for Green Belt and settlement policy. Once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan. At that time, authorities should consider Green Belt boundaries having regard to their intended long term, so that they should be capable of enduring beyond the plan period.

When drawing up or reviewing Green Belt boundaries local planning authorities should take account of the need to promote sustainable patterns of development. They should consider the consequences for sustainable development of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary.”

# East Herts Green Belt



# The nature of land in the Green Belt



# Green Belt in East Herts District



# Approach

- Look at periphery of settlements where accessible/sustainable development is likely to be achievable
- Discount areas subject to 'absolute constraints'
- Divide the remaining area into manageable 'parcels', distinct from each other and delineated by edges or linear features capable of performing as Green Belt boundaries
- Assess the performance of the land parcels against the purposes for including land in the Green Belt, using a schedule of characteristics to determine performance
- Combine the assessment against individual purposes to provide an overview

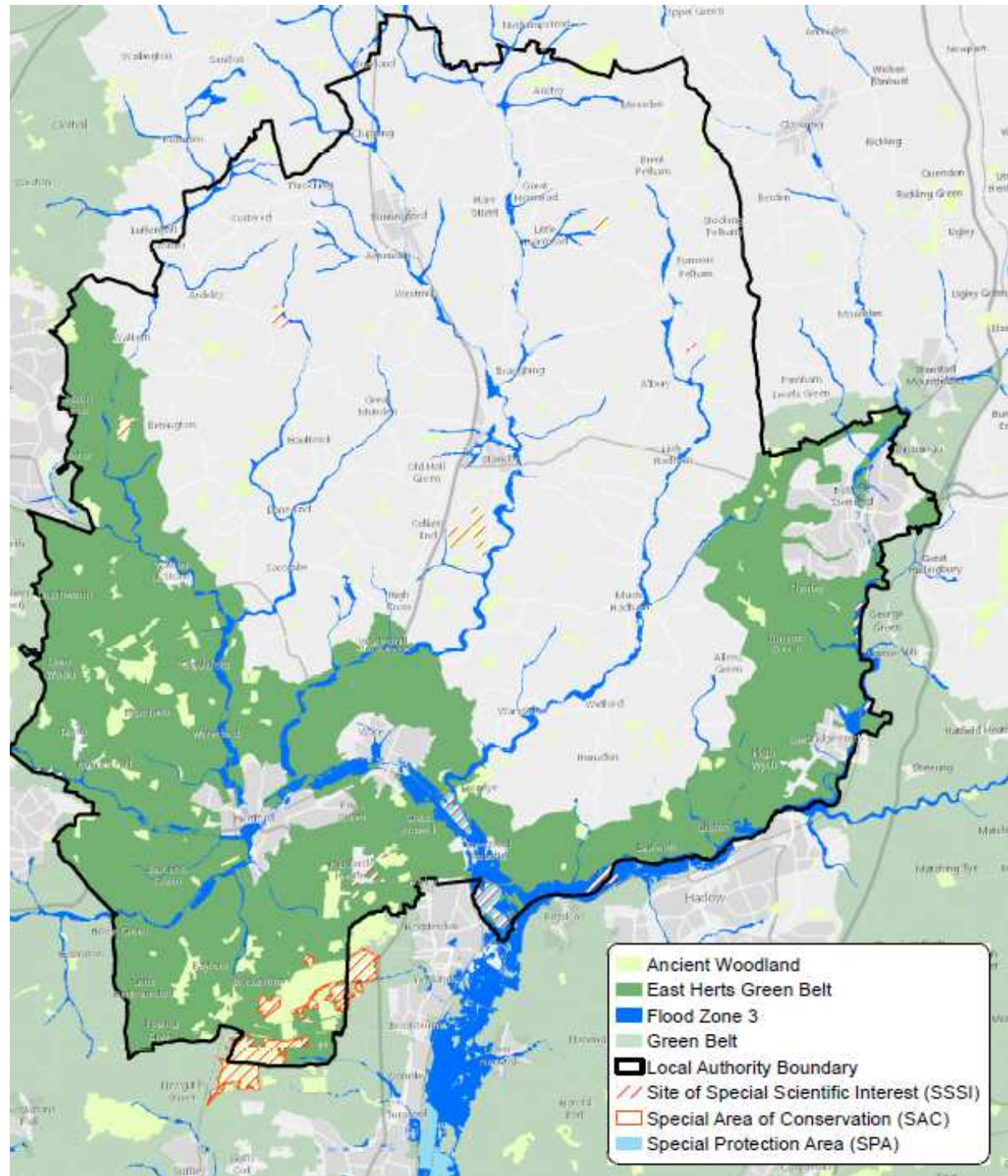
# The five purposes Green Belt serves, according to National Policy

- To check the unrestricted sprawl of large built-up areas
- To prevent neighbouring towns merging into one another
- To assist in safeguarding the countryside from encroachment
- To preserve the setting and special character of historic towns
- To assist in urban regeneration, by encouraging the recycling of derelict and other urban land

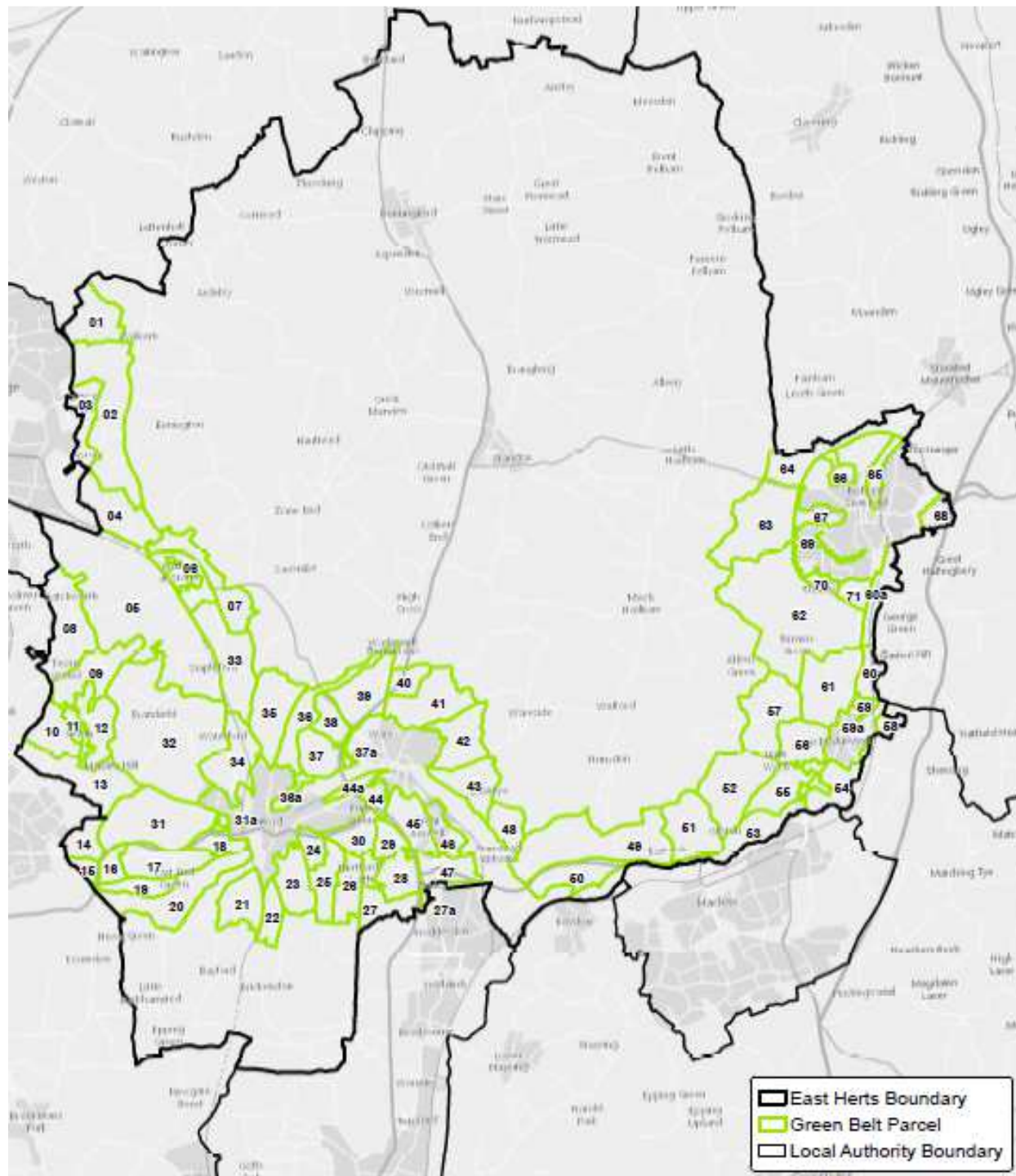
# Areas of Study

- Main Towns: Bishop's Stortford, Hertford, Sawbridgeworth, Ware
- Villages: Watton-at-Stone, Tewin, Hertford Heath, Stanstead Abbots/St Margarets
- Broad Locations: East of Welwyn Garden City, Gilston North of Harlow, North and East of Ware
- Locations reconsidered: East of Stevenage

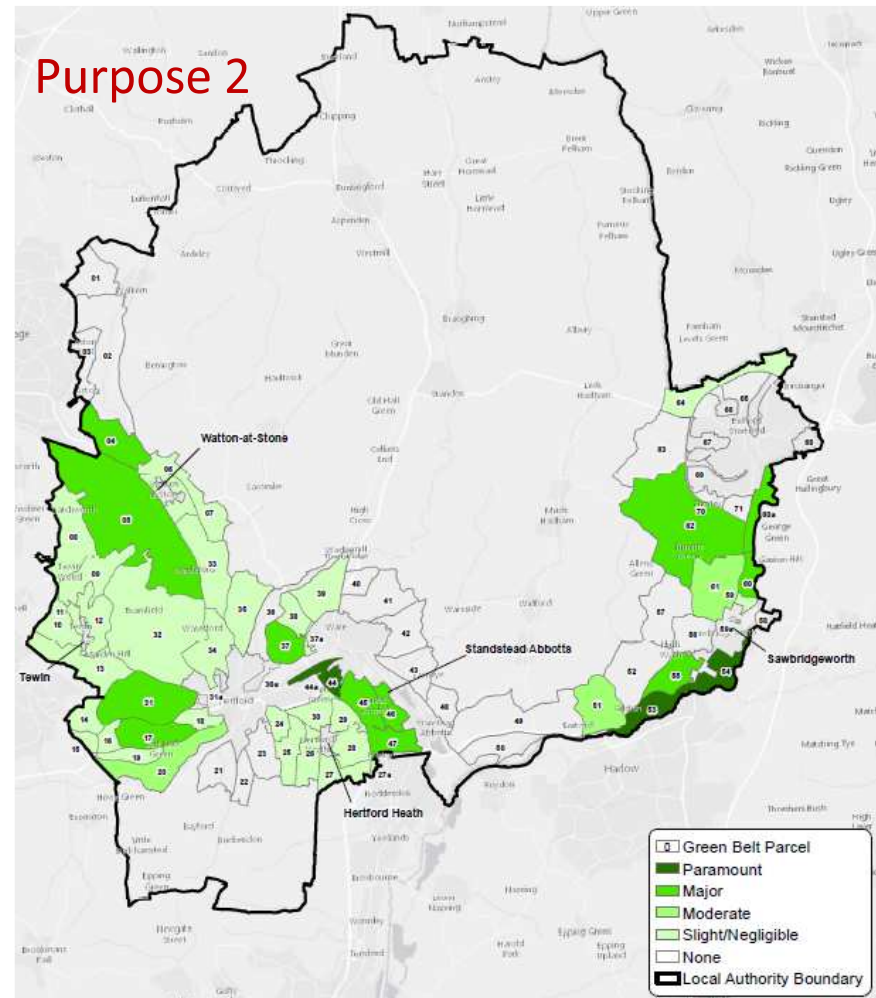
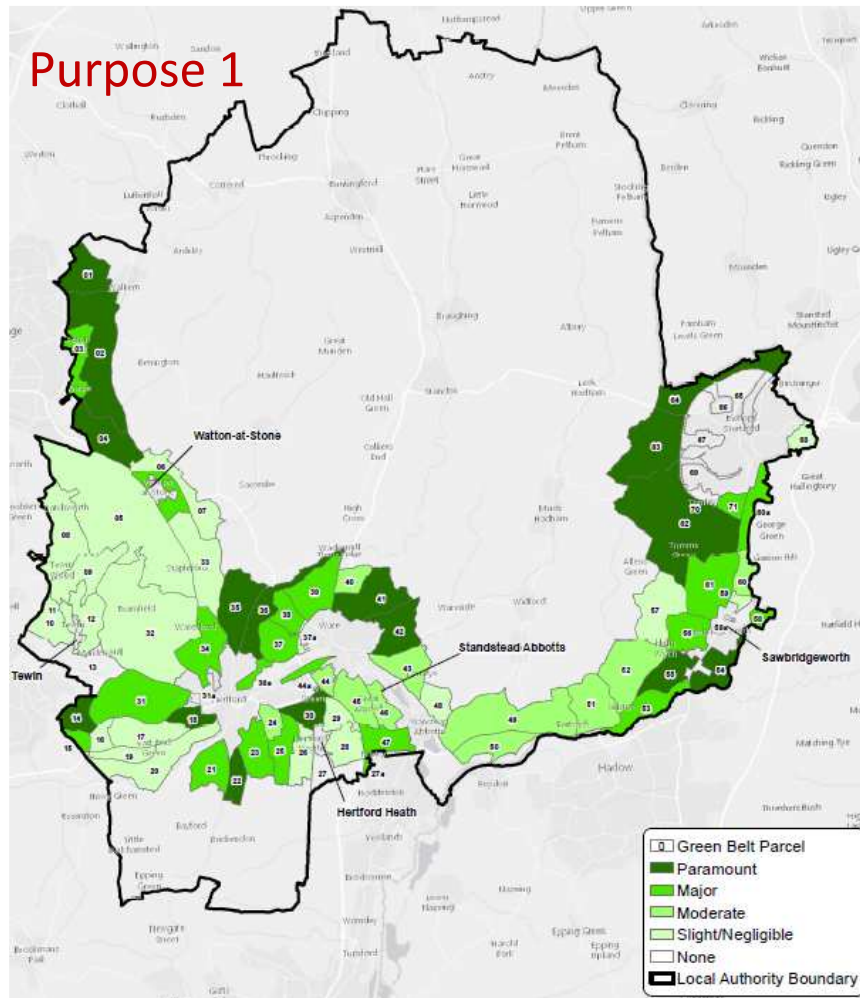
# Constraints



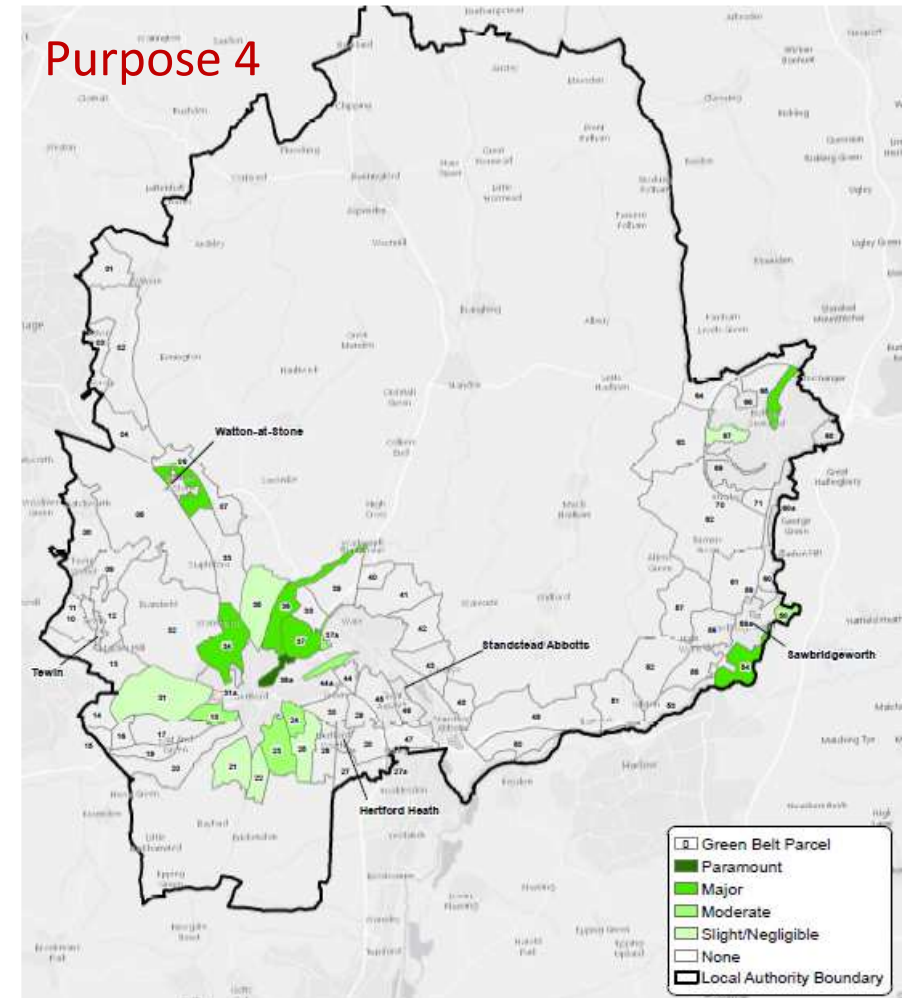
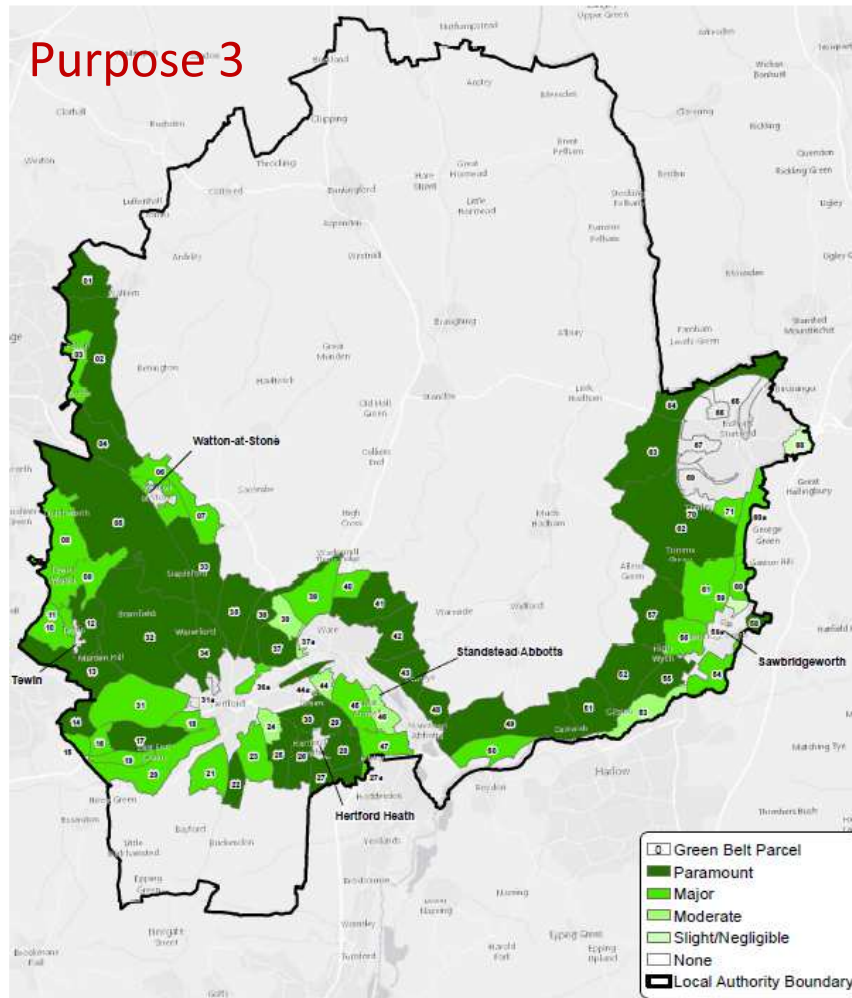
# Assessment Parcels



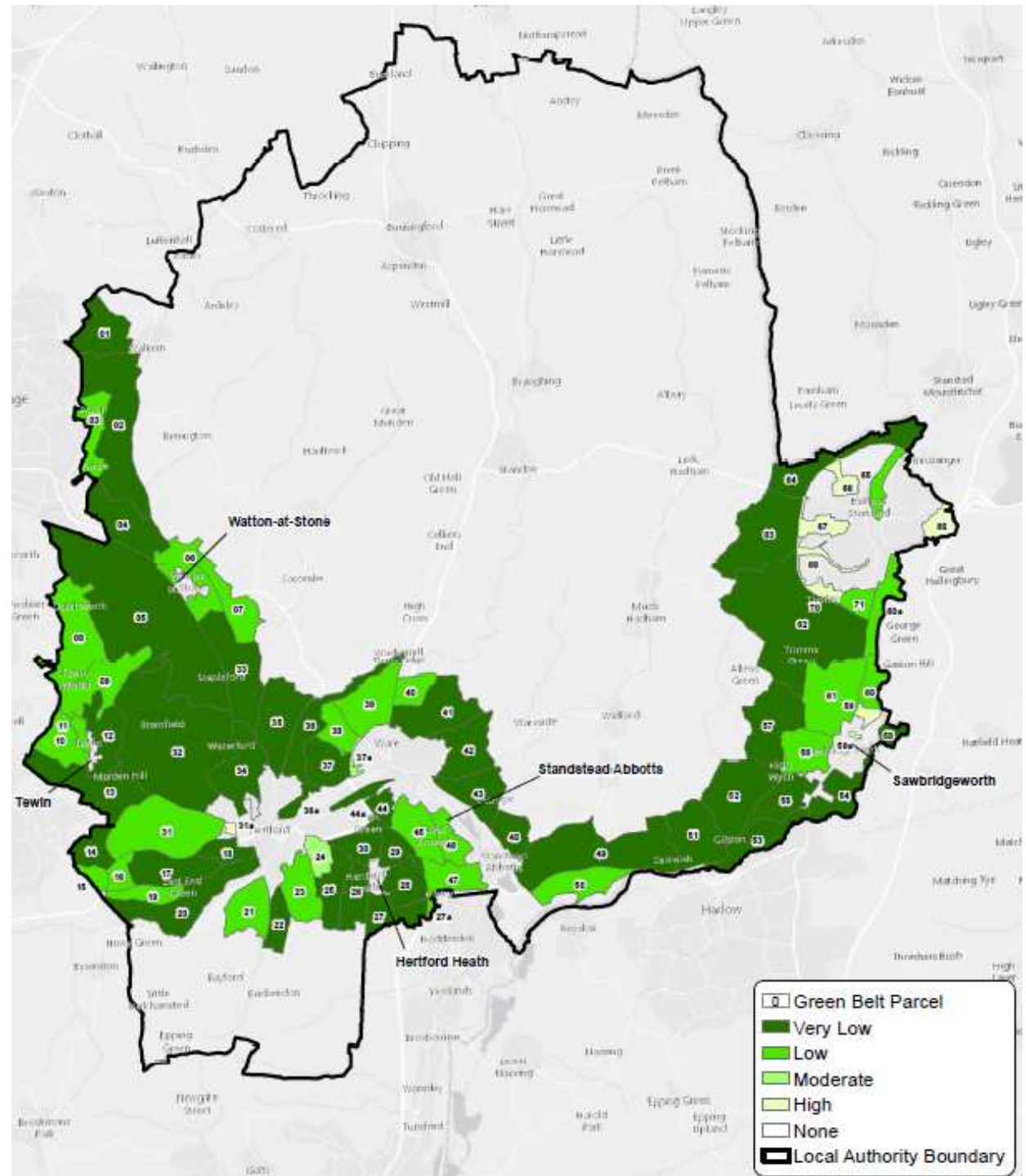
# Green Belt assessment – by each purpose



# Green Belt assessment – by each purpose



# Overall assessment of parcels against Green Belt purposes



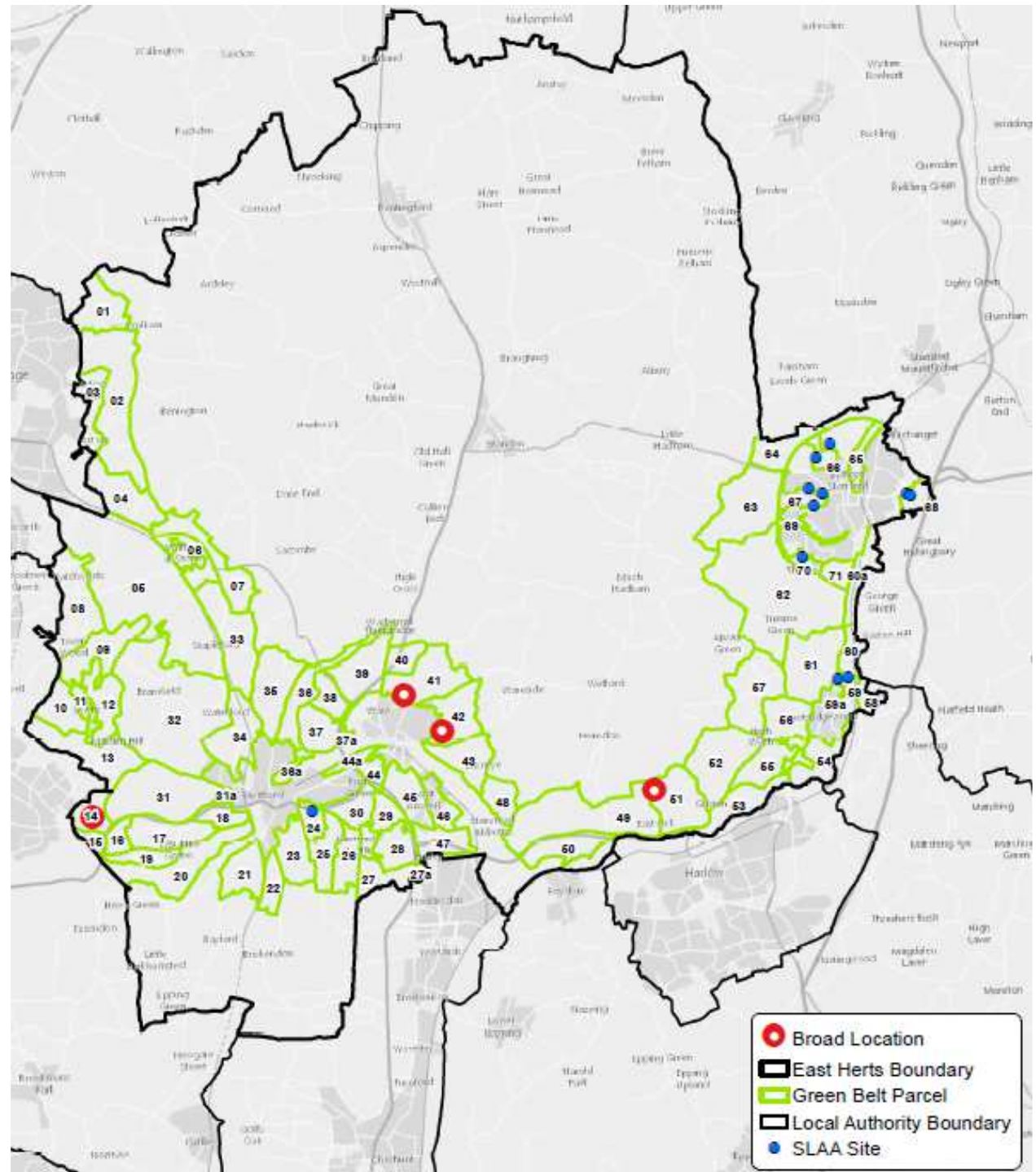
# Parcels identified as 'Potential Areas of Search' for development

- Parcel 31a – west of Hertford
- Parcel 59 – north of Sawbridgeworth
- Parcel 59a north of Sawbridgeworth
- Parcel 66-70 – south/west of Bishop's Stortford

# Parcels identified as 'Potential Longer-term Areas of Search'

- Parcel 24 – south east of Hertford
- Parcel 37a – west of Ware

# Draft District Plan: Broad Locations



# North of Harlow



# What next for the Council

- Decide on the level of housing provision to be made through the plan in relation to assessed need and according to capacity – an iterative exercise
- Combine Green Belt issues with other considerations in identifying the locations for development to be included in the local plan
- Consider the amount and location of Green Belt land to be ‘safeguarded’ in the local plan
- Identify the revised Green Belt boundary
- Make provision through the district plan policy for small development sites to come forward changing the Green Belt boundary

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