

Accommodation Needs of Gypsies and Travellers in Northern and Eastern Hertfordshire

Executive Summary

October 2007

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1.1.1 A partnership has been formed by six local authorities - Broxbourne Borough Council, East Hertfordshire District Council, Hertfordshire County Council, North Hertfordshire District Council, Stevenage Borough Council, and Welwyn Hatfield Borough Council - to identify potential areas for the accommodation of gypsy and traveller pitches¹ in the study area. National guidance and legislation, namely The Housing Act 2004 and the Communities and Local Government (CLG) guidance 'Planning for gypsy and traveller caravan sites – ODPM Circular 01/2006', requires Local Planning Authorities to produce Local Development Documents that address gypsy and traveller accommodations needs.

1.1.2 In response to this requirement, Scott Wilson has been commissioned to produce the

report: 'The Accommodation Needs of Gypsies and Travellers in Northern and Eastern Hertfordshire Stage Two: Identification of Potential Gypsy and Traveller Sites in the Study Area'. This will form part of the evidence base to support the development of options on gypsy and traveller accommodation for any emerging Local Development Documents in the study area.

1.1.3 The report was produced in October 2007. It contains a national, regional and local policy context review and outlines the 'selection criteria' to identify areas where it would be feasible to provide an appropriate number of pitches. Areas were assessed against broad criteria and then specific criteria in a two-tiered approach.

1.1.4 Broad criteria were used to remove unsuitable areas from consideration. These criteria were applied to datasets and overlaid on GIS maps to create areas of opportunity and constraint. It was noted

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whether areas were located within the Green Belt or not.

- 1.1.5 Electronic GIS maps detailing layers of 'constraints' and 'opportunities' along with baseline information and photos of the sites can be accessed via the following link <ftp://ftp.sw-ftp.com/>². A CD also accompanies this report.
- 1.1.6 Once viable areas were identified through the application of the broad criteria, areas were then assessed on field visits against specific criteria in order to allow the identification of potential areas for gypsy and traveller accommodation.
- 1.1.7 The areas that accorded well with the criteria were recorded and ranked in terms of their degree of accordance. The best areas were those ranked as '1' and the next favourable areas were ranked as level '2'.

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- 1.1.8 The partner authorities were consulted on these sites. Some Green Belt areas were deemed unsuitable for consideration by the partner authorities due to their position between settlements. These areas were discounted from the study on coalescence grounds since a merger of the settlements would result. Highways and Environmental Health departments within the partner authorities were also consulted and subsequently some sites were removed on these grounds.
- 1.1.9 Twenty-one areas for the accommodation of an appropriate number of gypsy and traveller pitches were identified as the most favourable areas. These are listed opposite. This number accords with the estimated extra site provision required for the next five years in Northern and Eastern Hertfordshire of forty-five pitches, as calculated in the 'Northern and Eastern Hertfordshire: Gypsy and Traveller Accommodation Assessment', produced by Opinion Research Services (ORS) in June 2006.

Broxbourne Borough Council

- 2BR4 Hell Wood (Turnford)
- 2BR5 Lord Street (Hoddesdon)
- 2BR6 Lieutenant Ellis Way (Bury Green)

East Hertfordshire District Council

- 1EH13 Royston Road (Buntingford)
- 2EH14 Throcking Lane (Buntingford)
- 2EH15 Baldock Road (A507) (Buntingford)
- 2EH65 Millfield Lane East (Little Hadham)
- 2EH66 Millfield Lane West (Little Hadham)
- 2EH82 Little Spellers (Hunsdon)
- 2EH84 Abbots Lane (Hunsdon)

North Hertfordshire District Council

- 2NH16 Lilley Bottom Road (Whitwell)
- 2NH18 Hinxworth Road South (Ashwell)
- 2NH61 Preston Hills (Kings Walden)
- 2NH72 London Road (Barkway)
- 2NH73 Buckland Road (Barkway)
- 2NH95 Holwell Way (Pirton)
- 2NH109 North of Payne End (Sandon)
- 2NH112 Land South of Notley Green (Sandon)
- 2NH117 The Joint North (Reed)

Welwyn Hatfield Borough Council

- 2WH15 Bulls Lane South (Bell bar)

Stevenage Borough Council

- 2ST1 Great North Road (West Stevenage)

1.1.10 Green Belt areas would only receive consideration where no suitable Non-Green Belt options were available, with reference to North Hertfordshire, East Hertfordshire and Stevenage. In addition to the identification of new potential areas, the analysis concluded that two existing non-Green Belt sites and one Green Belt site were considered suitable for expansion. Furthermore three other existing sites were deemed capable of accommodating additional pitches within their existing boundaries.

1.1.11 The report also recommends criteria, consistent with the area selection process that may assist partner authorities in the development of policy options to for any emerging development plan documents on planning permissions for gypsy and traveller sites.



Accommodation Needs of Gypsies and Travellers in Northern and Eastern Hertfordshire

Stage Two: Identification of Potential Areas to Accommodate Gypsy and Traveller Pitches in the Study Area

Final Recommendations Report

October 2007

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Final Recommendations Report

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1 EXECUTIVE SUMMARY

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- 1.1.2 In response to this requirement, Scott Wilson has been commissioned to produce the report: 'The accommodation needs of gypsies and travellers in Northern and Eastern Hertfordshire Stage Two: Identification of potential gypsy and traveller sites in the study area'. This will form part of the evidence base to support the development of options on gypsy and traveller accommodation for any emerging Local Development Documents in the study area.
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study on coalescence grounds since a merger of the

2 INTRODUCTION

2.1.1 The Housing Act 2004, requires local authorities to consider gypsy and traveller sites as part of their housing needs assessments and for the preparation of strategies to meet these needs. This requirement was later supported by the Communities and Local Government (CLG) guidance 'Planning for gypsy and traveller caravan sites - ODPM Circular 01/2006', paragraph 33, which sets out that local authorities must allocate sufficient sites for gypsies and travellers in their Development Plan Documents and specifies that criteria based policies must not be used as an alternative to this where a need for accommodation has been identified.

2.1.2 For the purposes of this study the definition of gypsies and travellers given in the Circular 01/2006, paragraph 15 has been adopted and is as follows:

"Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of traveling show people or circus people traveling together as such." (CLG, 2007a, p50)

2.1.3 It is acknowledged that, while some gypsies and travellers have an actively itinerant lifestyle with a need for transit sites that meet their social and working patterns, these traditional patterns are changing and the community is generally becoming more settled. This is beneficial in

terms of access to employment, health, and education services. However, it is still important to the gypsy and traveller culture that the ability to travel is maintained. This report does not include the accommodation needs of travelling showpeople, who have needs distinct from the gypsy and traveller community.

2.1.4 This 'Northern and Eastern Hertfordshire: Gypsy and Traveller Accommodation Assessment', was produced by Opinion Research Services (ORS) in June 2006. The report concluded that the estimated extra site provision required for the next five years in Northern and Eastern Hertfordshire is forty-five pitches. Of these pitches thirty-five would be on residential sites and ten on transit sites.

2.1.5 In the Proposed Changes to the East of England Plan (March 2007), Policy H4 provides an interim position on gypsy and traveller housing needs. It outlines that *"local authorities should make provision for sites/pitches to meet the identified needs of gypsies and travellers living within or resorting to their areas. EERA will work with local authorities and other stakeholders to bring forward an early review to this RSS setting out the strategic framework for such provision, and identifying the requirement in terms of pitch numbers at a district level. Until that review is in place provision in Local Development Documents should be based on the latest available local information on need within the area."*

2.1.6 The draft gypsy and traveller single issue review "Planning for gypsy and traveller accommodation in the East of England: issues and options" was published for

consultation from May 8th 2007 to 31st July 2007. The consultation draft identified the need to accommodate 1,220 net additional pitches from 2006 to 2011. It offers a series of options for the delivery of these pitches. The suggested options for a local authority breakdown of gypsy and traveller pitch provision are as follows:

- 2.1.7 Option 1: Broxbourne 13 pitches, Stevenage 7 pitches, Welwyn Hatfield 17 pitches, East Hertfordshire 5 pitches, North Hertfordshire 3 pitches.
- 2.1.8 Option 2: Broxbourne 15 pitches, Stevenage 15 pitches, Welwyn Hatfield 17 pitches, East Hertfordshire 15 pitches, North Hertfordshire 15 pitches.
- 2.1.9 CLG's 'Preparing Regional Spatial Strategy Reviews on gypsies and travellers by Regional Planning Bodies' (March 2007), undertaken by the Center of Urban Regional Studies, uses the East of England as a case study for the development of guidance on gypsy and traveller accommodation. It sets out that the average site should accommodate 10-15 pitches.
- 2.1.10 "Many gypsies and travellers favour small rather than large sites. This means sites of up to about 15 pitches, although some successful family sites are much smaller and some successful local authority and private sites are larger. Community is important on sites, and it seems harder to build cohesive communities on larger sites, which are likely to house a wider range of unrelated families. Very small sites can leave residents feeling isolated and vulnerable. Assuming a 10 and 15 pitch average site size would

provide a range for the number of sites from a given regional pitch requirement. In the imaginary example, the 705 pitch requirement" (CLG, 2007a, p50)

- 2.1.11 The study also estimates that the average pitch size is about 200m²
- 2.1.12 "A very rough calculation might assume an average pitch size of 200m². This is a relatively generous average pitch size, which would accommodate site roads and any incidental open space. It would allow flexible pitch use and meet rising need/aspirations for more space. Such an average pitch size means an assumed 50 pitches per hectare. In the imaginary region which has provided examples throughout the previous sections, the 705 pitch requirement equates to around 14 hectares". (CLG, 2007, p50)
- 2.1.13 Scott Wilson is providing independent advice using guidance from government publications. However, the contents of this report represent the views of the consultants, which might not necessarily be supported by the local authorities. In order to implement the proposals for gypsy and traveller accommodation areas and other related planning policies, partner authorities will need to take them through the statutory development plan process. This must include a public consultation and a sustainability appraisal on any likely social, environmental or economic effects. Whilst this report provides a robust evidence base to support the development plan process it does not reflect the final selection of areas, which will be brought forward in the future.

Map 1: Study Area

3 METHODOLOGY

3.1 Area Selection Criteria

3.1.1 The area selection criteria identify constraints and abide by minimum quality standards as well as legislative requirements whilst not being too restrictive. Circular 01/2006 outlines that policy must be “*fair, reasonable, realistic and effective*” in order to deliver suitable areas, and this view has been adopted when devising the criteria. Circular 01/2006 also states that the list of criteria should not be too long. This proviso rules out many potential areas since “*the more criteria there are, the more restrictive they are*”.

3.1.2 Areas were firstly assessed against broad criteria followed by specific criteria in a two-tiered approach.

3.1.3 The search area was assessed against broad criteria to remove certain inappropriate land from consideration from the outset. Once initial search areas were identified they were then assessed against specific criteria in order to inform the identification of potential areas for gypsy and traveller accommodation.

3.1.4 Partner authorities were given the opportunity to comment on environmental health, highways and Green Belt coalescence issues that related to the selected areas to reduce the likelihood of bringing forward recommendations locally deemed unviable. We note that the final recommendations have taken the issues raised on board,

however, as highlighted in paragraph 2.1.11, our conclusions represent the view of the consultants and are not always those of the partner authorities. The baseline information is available via the following link <ftp://ftp.sw-ftp.com/>³ and via a CD, which accompanies this report. We recommend that in instances where the areas recommended cannot be allocated for the accommodation of an appropriate number of gypsy and traveller pitches through the planning process, partner authorities should apply the sequential test and refer to those less favourable areas which rate most highly against the area selection criteria. These sites may require additional buffering or remediation to bring them up to a ‘1’ or ‘2’ standard.

Broad Criteria

3.1.5 Broad criteria based on constraints were used to remove fundamentally unsuitable areas from consideration. The criteria applied are summarised below:

1. Existing residential areas, town centres and employment sites shall not be considered unless identified as having areas of potentially developable land within them. This also applies to proposed areas for growth as advocated by the East of England Regional Spatial Strategy and by central government.
2. Areas shall not be located within nature conservation sites such as: Areas of Specific Scientific Interest,

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Registered Parks and Gardens, and Areas of Outstanding Natural Beauty.

Circular 01/2006, paragraph 52 states: "in areas with nationally recognised designations...planning permission for gypsy and traveller sites should only be granted where it can be demonstrated that the objectives of the designation will not be compromised by the development". The Government considers it would be inappropriate to suggest a policy criterion that sets a total ban on gypsy and traveller sites in areas with nationally recognised or local designations. However, such designations should have very considerable weight in the appraisal of potential sites.

3. Areas should be located within a reasonable distance of existing services and community facilities. Modes of public transport should be available, along with shops, education facilities (especially a primary school) and doctors/health facilities.

3.1.6 An appropriate distance and or travel times should be determined. Despite the fact that gypsies and travellers are relatively mobile by culture with private vehicles, access to public transport is still a desirable site attribute, which has helped prioritise those areas selected. A distance of 500 metres for access to public transport was used as a reasonable starting point. This criterion is particularly relevant for permanent residential sites.

4. Green Belt areas should be avoided wherever possible. Circular 01/2006, paragraph 49 advises that "*National planning policy on Green Belts applies equally to*

applications for planning permission from gypsies and travellers, and the settled population. Alternatives should be explored before Green Belt locations are considered. Pressure for development of sites on Green Belt land can usually be avoided if the local planning authority allocates sufficient sites elsewhere in its area, in its LDF, to meet identified need".

3.1.7 Planning Policy Guidance 2 (PPG2) sets out to avoid harm to the open character of Green Belt areas. The broad criteria included giving consideration to the protection of Green Belt land. However, in some cases this was found to be too restrictive since it meant that much of the study area was removed from consideration. Therefore the study was divided into two parts.

3.1.8 The first phase identified all possible areas suitable for gypsy and traveller accommodation outside the Green Belt. These areas were ranked against the area selection criteria and the most favourable areas were selected.

3.1.9 The second phase of the analysis was on the Green Belt land in the study area. It was decided that Green Belt areas would only receive consideration where no suitable Non-Green Belt options were available. Green Belt areas were ranked against the same area selection criteria as Non Green Belt areas.

3.1.10 In the districts of East and North Hertfordshire and Stevenage the study identifies the most favourable area(s) of Non-Green Belt land. Appendix One includes the Green Belt areas ranked as '1's and '2's in East and North Hertfordshire and Stevenage. These areas were not

recommended in the main body of the report as, in line with the principles of a sequential approach and the requirements of Circular 01/06, they should not be considered where there are Non-Green Belt alternatives.

3.1.11 In Broxbourne and Welwyn Hatfield, no Non-Green Belt areas could be found that were of the same quality to serve the gypsy and traveller community (ranked as '1's and '2's in relation to access to services and buffering, as discussed above) as those of North and East Hertfordshire and Stevenage. As a result and in accordance with the sequential approach, this report recommends the highest scoring Green Belt locations.

3.1.12 In North Hertfordshire there are changes proposed to the Green Belt. Maps 3b and 10b include the proposed changes to the Green Belt boundary. Please note that these are only indicative and in order for these changes to be implemented they need to go through formal planning procedures.

3.1.13 As set out in paragraph 1.1.1, in order to implement this report's recommendations, it will be necessary to go through the statutory planning process, which will include a formal public consultation and a sustainability appraisal. The SA requires the analysis of reasonable alternatives This will further support the application of the sequential approach which ensures that all Non-Green Belt options are investigated prior to the selection of Green Belt options. This process also includes the application of mitigation measures to alleviate any predicted adverse effects.

3.1.14 The majority of the future areas to be provided are likely to be in public ownership, mainly due to present land value prices, however, the ORS report does not rule out private areas.

3.1.15 Since no suitable non-Green Belt areas were identified within Broxbourne and Welwyn Hatfield the potential sites for these local authority areas all lie with the Green Belt. Figure 2 shows the proportion of the study area covered by the Green Belt whilst Appendix 1 contains the assessment for those areas within the Green Belt for Stevenage, East Hertfordshire and North Hertfordshire. These were excluded from the main body of the report on the basis of the sequential approach, in accordance with Circular 1/06.

Map 2: Extent of Green Belt

3.1.16

Specific Criteria

3.1.17 Once viable areas were identified through the application of the broad criteria, areas were assessed against specific criteria in order to allow the identification of potential areas for gypsy and traveller accommodation. The second tier search criteria mostly related to opportunities and needs. The specific criteria implemented are as follows:

1. Areas should be of an appropriate size in order to respect the scale of the nearest settled community.

Circular 01/2006, 'Planning for gypsy and traveller caravan sites', discusses site size in terms of potential impacts. This was taken into consideration for the recommended sites, which vary in size. The circular explains that "cases should be considered in context, and in relation to the local infrastructure and population size and density".

2. A buffer should exist between new sites and housing areas and also between new sites, and existing sites in order to minimise any potential noise and adverse effects on visual amenities for example. A distance buffer might be suitable or a fence/wall, vegetation, topography, road, or railway tracks might be appropriate.

Some form of separation is recommended to achieve the peaceful and integrated co-existence between a site and the local community. This would also help to avoid any

potential noise and disturbance from the movement of vehicles and on-site business activities. The aim at all times should be to minimise adverse effects on existing local residential amenities.

3. A criterion considered for this assessment was that access to a site should not potentially cause significant hazard to other road users, e.g. onto a bridleway or footpath.
4. Good planting or landscaping can positively enhance previously developed land and untidy or derelict sites where this is necessary. Areas should have the potential to be effectively landscaped to make any proposed gypsy and traveller pitches more in character with surrounding districts.

3.2 Appraisal, Site Visits and Reality Checking

3.2.1 Once the shortlist of site areas had been selected in accordance with the selection criteria and with the constraints mapping process, site visits were undertaken to assess the on-the-ground suitability of these areas.

3.2.2 Areas were deleted from consideration where access could not easily be gained. Access could not be gained to some identified areas due to the absence of public roads, the presence of infrastructural obstructions (railway lines, motorway, pipelines) or substantial vegetation. Areas in close proximity to existing sites were also avoided in order

to prevent any burden on existing infrastructure or the carrying capacity of the closest village/town.

3.2.3 Similarly, where an unexpected and unsuitable nearby facility was found during a site visit, this area was de-selected. Site visits revealed uses not readily identified on the maps such as golf courses or new residential developments. .

3.2.4 The ability for existing sites to accommodate more pitches or be extended was considered where their current size was not more than about 15 pitches (see section 4.7).

3.2.5 For those areas viewed which generally met the criteria, comments were made relating to the area under the following headings:

- **Area Name/Code/Score** – Areas were given a **name** related to their location and the closest settlement was listed. Areas were also allocated a **code** to link to the maps. Areas were given a preference **score** of ‘1’ or ‘2’; which was based on a technical judgment, ‘1’ being the most preferable. Factors that influenced a score included the following: GIS opportunity colour (see below); the Landscape Character Assessment ratings, the necessity for earthworks to create a level building platform; the requirement for additional screening; the potential impact on visual amenities for existing residents; the requirement for the creation or modification of area access; and general compliance with other area selection criteria. Where areas are located within the Green Belt, a score of ‘GB1’ or ‘GB2’ was given, based on the same criteria. Areas scored a ‘1’/‘GB1’ where they were in a predominantly green GIS area, and a ‘2’/‘GB2’ where they were in a predominantly green GIS area but did not meet all the other criteria or were in a predominantly yellow GIS area.
- **Existing Use** – Typically this entailed ‘pasture’, ‘paddock’ or ‘arable’. Any existing built structures were also generally outlined (such as a shed, fence or power lines).
- **Distance Band to Green Belt Boundary** – Bands from the Green Belt boundary will be mapped at distance intervals. Distance bands are for information and will not influence the ranking of sites. This will not apply if the area is in the GB.
- **Landscape Character Area (Condition/Strength of Character)** – If the area is located within a Landscape

-
- Character Area, the condition and strength of character of the area will be noted.
 - **Area (S, M, L)** – Specific site boundaries were not explicitly determined as this will require consultation with the respective landowners and the area could shift within that relative area. As set out in paragraphs 2.1.7 - 2.1.10, suitable areas should have a capacity of about 10 - 15 pitches, with each pitch taking up approximately 200m². In addition to pitch provision, the sites should have a buffer. Considering this the following categories were created: **'Small'** - typically constrained by topography or surrounding land uses and would be under 1 hectare. **'Medium'** - would approximately 1 hectare. **'Large'** - reflects site size as being generally unconstrained, for example a site may be surrounded by extensive countryside and be in excess of a hectare. A suggested site may be described as large. However, following landowner negotiations, only a small part of that site may be made available for pitch provision.
 - **Topography** – It is important that the areas of search for sites are relatively level. However, areas where minor earthworks may be required were considered and this was detailed and described in the table.
 - **Surrounding Land Uses** – Abutting, adjacent and nearby land-uses were noted and described.
 - **Existing Buffers/Vegetation** – Existing vegetation, built structures and topography were described where these could constitute visual buffers between properties/land-uses, would provide structure and privacy, and help a site blend in with the surroundings.

- **Access** – Specific site access, existing or potential, were described. Additionally, access to the general road network and public transport was outlined.
- **Transit Site Suitability** – Given the requirement for a transit site to have good proximity to the main road corridors, sites within 500 meters of the A1(M), A10, A505 and A414 (as the crow flies) are highlighted. This does not preclude them from being potential residential sites.
- **GIS Opportunity Rank** – Potential locations were selected in areas coloured on the GIS maps - determined by the number of criterion met at the given location. The site's GIS colour coding was noted along with the corresponding level of opportunity. Green was used to denote levels of 'high' opportunity, yellow for 'medium/high' and orange for 'medium'.

3.2.6 The above criteria were broken down into a scale varying from good to poor. These were applied to rank the areas. Figure 1 provides an illustration of how the specific criteria, were applied.

3.2.7 Following an analysis of the potential areas against the broad and specific criteria, the proposed areas were circulated to the highways and environmental health departments of the partner authorities. Areas were removed if they were considered unacceptable on these grounds. The evidence base to support this round of consultations is held by partner authorities.

Figure 1. Criteria Application

Existing Use

Accords with criteria ←————→ Against criteria

Scrub	Agriculture/pasture	Contains telegraph poles/pylons
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Landscape Character Area

Accords with criteria ←————→ Against criteria

Poor	Moderate	Strong
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Topography

Accords with criteria ←————→ Against criteria

Flat	Relatively Flat	Gently Sloping	Steeply Sloping	Undulating/Rolling
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Surrounding Land Uses

Accords with criteria ←————→ Against criteria

Does not affect potential resident's and/or existing neighbour's amenity	Affects potential resident's or existing neighbour's amenity
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Existing Buffers/Vegetation

Accords with criteria ←————→ Against criteria

Existing buffers/vegetation, not viewed from residential dwellings/surrounding roads	Potential for buffers/Vegetation, limited earthworks/planting required	Potential for buffers/Vegetation, extensive earthworks/planting required	Visually prominent location
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Access

Accords with criteria ←————→ Against criteria

Existing entrance/gate	Potential for access, without earthworks	Potential for access, require earthworks i.e. ditch
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GIS Opportunity Rank

Accords with criteria ←————→ Against criteria

High (green)	Medium/High (yellow)	Medium (orange)
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3.2.8 Depending on the degree to which a site accorded with each criterion, the site was assessed as '1' or a '2'.

3.2.9 Comments relating to the sites have been produced as tables. These are provided in the following section.

3.3 Geographic Information Systems Mapping

3.3.1 Parallel to creating the site criteria the study area was mapped using geographical information systems (GIS) as a tool to aid the area selection criteria. The criteria were mapped in terms of opportunities and constraints, which reflected positive and negative attributes to potential gypsy site locations.

Assembly of the Datasets

3.3.2 The opportunity and constraints model was created using the ESRI GIS software including ArcView 9.1 and the extension Spatial Analyst. Scott Wilson also utilises other GIS and CAD packages.

3.3.3 Partner authorities provided relevant datasets representing planning policy along with environmental, social, and economic factors. The County Council's Information Management Unit was also contacted for County-wide datasets. In addition, Scott Wilson downloaded a number of other useful datasets publicly available through the government funded MAGIC website (www.magic.gov.uk).

3.3.4 Each dataset was examined in detail and assessed for factors such as scale, accuracy, completeness, and relevance to the project criteria. After assessing the suitability of existing data, gaps that existed in the data set were identified and additional requests were made to the local authorities for suitable datasets. The datasets were collated into a common digital format for integration within the GIS and overlaid onto OS base mapping, which was provided by the client with a 3rd party licence agreement. The datasets provided were not totally consistent across the partner authorities and some datasets were used as information layers providing additional background information during the site visits. Information layers from Local Development Plan Proposals Maps for each authority were also included as a layer in the GIS system.

The Opportunity/Constraints Model

3.3.5 GIS was used to produce an 'Opportunity Model' which would help identify both unsuitable and suitable areas for gypsy and traveller sites based on the project criteria both at a broad scale and individual site level.

3.3.6 The datasets collated from the partner authorities and the MAGIC website were added to the GIS as individual layers. The various project criteria determined for each dataset, buffers or categories indicating suitability/opportunities for gypsy and traveller sites were then applied. The constraints and opportunities that were identified, along with any proximity buffers used, are listed in the tables below:

Constraints Table

(ST – Stevenage, NH – North Hertfordshire, EH – East Hertfordshire, WH – Welwyn Hatfield, BR – Broxbourne.)

DATASET	ST	NH	EH	WH	BR
Area of Outstanding Natural Beauty (AONB)	Y	Y	Y	Y	Y
Sites of Special Scientific Interest (SSSI)	Y	Y	Y	Y	Y
Ancient Woodland	Y	Y	Y	Y	Y
Woodland Trust	Y	Y	Y	Y	Y
National Nature Reserve	Y	Y	Y	Y	Y
Special Area Conservation	Y	Y	Y	Y	Y
Flood Risk & Rivers	Y	Y	Y	Y	Y
RAMSAR	Y	Y	Y	Y	Y
SPA	Y	Y	Y	Y	Y
100m around Railways	Y	Y	Y	Y	Y
100m around Motorways	Y	Y	Y	Y	Y
Employment Zones/Areas	Y	Y	Y	Y	Y
Wildlife Sites	Y	Y	Y	Y	Y
Open Spaces/Urban Open Land/Regional parks/Allotments	Y	Y	Y	Y	Y
Town Centres/Local Centres (Shopping)/Retail Core/District Centres	Y	Y	Y	Y	Y
Area of Archaeological Significance	Y	Y	Y	Y	Y
Conservation Areas	Y	Y	Y	Y	Y
Land Use	Y	Y	Y	Y	Y

DATASET	ST	NH	EH	WH	BR
Proposals/Development Sites					
Public Rights of Way	Y	Y	Y	Y	Y
Historic Parks & Gardens	Y	Y	Y	Y	Y
Local Nature Reserve	Y	Y	Y	Y	Y
Regionally Important Geological or Geomorphological Sites (RIGs)	Y	Y	Y	Y	Y
Airfields/Aerodromes	Y	Y	Y	Y	Y
Area of Special Restraint	Y	Y	Y	Y	Y
Common Land	Y	Y	Y	Y	Y
100m around Scheduled Ancient Monuments	Y	Y	Y	Y	Y
Quarries	Y	Y	Y	Y	Y
Wasteland Sites	Y	Y	Y	Y	Y
Community Forests	Y	Y	Y	Y	Y
Developed Urban Areas	Y	Y	Y	Y	Y
Tree Preservation Orders	Y	Y	Y	Y	Y
Listed Buildings	Y	Y	Y	Y	Y
Educational Establishments		Y		Y	Y
Green Links	Y				
Environmental Zones			Y		
Current Residential Areas		Y			
50m around Protected Species					Y
Public Buildings		Y			
Public Utilities		Y			

Opportunities Table

DATASET	COVERAGE
1km Buffer of Schools (Primary/Secondary)	Complete
1km Buffer of Doctors	Complete
500m Buffer of Bus Stops	Complete

3.3.7 The data layers identified were then converted from vector data layers into data grids. Data grids allow every pixel (10m by 10m area) within the study area to be assigned a score for every opportunity and constraint layer. The grids were then summed to provide overall constraint and opportunity layers as shown in Map 3.

Constraint indicators

3.3.8 The constraint indicators range from 0 = no constraints to 10 = most constrained, and indicate the number of constraints affecting any particular location within the study area.

3.3.9 The opportunity maps indicate areas in terms of preference, which relates to service accessibility. This is not a scoring system. Areas were coloured as follows:

- Areas within 1 or more primary school buffer and 1 or more doctors buffer and the public transport buffer are green = high opportunity
- Areas within 2 of 1 or more primary school buffer, 1 or more doctors buffer or public transport buffer are yellow = high/medium opportunity

- Areas within 1 of 1 or more primary buffer, 1 or more doctors buffer or public transport buffer are orange = medium opportunity

3.3.10 Where multiple sites in close proximity to each other have been suggested in the report it is recommended that only one be finally selected as appropriate. This would lead to a more dispersed pattern of development throughout the study area. It would also avoid clustering and therefore respect the scale of, and reduce the risk of over-dominating the nearest settled community (in accordance with paragraph 54 of Circular 01/2006).

3.3.11 In Map 3, one constraint shows up as pale pink through to dark red for ten constraints. Figures in the following section show the areas identified for each partner authority area.

Map 3a: Constraints and Opportunities

Map 3b: Constraints and Opportunities
(including proposed Green Belt boundary
changes in North Hertfordshire)

4 IDENTIFIED AREAS

4.1 Summary

4.1.1 In all, twenty-one areas for the accommodation of an appropriate number of gypsy and traveller pitches have been identified through the selection criteria, GIS mapping, site visits and feedback from consultations with the partner authorities (see Table 7: Summary of Identified Potential Areas of Search). As discussed above, the areas were ranked as level '1s' which denote the best sites or level '2s'.

4.1.2 In addition to the identification of new potential areas, two existing non-Green Belt sites and one Green Belt site were considered suitable for expansion. Furthermore three other existing sites were deemed capable of accommodating additional pitches within their existing boundaries.

4.2 Broxbourne

4.2.1 Within Broxbourne three areas were selected as the most suitable for the accommodation of an appropriate level of gypsy and traveller pitches (See Map 4 and Table 1). These as are within the Green Belt.

4.2.2 Areas have been allocated a score in terms of their preference (as described in section 3). These scores are highlighted in red text within the first column of the table. The three sites have been graded a rank of 'GB2' as they

require earthworks, additional buffers or are located on narrow roads.

4.2.3 As described above, sites within 500 metres of a main transport corridor were considered to be most suitable for transit sites though this does not preclude them from being considered as residential sites. Those sites considered particularly suitable for transit use in Broxbourne are:

- BR4 Hell Wood (Turnford)
- BR5 Lord Street (Hoddesdon)

Map 4: Identified Areas of Search in Broxbourne

Table 1: Identified Potential Areas of Search in Broxbourne

Area Name/ Code/ Score	Existing Use	Distance Band within Green Belt Boundary (metres)	Landscape Character Area (Condition /Character)	Area (S M L), Hectares	Topography	Surrounding Land Uses	Existing Buffers/ Vegetation	Access	Transit Site Suitability	GIS Opportunity Rank
BR4 Hell Wood, Turnford GB2	Scrub	200	Moderate/ Strong	L (5.4 Ha)	Relatively flat.	To the North, access road and North of the road Hell Wood and Moat. To the North East A10 Junction. To the South existing site off A10. To the West Cheshunt Park.	Land is lower than the A10 and, can be viewed from the road.	Gated and restricted access off A10. Restricted access prevented comprehensive site appraisal.	Yes	High (Green)
BR5 Lord Street, Hoddesdon GB2	Grass meadows	200	Moderate/ Moderate	L (3.4 Ha)	Relatively flat.	To the North Lord Street. To the East Barclay Park. To the South grass meadows, Spital Brook and footpath. To the West A10.	Around the boundary of the site trees and hedgerows. Conference centre is well screened from the site with a large number of mature trees. Conference	Gated access off Lord Street and possible access from the Conference centre.	Yes	High/Medium (Yellow)/ Medium (Orange)

Table 1: Identified Potential Areas of Search in Broxbourne

Area Name/ Code/ Score	Existing Use	Distance Band within Green Belt Boundary (metres)	Landscape Character Area (Condition /Character)	Area (S M L), Hectares	Topography	Surrounding Land Uses	Existing Buffers/ Vegetation	Access	Transit Site Suitability	GIS Opportunity Rank
							centre has established access further new access may not be suitable.			
BR6 Lieutenant Ellis Way (B198), Bury Green GB2	Agriculture	400	Good/ Moderate	L (14.0 Ha)	Flat.	To the North Cheshunt School and playing fields. To the East warehouses and B197. To the South Lieutenant Ellis Way (B198). To the West canal and pasture/paddocks beyond. To the North West residential dwellings.	To the North a few trees. To the East hedgerows. To the South trees. To the West lies the A10, a public footpath and vegetation cover. Land can be viewed from all sides.	Possible access off minor track to the South of the site via Theobalds Lane. There is a need to consider the implications of junction with A10.		High (Green)/ High/Medium (Yellow)

where a review of Green Belt boundaries results in the removal of these sites from the Green Belt.

4.3 East Hertfordshire

- 4.3.1 Within East Hertfordshire seven areas were selected as the most suitable for the accommodation of an appropriate level of gypsy and traveller pitches sites (See Maps 5a, 5b, 5c and 5d and Table 2).
- 4.3.2 Areas have been allocated a score in terms of their preference. These scores are highlighted in red text within the first column of the table.
- 4.3.3 One of these areas has been given the highest score of '1' and the remaining 6 sites have been scored as '2' as they require earthworks, additional buffers or are located on narrow roads. These factors have been detailed and the site retained in the event that more preferable sites are unavailable or have other constraints.
- 4.3.4 Three sites are considered most suitable for transit use:
- EH13 Royston Road (Buntingford)
 - EH14 Throcking Lane (Buntingford)
 - EH15 Baldock Road (A507) (Buntingford)
- 4.3.5 All the areas of search identified for potential gypsy and traveller site provision for East Hertfordshire in the main body of the report are non-Green Belt. Appendix 1 contains Green Belt sites, which will only be considered if none of the Non-Green Belt sites prove to be viable, or

Map 5a: Identified Areas of Search East
Hertfordshire

Map 5b: Identified Potential Areas of
Search East Hertfordshire

Map 5c: Identified Potential Areas of Search East Hertfordshire

Map 5d: Identified Potential Areas of
Search East Hertfordshire

Table 2: Identified Potential Areas of Search in East Hertfordshire

Area Name/ Code/ Score	Existing Use	Landscape Character Area (Condition/ Character)	Area (S M L), Hectares	Topography	Surrounding Land Uses	Existing Buffers/ Vegetation	Access	Transit Site Suitability	GIS Opportunity Rank
EH13 Royston Road, Buntingford 1	Agriculture. Fly-tipping present on site.	Moderate/ Moderate	L (17.8 Ha)	Slopes gently to the South.	To the North Throcking Lane and residential dwellings. To the Ermine Street. To the South agriculture and a playing field (separated by water channel), and Park Farm Industrial Estate. To the West A10.	To the North, East and South, trees. To the East limited vegetation cover. The site can be viewed from Royston Road and A10, which is on higher land than the site. Screening would be required.	Good. Potential access off Royston Road.	Yes	High (Green)
EH14 Throcking Lane, Buntingford 2	Agriculture	Poor/ Moderate	L (43.9 Ha)	Slopes gently down from East to West.	To the North Throcking Lane. To the East A10. To the South agriculture separated by footpath. To the West agriculture and Thistley Vale Brook	Around the boundary of the site limited vegetation cover. To the South few trees.	Gated concrete access off A10.	Yes	High (Green)
EH15 Baldock Road (A507), Buntingford 2	Agriculture	Poor/ Moderate	L (45.1 Ha)	Relatively flat, surrounding area too steep to be included within site.	To the North Baldock Road (A507) and across the road a reservoir. To the East A10. To the South woodland, 'The Thicket'. To the West	To the North hedgerows. To the East and South trees. To the West no buffers/ unconstrained.	Potential access off Baldock Road (A507).	Yes	High (Green)/ High/Medium (Yellow)/Medi um (Orange)

Table 2: Identified Potential Areas of Search in East Hertfordshire

Area Name/ Code/ Score	Existing Use	Landscape Character Area (Condition/ Character)	Area (S M L), Hectares	Topography	Surrounding Land Uses	Existing Buffers/ Vegetation	Access	Transit Site Suitability	GIS Opportunity Rank
EH65 Millfield Lane East, Church End, Little Hadham 2	Agriculture	Good/ Moderate	L (7.1 Ha)	Flat.	agriculture. To the North Stortford Road (A120). To the East footpath and Hoop House. To the South unnamed minor road. To the West Millfield Lane.	Around the boundary of the site surrounded on all sides.	Good. Possible access off Millfield Lane.		High/ medium (Yellow)/ Medium (Orange).
EH66 Millfield Lane West, Church End, Little Hadham 2	Pasture with sheds	Good/ Moderate	L (10.4 Ha)	Relatively flat.	To the North Stortford Road (A120) and Stone House Farm. To the East Millfield Lane. To the South footpath. To the West footpath.	Around the boundary of the site hedgerows.	Possible access off Millfield Lane, shallow ditch. Gated off Stortford Road (A120).		High/ medium (Yellow).
EH82 Little Spellers, Hunsdon 2	Agriculture/S aw Mill in the North	Moderate/ Moderate	L (14.1 Ha)	Relatively flat. Slopes down to the West.	To the North Saw Mill and minor track. To the East Hunsdon Road (B180). To the South minor track to a disused Sewage Works. To the West stream and minor road/footpaths beyond.	Around the boundary of the site hedgerows though broken in the North.	Potential access off Hunsdon Rd (B180).		High/ medium (Yellow)/ Medium (Orange)

Table 2: Identified Potential Areas of Search in East Hertfordshire

Area Name/ Code/ Score	Existing Use	Landscape Character Area (Condition/ Character)	Area (S M L), Hectares	Topography	Surrounding Land Uses	Existing Buffers/ Vegetation	Access	Transit Site Suitability	GIS Opportunity Rank
EH84 Abbotts Lane, Hunsdon 2	Agriculture/Trees, 'Hull Wood'.	Moderate/ Moderate	L (35.1 Ha)	Flat.	To the North Green Acres on B1004. To the North East The Coach House and Abbots Lane. To the South Little Samuels Farm. To the West agriculture.	Alongside the road, tall hedgerows.	Possible access off Abbots Lane.		High/ medium (Yellow)/ Medium (Orange)

4.4 North Hertfordshire

- 4.4.1 Within North Hertfordshire nine areas that were deemed the most suitable for the accommodation of gypsy and traveller sites. (See Maps 6a, 6b, 6c and 6d and Table 3). These are outside the Green Belt.
- 4.4.2 Areas have been allocated a score in terms of their preference. These scores are highlighted in red text within the first column of the table. All nine sites have been scored as '2' as they require earthworks, additional buffers or are located on narrow roads. One site is considered particularly suitable for transit use in North Hertfordshire:
- NH117 The Joint North (Reed)
- 4.4.3 Appendix 1 contains the Green Belt areas suitable for gypsy and traveller accommodation, which will only be considered if none of the Non-Green Belt sites prove to be viable, or where a review of Green Belt boundaries results in the removal of these sites from the Green Belt.

Map 6a: Identified Potential Areas of
Search North Hertfordshire

Map 6b: Identified Potential Areas of
Search North Hertfordshire

Map 6c: Identified Potential Areas of
Search North Hertfordshire

Table 3: Identified Potential Areas of Search in North Hertfordshire

Area Name/ Code/ Score	Existing Use	Landscape Character Area (Condition/Character)	Area (S M L), Hectares and	Topography	Surrounding Land Uses	Existing Buffers/ Vegetation	Access	Transit Site Suitability	GIS Opportunity Rank
NH16 Lilley Bottom Road, Whitwell 2	Agriculture. Farmers track (North-South) dissects the site.	Poor/ Moderate	L (26.0 Ha)	Gentle slope down to the South.	To the North footpath and agriculture. To the East Rare Breeds Farm. To the South Nine Wells Farm and Watercress Beds. To the West Gas Valve Compound and Lilley Bottom.	To the West, on the boundary near Lilley Bottom Road, hedgerows.	Potential access off Lilley Bottom Road.		High (Green)
NH18 Hinworth Road South, Ashwell 2	Agriculture	Moderate/ Strong	L (6.1 Ha)	Relatively Flat. Slopes down to the middle of the site.	To the North Hinworth Road. To the South minor track. To the West agriculture.	To the North and East no vegetation cover and screening. To the South some screening, backs onto gardens of residential dwellings. To the West, unconstrained.	Potential access off Hinworth Road		High (Green)
NH61 Preston Hills, Kings Walden, 2	Agriculture	Poor/ Moderate	L (12.3 Ha)	Land is flatter in the Northern part of the site.	To the North road. To the East road and woodland beyond. To the South footpath and agriculture beyond. To the West, bridleway and	To the North a few trees but no hedgerows and therefore the land is exposed. To the South and West trees.	Possible access off road.		High/ medium (Yellow) and Medium (Orange).

Table 3: Identified Potential Areas of Search in North Hertfordshire

Area Name/ Code/ Score	Existing Use	Landscape Character Area (Condition/ Character)	Area (S M L), Hectares and	Topography	Surrounding Land Uses	Existing Buffers/ Vegetation	Access	Transit Site Suitability	GIS Opportunity Rank
					agriculture beyond.				
NH72 London Road (B197), Barkway 2	Agriculture	Moderate/ Strong	L (19.8 Ha)	Relatively flat.	Barkway town is located to the East. Agriculture and scrubland to the South and West.	To the North South and West, no buffers/unconstrained, open	Possible access		High/ medium (Yellow)
NH73 Buckland Road, Barkway 2	Stables	Moderate/ Strong	L (22.1 Ha)	Relatively flat.	Barkway town is located to the East and North agriculture and scrubland to the South and West.	To the North South and West, no buffers/unconstrained, open	Possible access		High/ medium (Yellow), Orange (Medium).
NH95 Holwell Way, Pirton 2	Agriculture	Poor/ Weak	L (37.8 Ha)	Relatively flat.	To the North and Mid Bedfordshire/North Hertfordshire District boundary beyond. To the East Holwell Way. To the South residential dwellings on West Lane. To the West footpath.	Alongside the road, open. Near residential dwellings, trees and hedgerows. To the South, a few trees. To the West, limited vegetation cover.	Possible access off Holwell Way, though ditch between land and road.		High/ medium (Yellow), Orange (Medium).
NH109 North of Payne End, Sandon 2	Pasture. Telegraph poles are located within this site.	Moderate/ Moderate	L (9.2 Ha)	Steeply sloping, but large site so relatively flat areas. Land higher than	To the North residential dwelling. To the East minor road Sandon Lane. To the South residential	Alongside roadside hedgerow. Parallel to the road fencing.	Possible access off minor road.		High/ medium (Yellow)

Table 3: Identified Potential Areas of Search in North Hertfordshire

Area Name/ Code/ Score	Existing Use	Landscape Character Area (Condition/ Character)	Area (S M L), Hectares and	Topography	Surrounding Land Uses	Existing Buffers/ Vegetation	Access	Transit Site Suitability	GIS Opportunity Rank
				the road.	dwelling, Small holding, Vicarage, and a Hall on Payne End.				
NH112 Land South of Notley Green, Sandon 2	Agriculture	Moderate/ Moderate	L (6.9 Ha)	Relatively flat.	To the North Sandon Lane. To the East, footpath. To the South Tichney Wood. To the West Cock's Lodge.	Around the boundary of the site and alongside the road a few hedgerows. Across the site woodland.	Possible access off Sandon Lane.		High/ medium (Yellow)
NH117 The Joint North, Reed 2 (subject to access)	Agriculture	Poor/ Strong	L (20.2 Ha)	Flat.	To the North footpath and agriculture. To the East agriculture and footpath beyond. To the South The Joint. To the West Ermie Street (Roman Road) (A10).	Alongside the road, no buffers/vegetation cover.	Possible access off The Joint, possibly problematic due to the presence of a ditch.	Yes	High/ medium (Yellow), Orange (Medium).

4.5 Stevenage

- 4.5.1 Within Stevenage one area has been identified as the most appropriate for the accommodation of gypsies and travellers. (See Map 7 and Table 4).
- 4.5.2 Given the size of Stevenage and its urban character, there were more constraints and fewer opportunity areas available.
- 4.5.3 The site ST1 has been scored as a '2'. It is considered particularly suitable for transit use, as it is within 500 metres of a main transport corridor, this does not preclude it from being considered as a residential site.
- 4.5.4 Appendix 1 contains Green Belt sites, one of which is located in Stevenage, which will only be considered if none of the Non-Green Belt sites prove to be viable, or where a review of Green Belt boundaries results in the removal of these sites from the Green Belt.

Map 7: Identified Potential Areas of Search Stevenage

Table 4: Identified Potential Areas of Search in Stevenage

Area Name/ Code/ Score	Existing Use	Landscape Character Area (Condition /Character)	Area (S M L), Hectares	Topography	Surrounding Land Uses	Existing Buffers/ Vegetation	Access	Transit Site Suitability	GIS Opportunity Rank
ST1 Great North Road (B197) West, Stevenage 2 (subject to access)	Agriculture with some pylons.	Moderate/ Moderate	L (4.0 Ha)	Slopes down to the South.	To the North residential dwellings, nursery and North Hertfordshire/Stevenage District boundary. To the East Great North Road (B197). To the South Corey's Mill Sports Ground. To the West new development and Junction 8 A1(M) beyond.	To the North and East hedgerows. To the South and West no vegetation cover, partially exposed to the road.	Possible access off Great North Road (B197).	Yes	Medium (Yellow)

4.6 Welwyn Hatfield

- 4.6.1 Within Welwyn Hatfield one area has been brought forward as being the best location to accommodate an appropriate number of gypsies and traveller pitches. (see Map 8 and Table 5). This area is within the Green Belt.
- 4.6.2 Areas have been graded in terms of their level of suitability. WH15 has been scored as a 'GB2' as it requires earthworks and additional buffers.

Map 8: Identified Potential Area of Search
in Welwyn Hatfield

Table 5: Identified Potential Areas of Search in Welwyn Hatfield

Area Name/ Code/ Score	Existing Use	Distance Band within Green Belt Boundary (metres)	Landscape Character Area (Condition/ Character)	Area (S M L), Hectares	Topography	Surrounding Land Uses	Existing Buffers/ Vegetation	Access	Transit Site Suitability	GIS Opportunity Rank
WH15 Bulls Lane South, Bell Bar GB2	Agriculture	800	Poor/ Moderate	L (7.2 Ha)	Flat.	To the North Bull's Lane. To the East residential dwellings on Bell Lane. To the South footpath and woodland, 'The Legg'. To the West footpath.	Around the boundary of the area vegetation cover.	Gated access.		High (Green), High/ medium (Orange), Medium (Yellow).

4.7 Existing Sites

4.7.1 Existing public and private sites were also assessed in terms of their expansion capability and their opportunities to accommodate additional pitches within their existing boundaries.

4.7.2 Within the study area two Non-Green Belt sites were considered to have the potential to be expanded. They are:

- ES6 Dyes Lane/Norton Green, Stevenage
- ES7 Field Farm, Levens Green, East Hertfordshire

4.7.3 One Green Belt site has been selected, however, in compliance with Circular 1/06, the expansion of this site should not be considered beyond its existing boundaries unless none of the Non-Green Belt sites identified in the report prove to be viable, or where it is de-designated as a result of a review of Green Belt.

- GBES9 Rumballs Hump, East Hertfordshire

4.7.4 Following further site visits and discussions with the site owners, three sites were also deemed as having the potential to accommodate additional pitches within their existing boundaries. These are:

- ES1 Pulmore Water, North Hertfordshire
- ES8 Nine Acres, High Cross, East Hertfordshire
- ES9 Rumballs Hump, East Hertfordshire

4.7.5 Further discussion and assessment with the private landowners is needed to ascertain what additional works are necessary and to assess the full capacity of existing sites to accommodate additional pitches. The pitch numbers outlined in Table 6 below are only indicative. They draw upon the evidence from the survey work and site visits. (See Map 9 Suitability Scores of Potential Areas of Search for the location of these sites).

Table 6: Existing Sites Review

Site Name/ Code/ Score Potential for expansion of site boundary	Authority	Additional pitches within the existing boundaries	Distance Band within Green Belt Boundary (metres)	Landscape Character Area (Condition/ Character)	Area (S M L)	Topography	Surrounding Land Uses	Existing Buffers/ Vegetation	Access	GIS Opportunity Rank
ES1 Land at Pulmer Water (Private) Constrained 3	North Hertfordshire	Potential for the site to be expanded within existing curtilage. Owners willing to expand the site by 6-10 pitches. Further investigation and discussions needed.	900	Moderate/ Moderate	S-M	Undulating	Located within the Chalk pit. To the North residential dwellings. To the East St Albans Road. To the South River Mimram and Kimpton Road beyond.	Around the boundary of the site trees and hedgerows.	Unknown	Medium (Orange)
ES2 Land West of Halfhide (Public) Constrained (no rank as not within a constraint or opportunity)	Broxbourne	Not suitable to accommodate additional pitches.		Moderate/ Strong	S. Not possible to expand site as constrained on all sides.	Flat.	To the North footpath and the New River. To the East A10. To the South Halfhide Lane	Around the boundary of the site trees and hedgerows.	Access off Halfhide Lane (B156)	Not within a constraint or opportunity (White)
ES3 Holwell Caravan site (Public) Constrained	Welwyn Hatfield	Not suitable to accommodate additional pitches.	1500	Poor/ Moderate	M.	Relatively flat	To the North extensive tree cover. To the North East	Raised embankments on 3 sides of the land.	Access off the roundabout.	Medium (Orange)

Table 6: Existing Sites Review

Site Name/ Code/ Score Potential for expansion of site boundary	Authority	Additional pitches within the existing boundaries	Distance Band within Green Belt Boundary (metres)	Landscape Character Area (Condition/ Character)	Area (S M L)	Topography	Surrounding Land Uses	Existing Buffers/ Vegetation	Access	GIS Opportunity Rank
2							minor track and footpath beyond. To the South West Holwell Lane (B1455). To the West roundabout.	Alongside A414, high panel fencing.		
ES4 Barbaraville Caravan site (Private) Constrained 3	Welwyn Hatfield	Not suitable to accommodate additional pitches.	800	Poor/ Moderate	S. Not possible to expand site as constrained on all sides.	Relatively flat.	To the North Mill Green Golf Course. To the East Club House. To the South Hertford Road (A414). To the West Sewage Disposal Works.	Within the site vegetation cover, sheltered from the road.	Access is the same as Sewage Works.	Medium (Orange)
ES5 Four Oaks No score (Private) Constrained 2	Welwyn Hatfield	Not suitable to accommodate additional pitches.	300	Poor/ Strong	S. Not possible to expand site as constrained on all sides.	Relatively flat.	To the North and East residential dwellings. To the East Great North Road (B197). To the West	Around the boundary of the site trees and hedgerows.	Unknown	Not within a constraint or opportunity (White)

Table 6: Existing Sites Review

Site Name/ Code/ Score Potential for expansion of site boundary	Authority	Additional pitches within the existing boundaries	Distance Band within Green Belt Boundary (metres)	Landscape Character Area (Condition/ Character)	Area (S M L)	Topography	Surrounding Land Uses	Existing Buffers/ Vegetation	Access	GIS Opportunity Rank
							A1(M) Motorway.			
ES6 Dyes Lane/Norton Green (Public) County Council proposes expansion of the site by 3-4 pitches. 2	Stevenage	Not suitable to accommodate additional pitches.		Poor/ Moderate	M	Relatively flat.	To the North Dyes Lane. To the East Chadwell Road. To the South footpath/minor track.	Around the boundary of the site trees and hedgerows.	Unknown	Constrained area (Red)
ES7 Field Farm, Levens Green (Private) Unconstrained 2	East Hertfordshire	Not suitable for expansion within existing boundary. This was deemed unacceptable by the private site owner, unless to provide accommodation for family members.		Moderate/ Moderate	S-M. Possible to expand site to the East.	Flat	To the North, footpath and then Goldsell Common. To the East Camps Farm and residential dwellings. To the South road (no name). To the West, Goldsell Common and	Around the boundary of the site substantial hedgerows.	Gated access from unnamed minor road to the South of the site.	Medium (Orange)

Table 6: Existing Sites Review

Site Name/ Code/ Score Potential for expansion of site boundary	Authority	Additional pitches within the existing boundaries	Distance Band within Green Belt Boundary (metres)	Landscape Character Area (Condition/ Character)	Area (S M L)	Topography	Surrounding Land Uses	Existing Buffers/ Vegetation	Access	GIS Opportunity Rank
ES8 Nine Acres, High Cross (Private) Constrained 3	East Hertfordshire	Suitable for expansion within existing curtilage. The site has the potential to accommodate additional 5-6 pitches subject to appropriate works and planning permission.		Moderate/ Moderate	S. Limited opportunities to expand the site due to its topography.	Slopes down towards the middle of the site, valley.	Fellowsfield. To the North Hazelwood Farm, Works and residential dwellings. To the East trees and A10. To the South residential dwellings. To the West High Road.	Around the boundary of the site trees and hedgerows.	Unknown, possibly via minor track off High Road.	High/Medium (Yellow), Medium (Orange)
ES9 Rumballs Hump Constrained by Green Belt land. 2	East Hertfordshire	Suitable for expansion within existing curtilage. The site has the potential to accommodate an additional 4-5 pitches.	1400	Moderate/ Moderate	S. Possible to expand the site to the South East. Landowner keen to expand the site.	Slopes down North West.	To the North East Broad Green. To the South East woodland. To the North West Hatfield (B158) and bus stop.	Around the boundary of the site trees and hedgerows, well sheltered.	Gated access with CCTV.	Medium (Orange)

5 RECOMMENDED POLICY CRITERIA

5.1.1 In addition to the allocation of gypsy and traveller sites, Partner authorities will also have to consider planning applications for private sites. Drawing upon planning guidance, legislation, and the methodology for area selection used in this report, this section recommends criteria that may be used to inform the development of gypsy and traveller options as part of the plan preparation process.

Access

- The site should have safe and convenient access to the primary road network with proximity to the major road network.
- The site should provide for vehicular access from the public highway, as well as for parking, turning and servicing on site, taking account of road safety for occupants and for visitors.

Site Conditions

- The site should not be located in an area at high risk of flooding, including functional floodplains.
- The site should not be located on significantly contaminated land and areas with air, noise and odour pollution should be avoided. However, consideration will

be given to sites adjoining motorways, power lines, landfill sites or railways, as for conventional housing.

- The site should be capable of receiving the supply of essential services including water, sewerage, drainage and water disposal.

Accessibility of Services

- Locations in or near existing settlements with access to local services, e.g. schools, doctors and shops should be considered first.
- There should be convenient and safe access to public transport.

Neighbouring Uses

- Site size should be considered in context: undue burden on the local infrastructure should be avoided and the site should be compatible with the scale of the local settlement.
- The potential for noise and other disturbance to neighbouring communities from the movement of vehicles to and from the site, the stationing of vehicles on the site, and on-site business activities should be minimised.
- Landscaping and planting with appropriate trees and shrubs should be implemented where necessary in order for the site to blend into the surroundings, have structure and privacy, and to maintain visual amenities. However,

the site should not be enclosed with excessive hard landscaping.

- The site should not obstruct a Public Right-of-Way.

Protected Areas

- The site should not be within the Green Belt unless no alternative Non-Green Belt site can be identified under the terms of PPG3.
- The site should avoid 'Protected Areas': Conservation Areas, SSSIs, SPA's, SAC's, Wildlife Sites, Protected Trees or Woodland and Registered Parks and Gardens.
- The site should avoid any archaeological or historic sites and should not detrimentally affect the setting of any listed building.

6 SUMMARY

6.1 Recommendations

6.1.1 The search area was assessed against broad criteria to remove inappropriate land from consideration. Broadly identified locations were then assessed against specific criteria to enable potential areas to be selected. Subsequently, after consultation with the environment health and highway sections of each partner authority, the most favourable areas were identified. These are summarised in Table 7 below.

6.1.2 Existing public and private sites were also assessed in terms of their capability to accommodate additional pitches and to be expanded. Two existing Non-Green Belt sites and one Green Belt site were considered suitable for expansion, and three were deemed capable of accommodating additional pitches.

Table 7: Summary of Identified Potential Areas of Search

COUNCIL	NAME
Broxbourne Borough Council	2BR4 Hell Wood (Turnford)
	2BR5 Lord Street (Hoddesdon)
	2BR6 Lieutenant Ellis Way (Bury Green)
East Hertfordshire District Council	1EH13 Royston Road (Buntingford)
	2EH14 Throcking Lane (Buntingford)
	2EH15 Baldock Road (A507) (Buntingford)
	2EH65 Millfield Lane East (Little Hadham)
	2EH66 Millfield Lane West (Little Hadham)
	2EH82 Little Spellers (Hunsdon)
North Hertfordshire District Council	2EH84 Abbots Lane (Hunsdon)
	2NH16 Lilley Bottom Road (Whitwell)
	2NH18 Hinxworth Road South (Ashwell)
	2NH61 Preston Hills (Kings Walden)
	2NH72 London Road (Barkway)
	2NH73 Buckland Road (Barkway)
	2NH95 Holwell Way (Pirton)
Welwyn Hatfield Borough Council	2NH109 North of Payne End (Sandon)
	2NH112 Land South of Notley Green (Sandon)
	2NH117 The Joint North (Reed)
	2WH15 Bulls Lane South (Bell bar)
Stevenage Borough Council	2ST1 Great North Road (West Stevenage)

6.2 Policy Recommendations

- 6.2.1 Recommendations were also made to inform the development of policy options in relation to the consideration of applications for gypsy and traveller sites in the partner authorities' emerging Development Plan Documents. These are consistent with the area selection criteria implemented used in this study.
- 6.2.2 It is anticipated that the results of this study will provide the partner authorities with a firm foundation that will support the creation of future policies and proposals in their Development Plan Documents.

Map 9: Suitability Scores of Potential Areas of Search

APPENDIX ONE – GREEN BELT AREAS IN EAST HERTFORDSHIRE, NORTH HERTFORDSHIRE AND STEVENAGE

The following tables provide an assessment of those areas with potential for gypsy and traveller pitch provision within East Hertfordshire, North Hertfordshire and Stevenage. They have all been assessed against the broad and site-specific criteria developed for the purposes of this study and their performance is on a par with the sites in the main body of the report. However, all sites, which lie within the Green Belt have been excluded from the main body of the report in accordance with Circular 1/06 which requires that alternatives be explored before Green Belt locations are considered. No potentially suitable Non-Green Belt areas could be identified within Welwyn Hatfield and Broxbourne. The Secretary of State's Proposed Changes to the East of England Plan RSS14 provides for the carrying out of Green Belt reviews within the study area over the plan period. If these are confirmed in the final version of RSS14 then areas within this Appendix may subsequently find themselves outside the Green Belt zone.

Table 8: Green Belt Areas of Search in East Hertfordshire

Area Name/ Code/ Score	Existing Use	Distance Band within Green Belt Boundary (metres)	Landscape Character Area (Condition/ Character)	Area (S M L), Hectares and Potential Pitch No.	Topography	Surrounding Land Uses	Existing Buffers/ Vegetation	Access	Transit Site Suitability	GIS Opportunity Rank
EH2 Hertford Road (B1197), Hertford Heath GB2	Fallow	700	Moderate/ Strong	L (12.9 Ha)	Flat	To the North High Wood. To the East Hertford Road. To the South Box Wood. To the West woodland.	To the North, East and West, dense woodland. To the East, low hedgerows/fe w trees and therefore the area can be viewed from the road.	Possible access off Hertford Road (B1197). Lay by exists off the road.		High/ medium (Yellow)
EH7 Welwyn Road, Hertford GB1	Scrub, mounds of earth. Appears to have been used by Gypsy and Travellers in the past due to the concrete bollards.	200	Moderate/ Moderate	L (9.6 Ha)	To the East higher land than in the West (two levels). Steep slope in the middle of the site.	To the North scrub land. To the East residential dwellings (including new development) . To the South Welwyn Road and across the road agriculture. To the North	To the North no buffers/ unconstrained. To the East hedgerows however the site is overlooked by residential properties. To the South land buffer from the road. To the North West	Possible access off Welwyn Road.		High (Green)

Table 8: Green Belt Areas of Search in East Hertfordshire

Area Name/ Code/ Score	Existing Use	Distance Band within Green Belt Boundary (metres)	Landscape Character Area (Condition/ Character)	Area (S M L), Hectares and Potential Pitch No.	Topography	Surrounding Land Uses	Existing Buffers/ Vegetation	Access	Transit Site Suitability	GIS Opportunity Rank
						West and West woodland, 'Archer's Spring).	and West woodland. Between the two different levels of the site few trees.			
EH17 Cappell Lane, Stanstead Abbotts GB2	Fallow	500	Moderate/ Moderate	L (18.1 Ha)	Flat	To the North agriculture/fal low land and residential dwelling. To the East agriculture/fal low land and footpath. To the South residential dwelling (Warrax House and Hill House). To the West Cappell Lane and across the road fallow land and weir.	Around the boundary of the site mature trees. However, site can be viewed from Chappell Lane.	Possible access off Cappell Lane.		High (Green)

Table 8: Green Belt Areas of Search in East Hertfordshire

Area Name/ Code/ Score	Existing Use	Distance Band within Green Belt Boundary (metres)	Landscape Character Area (Condition/ Character)	Area (S M L), Hectares and Potential Pitch No.	Topography	Surrounding Land Uses	Existing Buffers/ Vegetation	Access	Transit Site Suitability	GIS Opportunity Rank
EH72 Uplands Barn, Bishop's Stortford GB2	Grass	200	Good/ Moderate	L (3.2 Ha)	Relatively flat.	To the North Great Hadham Road (B1004). To the East St. James Way. To the South West Thorley Lane. To the West Finch Croft and Uplands Barn.	Around the boundary of the site hedgerows, apart from alongside the road.	Potential access from multiple points.		High/ medium (Yellow).
EH99 Ashdene Road East, Bayford GB2	Paddock-s	3000	Good/ Moderate	L (10.8 Ha)	Flat.	To the North and West residential dwellings on Ashdene Road. To the South East Gidner's Wood.	Around the boundary of the site, trees, and hedgerows, enclosed.	Gated access.		High/ medium (Yellow)

Table 9: Green Belt Areas of Search in North Hertfordshire

Area Name/ Code/ Score	Existing Use	Distance Band within Green Belt Boundary (metres)	Landscape Character Area (Condition/ Character)	Area (S M L), Hectares	Topography	Surrounding Land Uses	Existing Buffers/ Vegetation	Access	Transit Site Suitability	GIS Opportunity Rank
NH4 London Road (B656), Codicote GB2	Agriculture	400	Moderate/ Moderate	L (11.1 Ha)	Flat	To the North pasture/agriculture. To the East London Road (B656). To the South I an unnamed road. To the West pasture /agriculture and High Heath Farm Cottages beyond.	To the North East and South, hedgerows. To the West no buffers/unc onstrained.	Possible access off London Road (B656).		High/ medium (Yellow)
NH10 Hitchin Road North West, Kimpton GB1	Agriculture. Telegraph poles are located across the area from North to South.	200	Poor/ Moderate	L (14.9 Ha)	Slopes slightly to the East.	To the North Cuckoldscross Wood and residential dwelling. To the East Hitchin Road and agriculture to the East of the road. To the South	To the North mature hedgerows and trees. To the East and South hedgerows. To the West no buffers/unc onstrained.	Potential access off Hitchin Road.		High (Green)

Table 9: Green Belt Areas of Search in North Hertfordshire

Area Name/ Code/ Score	Existing Use	Distance Band within Green Belt Boundary (metres)	Landscape Character Area (Condition/Character)	Area (S M L), Hectares .	Topography	Surrounding Land Uses	Existing Buffers/ Vegetation	Access	Transit Site Suitability	GIS Opportunity Rank
						West Park Wood and Doverhouse Wood. To the West agriculture.				
NH36 Warrens Green Lane, Stevenage GB1	Pasture/Round Wood	200	Moderate/Moderate	L (9.9 Ha)	Slopes down to the West. Land is flat in the Eastern part of the area.	To the North footpath and agriculture/pasture beyond. To the East, South of Church lane, residential dwellings. To the West Round Wood, and the East new residential development, not shown on the map. To the North West, Manor Farm and residential	Around the boundary of the area trees and hedgerows. In the South trees. Round Wood is located in Southern part of the area.	Potential access via minor road off Warrens Green Lane.		High (Green), High/medium (Yellow), Medium (Orange).

Table 9: Green Belt Areas of Search in North Hertfordshire

Area Name/ Code/ Score	Existing Use	Distance Band within Green Belt Boundary (metres)	Landscape Character Area (Condition/Character)	Area (S M L), Hectares	Topography	Surrounding Land Uses	Existing Buffers/Vegetation	Access	Transit Site Suitability	GIS Opportunity Rank
						dwelling, not directly on the boundary of the site.				
NH37 Mansell's Lane, Codicote GB2	Agriculture	400	Moderate/Moderate	L (8.4 Ha)	Slopes gently down to East.	To the North minor track and Bury's Farm's/agriculture beyond. To the East Mansell's Lane. To the South West footpath.	Around the boundary of the area hedgerows and trees.	Potential access off Bury's Lane.		High/medium (Orange), Medium (Yellow)
NH38 Duxley's Wood, Bendish GB2	Agriculture	600	Poor/Moderate	L (11.6 Ha)	Flat	To the North agriculture. To the East minor road (no name). To the South Grove Farm and agriculture. To the West, Duxley's Wood.	To the North, hedgerows. To the East, hedgerows and trees. To the South, hedgerows and farm buildings. To the	Possible access off minor road.		High/medium (Yellow) and Medium (Orange)

Table 9: Green Belt Areas of Search in North Hertfordshire

Area Name/ Code/ Score	Existing Use	Distance Band within Green Belt Boundary (metres)	Landscape Character Area (Condition/Character)	Area (S M L), Hectares .	Topography	Surrounding Land Uses	Existing Buffers/ Vegetation	Access	Transit Site Suitability	GIS Opportunity Rank
							West, woodland.			
NH41 Church Road West, Breachwood Green GB2	Agriculture	1600	Poor/ Moderate	L (13.3 Ha)	Relatively flat.	To the North Roundabouts Plantation. To the East Church Lane. To the South road junction. To the West Windmill Road and disused Windmill.	Around the boundary of the area hedgerows.	Possible access at North Eastern part of the area off Church Road.		High/ medium (Yellow), Medium (Orange)
NH42 Church Road East, Breachwood Green GB2	Agriculture	1600	Poor/ Moderate	L (12.4 Ha)	Flat.	To the North West Church Road. To the North East Lilley Bottom Road. To the South East Watkin's Wood. To the South West Heath Farm and Heath Road,	Around the boundary of the area trees and hedgerows.	Possible access off Church Road.		High/ medium (Yellow)

Table 9: Green Belt Areas of Search in North Hertfordshire

Area Name/ Code/ Score	Existing Use	Distance Band within Green Belt Boundary (metres)	Landscape Character Area (Condition/Character)	Area (S M L), Hectares	Topography	Surrounding Land Uses	Existing Buffers/ Vegetation	Access	Transit Site Suitability	GIS Opportunity Rank
						across the road residential dwellings.				
NH44 Lower Lane, Breachwood Green GB2	Agriculture	1000	Poor/ Moderate	L (15.8 Ha)	Relatively flat	To the North Sewage Works. To the East Duxley's Wood. To the South footpath. To the West Lower Road, and across the road Lord's Wood.	To the North hedgerows near the Sewage Works and no buffers/unc onstrained. To the East woodland and no buffers/unc onstrained. To the South West no buffers unconstrained. To the North West hedgerows.	Possible access off Lower Lane, near the Sewage Works.		High/ medium (Yellow), Medium (Orange)
NH52	Scrub	200	Poor/	L (10.9 Ha)	Relatively flat,	To the North	Around the	Gated		High/

Table 9: Green Belt Areas of Search in North Hertfordshire

Area Name/ Code/ Score	Existing Use	Distance Band within Green Belt Boundary (metres)	Landscape Character Area (Condition/ Character)	Area (S M L), Hectares .	Topography	Surrounding Land Uses	Existing Buffers/ Vegetation	Access	Transit Site Suitability	GIS Opportunity Rank
Luton Road South East, Cockern -hoe GB2			Moderate		appears to have been levelled for development.	and East footpath and agriculture and Bricklin wood beyond. To the South Ivy Cottages. To the South West residential dwellings. To the West Luton Road. Luton district boundary with North Hertfordshire is located along South Western boundary of the area.	boundary of the area trees and hedgerows. Well sheltered.	access off Luton Road.		medium (Yellow)
NH55 Brick Kiln Road	Agriculture	800	Poor/ Moderate	L (6.7 Ha)	Relatively flat. In the North West corner slopes down to	To the North East footpath and, Stubbocks	To the North and South East woodland.	Possible access off Brick Kiln Lane		High/ medium (Yellow)

Table 9: Green Belt Areas of Search in North Hertfordshire

Area Name/ Code/ Score	Existing Use	Distance Band within Green Belt Boundary (metres)	Landscape Character Area (Condition/ Character)	Area (S M L), Hectares .	Topography	Surrounding Land Uses	Existing Buffers/ Vegetation	Access	Transit Site Suitability	GIS Opportunity Rank
North East Cockern -hoe GB2					the North.	Wood. To the East footpath and agriculture. To the South East woodland, perhaps part of Brick Kiln Wood or Stubbocks Wood. To the South West Brick Kiln Road. To the West footpath.	To the South West hedgerows. To the West trees and hedgerows. Land is not overlooked.			
NH78 Stevenage Road, Little Wymond -ley GB2	Agriculture	500	Moderate/ Moderate	L (16.0 Ha)	Flat.	To the North, Graveley Lane. To the East A1(M). To the South Stevenage Road.	-	Possible access off Stevenage Road.	Yes	High/ medium (Yellow)
NH83 Wymond -ley	Paddocks	400	Moderate/ Moderate	L (10.1 Ha)	Slopes down to the North West and higher	To the North Willian Road. To the East	Around the boundary of the area	Possible access off		High/ medium (Yellow),

Table 9: Green Belt Areas of Search in North Hertfordshire

Area Name/ Code/ Score	Existing Use	Distance Band within Green Belt Boundary (metres)	Landscape Character Area (Condition/Character)	Area (S M L), Hectares	Topography	Surrounding Land Uses	Existing Buffers/Vegetation	Access	Transit Site Suitability	GIS Opportunity Rank
Road West, Willian GB2					again.	Wymondley Road.	trees and hedgerows. No buffers/vegetation cover near the road. However high banks alongside the road.	Wymondley Road.		Orange (Medium).
NH84 Wymondley Road East, Willian GB2	Paddocks/Horse Jumps	600	Moderate/Moderate	L (3.0 Ha)	Relatively flat.	To the East, minor road and Manor Farm beyond. To the West Wymondley Road.	Around the boundary of the area trees and hedgerows, enclosed.	Possible access off Wymondley Road.		High/medium (Yellow), Orange (Medium).
NH86 Baldock Lane West, Willian GB2	Paddocks	200	Moderate/Moderate	L (10.4 Ha)	Flat.	To the North Letchworth Gate (A6141). To the East Junction 9 A1(M), which could cause noise. To the	Around the boundary of the site, trees, and hedgerows well sheltered. Land is higher than	Possible access off Baldock Lane.	Yes	High/medium (Yellow).

Table 9: Green Belt Areas of Search in North Hertfordshire

Area Name/ Code/ Score	Existing Use	Distance Band within Green Belt Boundary (metres)	Landscape Character Area (Condition/ Character)	Area (S M L), Hectares .	Topography	Surrounding Land Uses	Existing Buffers/ Vegetation	Access	Transit Site Suitability	GIS Opportunity Rank
						South minor road. To the West Baldock Lane and residential dwellings beyond.	the road and other uses.			
NH87 Baldock Lane East, Baldock GB2	Agriculture/ Trees	300	Moderate/ Moderate	L (13.4 Ha)	Slopes to the south.	To the North , a pumping station and woodland. To the East woodland and London Road (A6141). To the South agriculture and Junction 9 A1(M) beyond, which could cause noise. To the West Baldock Lane.	Around the boundary of the site trees and hedgerows.	Possible access off Baldock Lane.	Yes	High/ medium (Yellow), Orange (Medium).

Table 9: Green Belt Areas of Search in North Hertfordshire

Area Name/ Code/ Score	Existing Use	Distance Band within Green Belt Boundary (metres)	Landscape Character Area (Condition/ Character)	Area (S M L), Hectares .	Topography	Surrounding Land Uses	Existing Buffers/ Vegetation	Access	Transit Site Suitability	GIS Opportunity Rank
NH91 Common Lane West, Hexton GB2	Agriculture	300	Poor/ Weak	L (4.5 Ha)	Relatively flat.	To the North agriculture. To the East Common Lane and Mill Lane. To the South Manor Farm. To the West minor road.	Around the boundary of the site hedgerows. Near the house/barn fencing.	Possible access near farmyard.		High/ medium (Yellow), Orange (Medium).

Table 10: Green Belt Areas of Search in Stevenage

Area Name/ Code/ Score	Existing Use	Distance Band within Green Belt Boundary (metres)	Landscape Character Area (Condition /Character)	Area (S M L), Hectares and Potential Pitch No.	Topography	Surrounding Land Uses	Existing Buffers/ Vegetation	Access	Transit Site Suitability	GIS Opportunity Rank
ST2 Great North Road (B197) East, Stevenage GB2	Agriculture	200	Moderate/ Moderate	L (17.5 Ha) 262 pitches	Slightly rolling land.	To the North, bridleway. To the East, agriculture and footpath. To the South, residential dwellings. To the West Great North Road (B197).	Site is overlooked from the South.	Possible access via minor track off B197.		Medium (Yellow)/Low (Orange)

APPENDIX TWO – MAPS OF GREEN BELT AREAS IN EAST HERTFORDSHIRE AND NORTH HERTFORDSHIRE AND STEVENAGE

Map 10a: Identified Potential Green Belt Areas in East Hertfordshire, North Hertfordshire and Stevenage

Map 10b: Identified Potential Green Belt Areas (including proposed Green Belt boundary changes in North Hertfordshire) in East Hertfordshire, North Hertfordshire and Stevenage

NORTHERN & EASTERN HERTS
GYPSY AND TRAVELLER
SITE IDENTIFICATION
STUDY

STUDY AREA

- Districts
- Major Towns
- Major Roads
- Other Main Roads

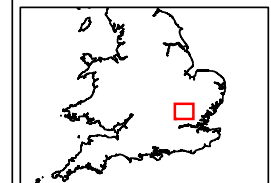
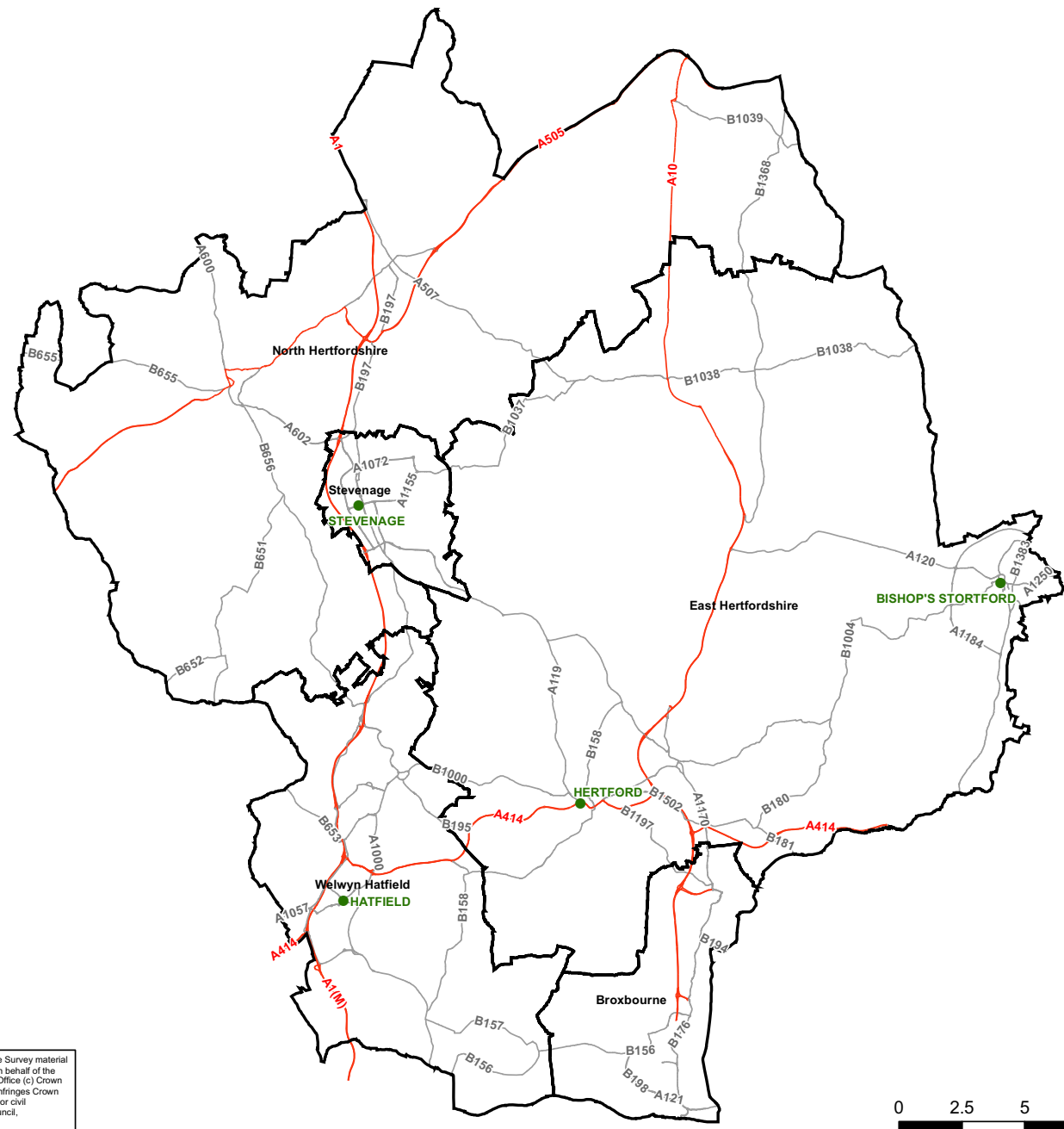


Figure 1

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 Date: 07/08/2007



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NORTHERN & EASTERN HERTS

GYPSY AND TRAVELLER SITE IDENTIFICATION STUDY

EXTENT OF GREEN BELT

- Districts
- Major Towns
- Green Belt
- Major Roads
- Other Main Roads

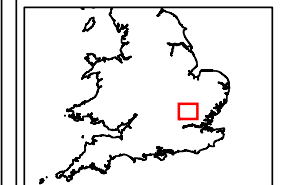
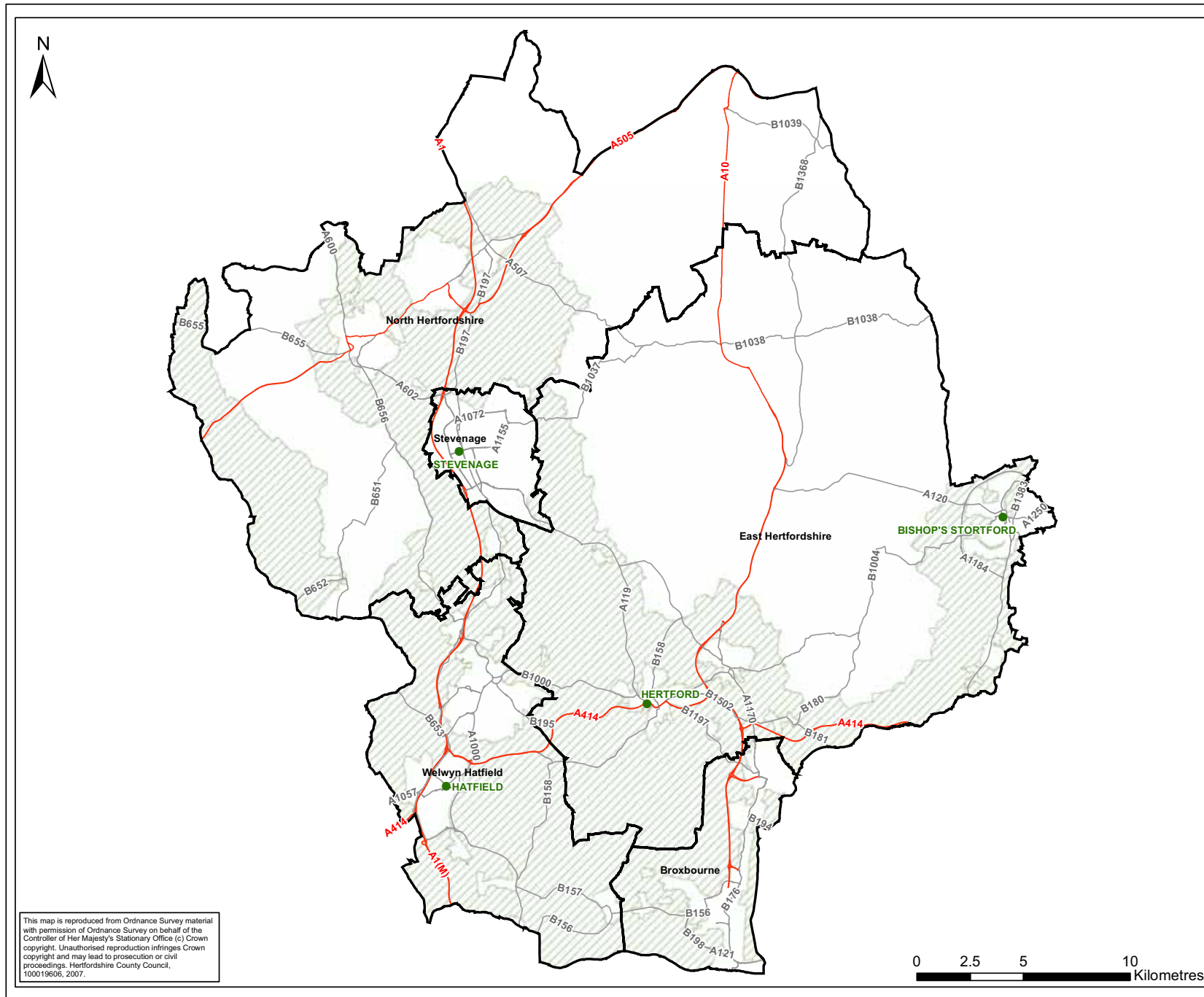


Figure 2

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NORTHERN & EASTERN HERTS
GYPSY AND TRAVELLER
SITE IDENTIFICATION
STUDY

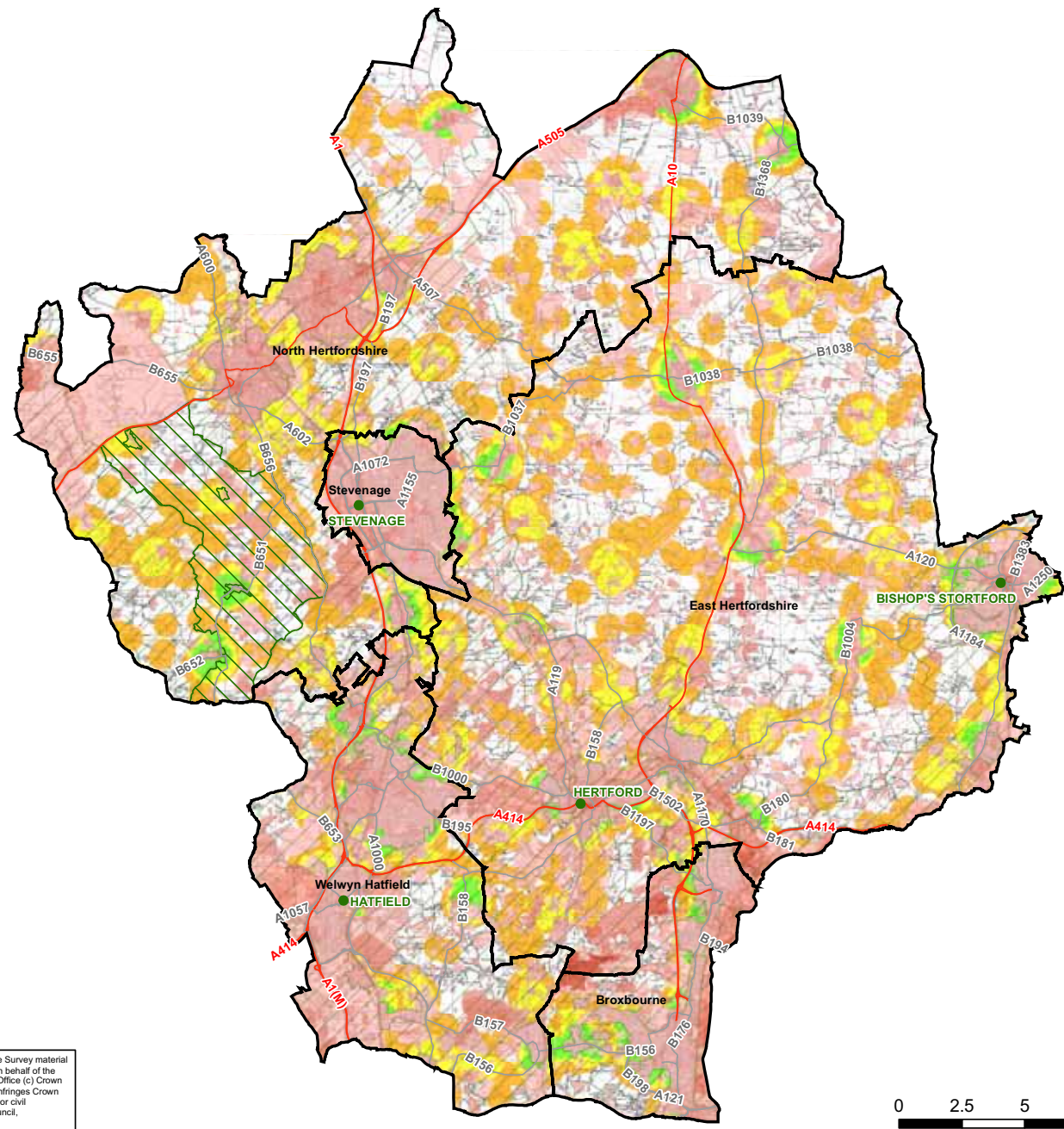
CONSTRAINTS & OPPORTUNITIES

- Districts
- Major Towns
- Major Roads
- Other Main Roads
- Green Belt
- Proposed Green Belt
- Opportunities**
- Medium
- Medium/High
- High
- Constraints**
- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10



Figure 3b
 Including Northern Hertfordshire
 Proposed Green Belt Boundary

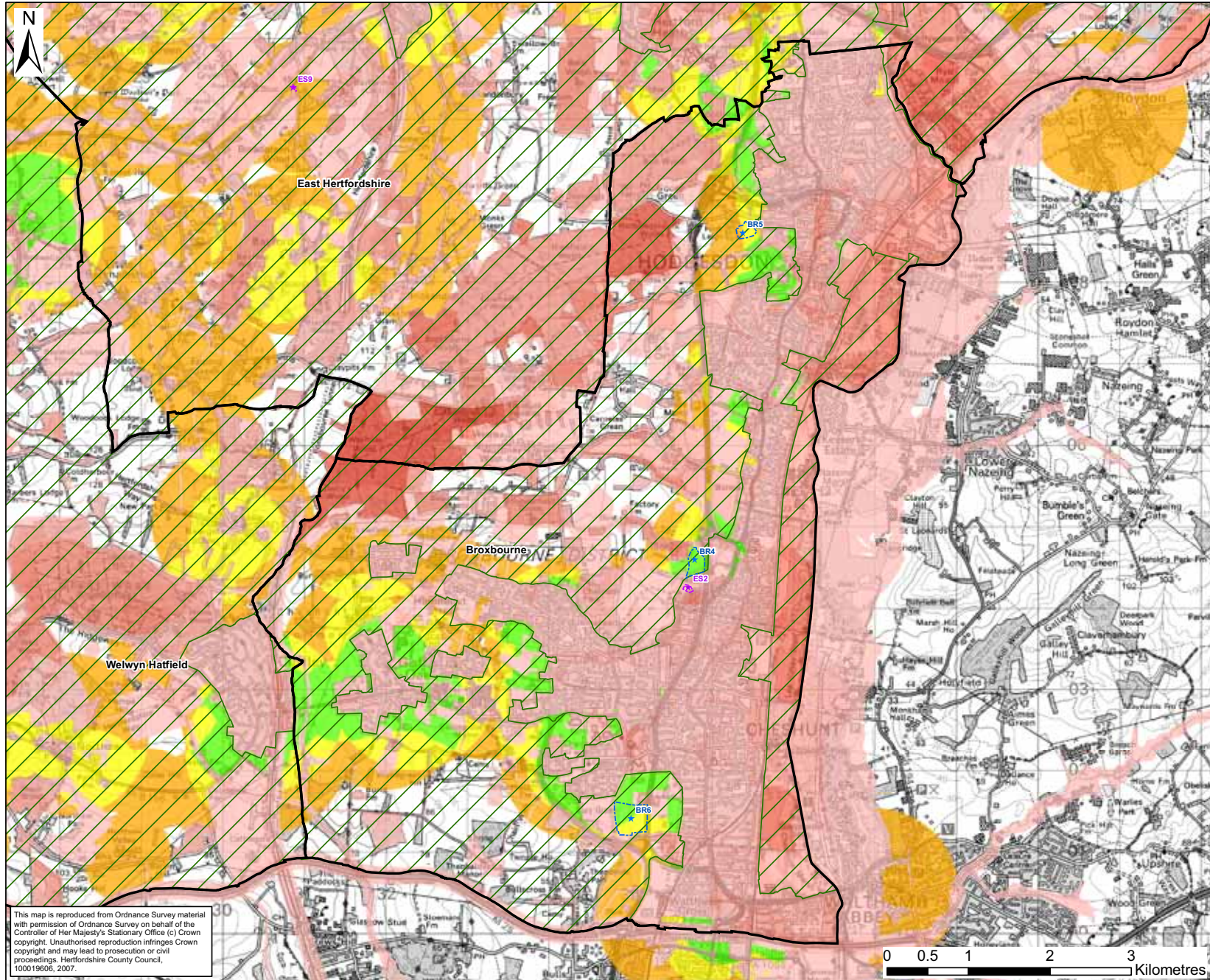
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NORTHERN & EASTERN HERTS
GYPSY AND TRAVELLER
SITE IDENTIFICATION
STUDY

CONSTRAINTS & OPPORTUNITIES
BRUXBOURNE

- Districts
- Potential Areas of Search
- Potential Area Boundary
- Existing Site
- Existing Site Boundary
- Green Belt

- Opportunities**
- Medium
 - Medium/High
 - High

- Constrained Areas**
- 1
 - 2
 - 3
 - 4
 - 5
 - 6
 - 7
 - 8
 - 9
 - 10

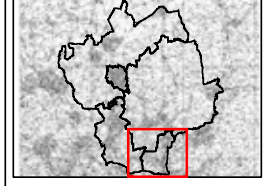
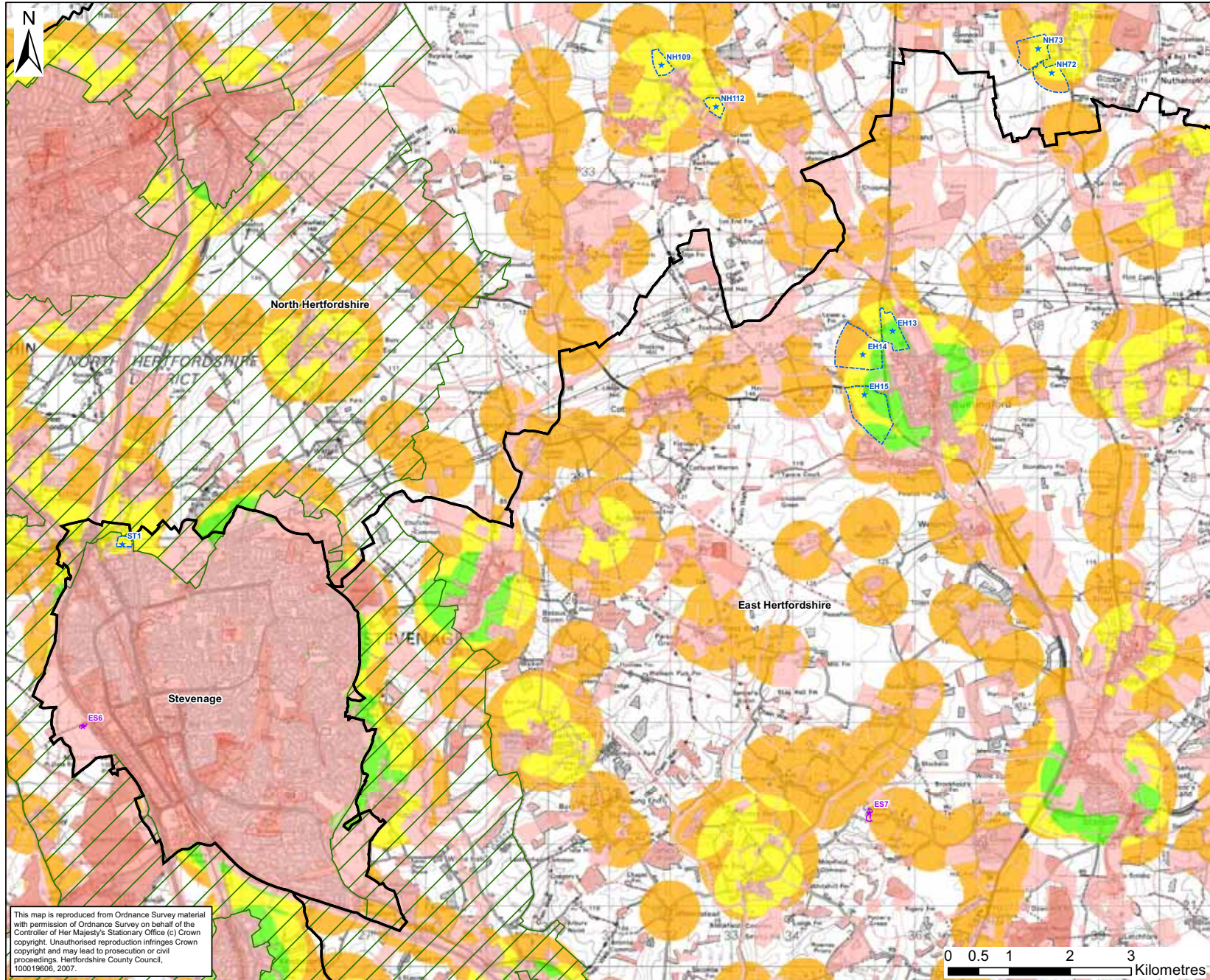


Figure 4

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NORTHERN & EASTERN HERTS
GYPSEY AND TRAVELLER
SITE IDENTIFICATION
STUDY

CONSTRAINTS & OPPORTUNITIES
EAST
HERTFORDSHIRE

- Districts
 - Potential Areas of Search
 - Potential Area Boundary
 - Existing Site
 - Existing Site Boundary
 - Green Belt
- Opportunities**
- Medium
 - Medium/High
 - High

- Constrained Areas**
- 1
 - 2
 - 3
 - 4
 - 5
 - 6
 - 7
 - 8
 - 9
 - 10

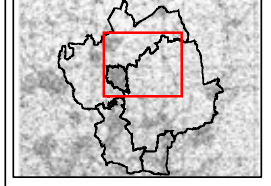
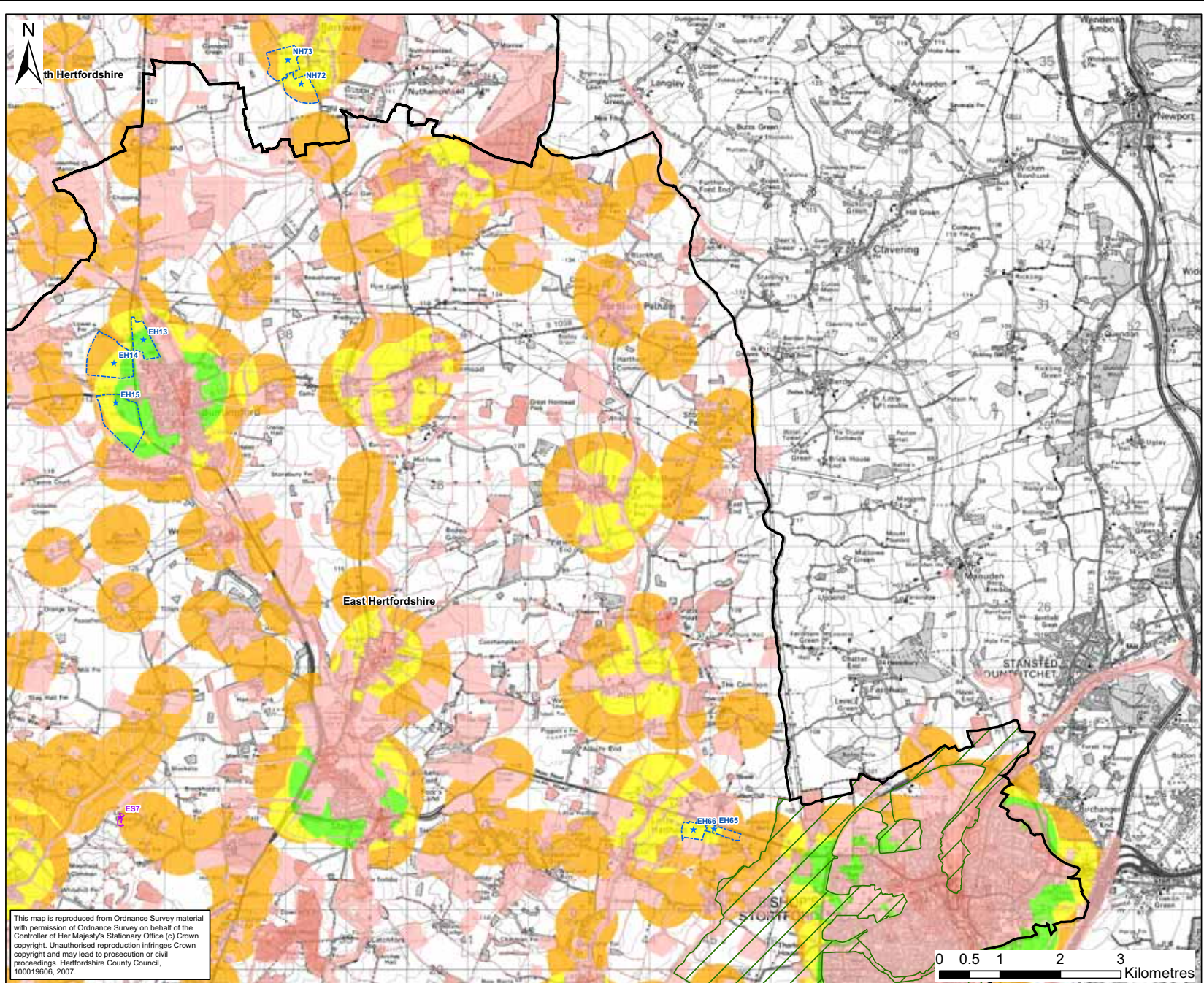


Figure 5a

Scale: 1:60,000 @ A3
 Drawn By: DH
 Checked By: EC
 Date: 07/08/2007



NORTHERN & EASTERN HERTS
GYPSY AND TRAVELLER SITE IDENTIFICATION STUDY

CONSTRAINTS & OPPORTUNITIES EAST HERTFORDSHIRE

- Districts
- Potential Areas of Search
- Potential Area Boundary
- Existing Site
- Existing Site Boundary
- Green Belt
- Opportunities**
- Medium
- Medium/High
- High

- Constrained Areas**
- 1
 - 2
 - 3
 - 4
 - 5
 - 6
 - 7
 - 8
 - 9
 - 10

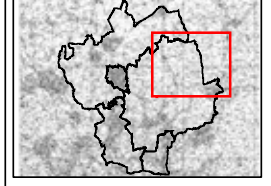
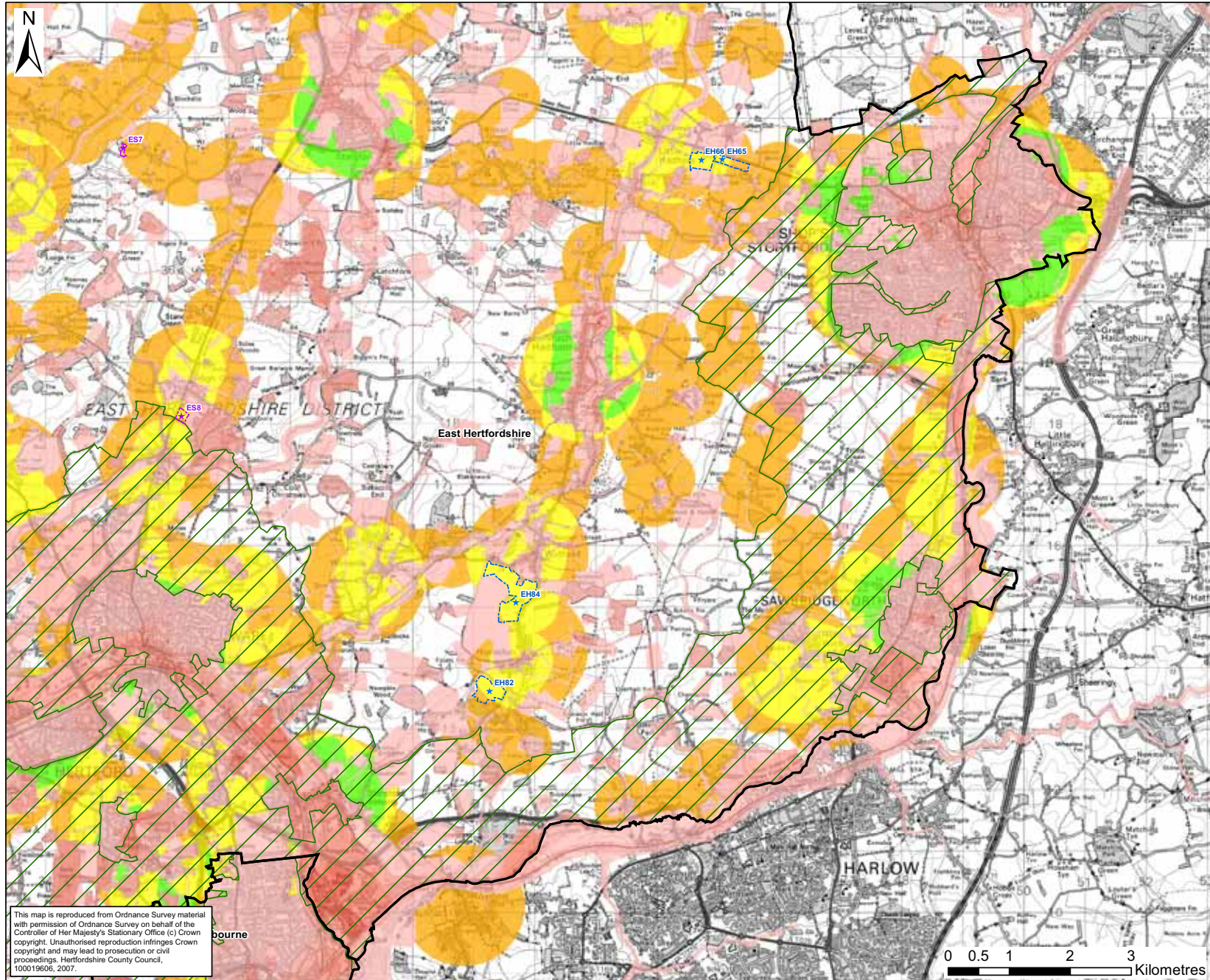


Figure 5b

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NORTHERN & EASTERN HERTS
GYPSY AND TRAVELLER SITE IDENTIFICATION STUDY

CONSTRAINTS & OPPORTUNITIES EAST HERTFORDSHIRE

- Districts
- Potential Areas of Search
- Potential Area Boundary
- Existing Site
- Existing Site Boundary
- Green Belt
- Opportunities**
- Medium
- Medium/High
- High

- Constrained Areas**
- 1
 - 2
 - 3
 - 4
 - 5
 - 6
 - 7
 - 8
 - 9
 - 10

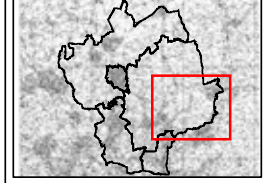
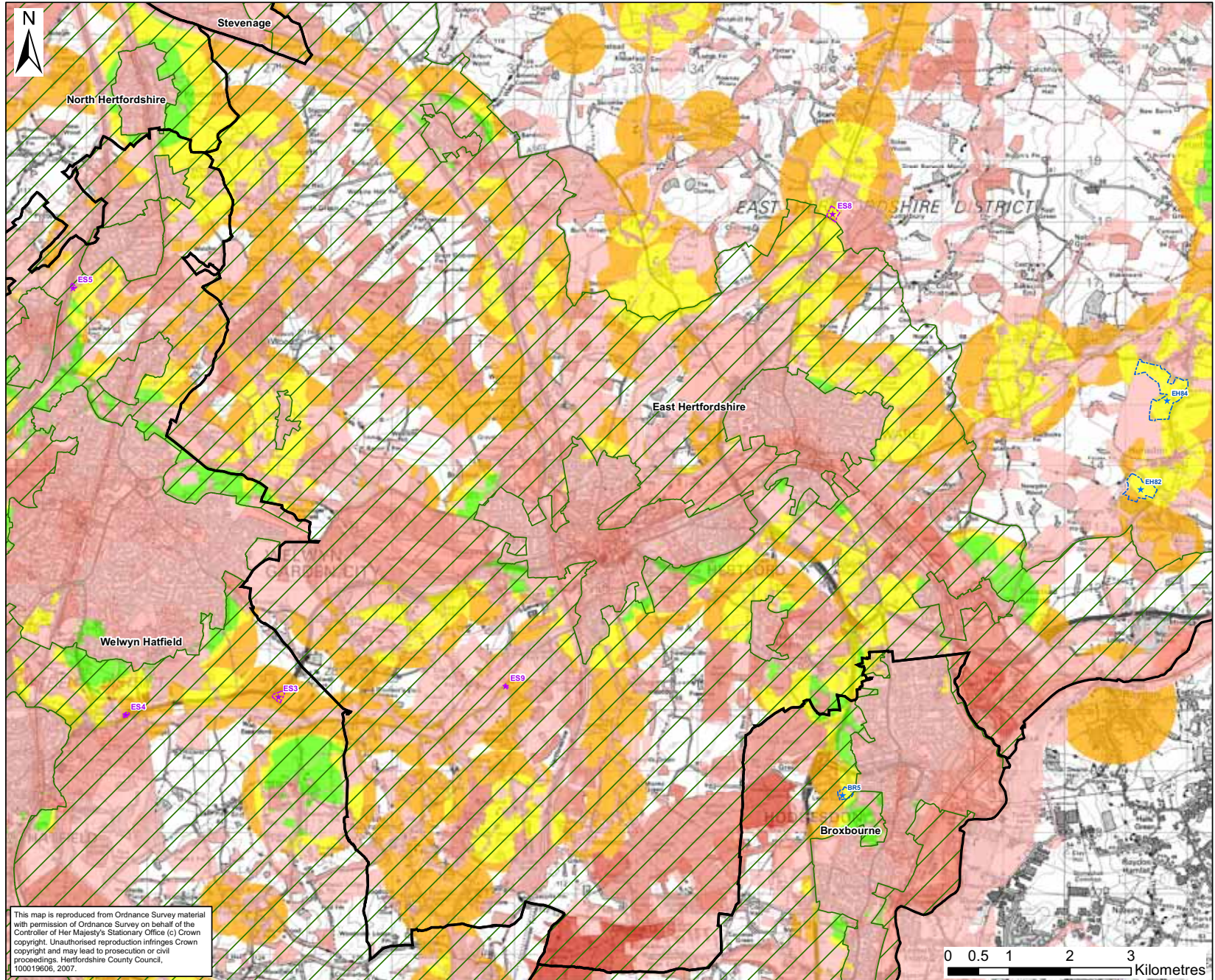


Figure 5c

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NORTHERN & EASTERN HERTS
GYPSEY AND TRAVELLER SITE IDENTIFICATION STUDY

CONSTRAINTS & OPPORTUNITIES EAST HERTFORDSHIRE

- Districts
- Potential Areas of Search
- Potential Area Boundary
- Existing Site
- Existing Site Boundary
- Green Belt

Opportunities

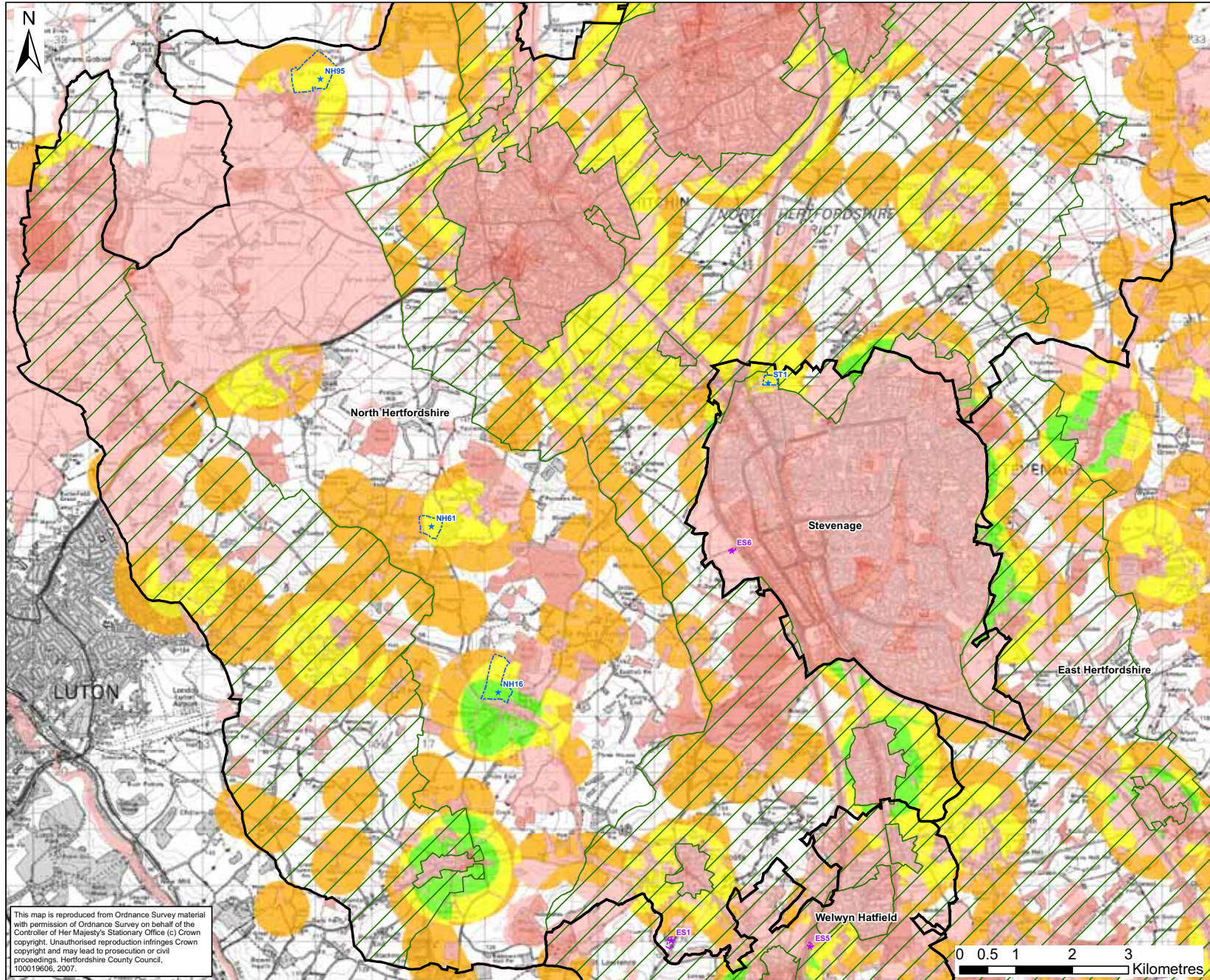
- Medium
- Medium/High
- High

Constrained Areas

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10

Figure 5d

Scale: 1:60,000 @ A3
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 Checked By: EC
 Date: 07/08/2007



NORTHERN & EASTERN HERTS
GYPSEY AND TRAVELLER
SITE IDENTIFICATION
STUDY

CONSTRAINTS & OPPORTUNITIES
NORTH
HERTFORDSHIRE

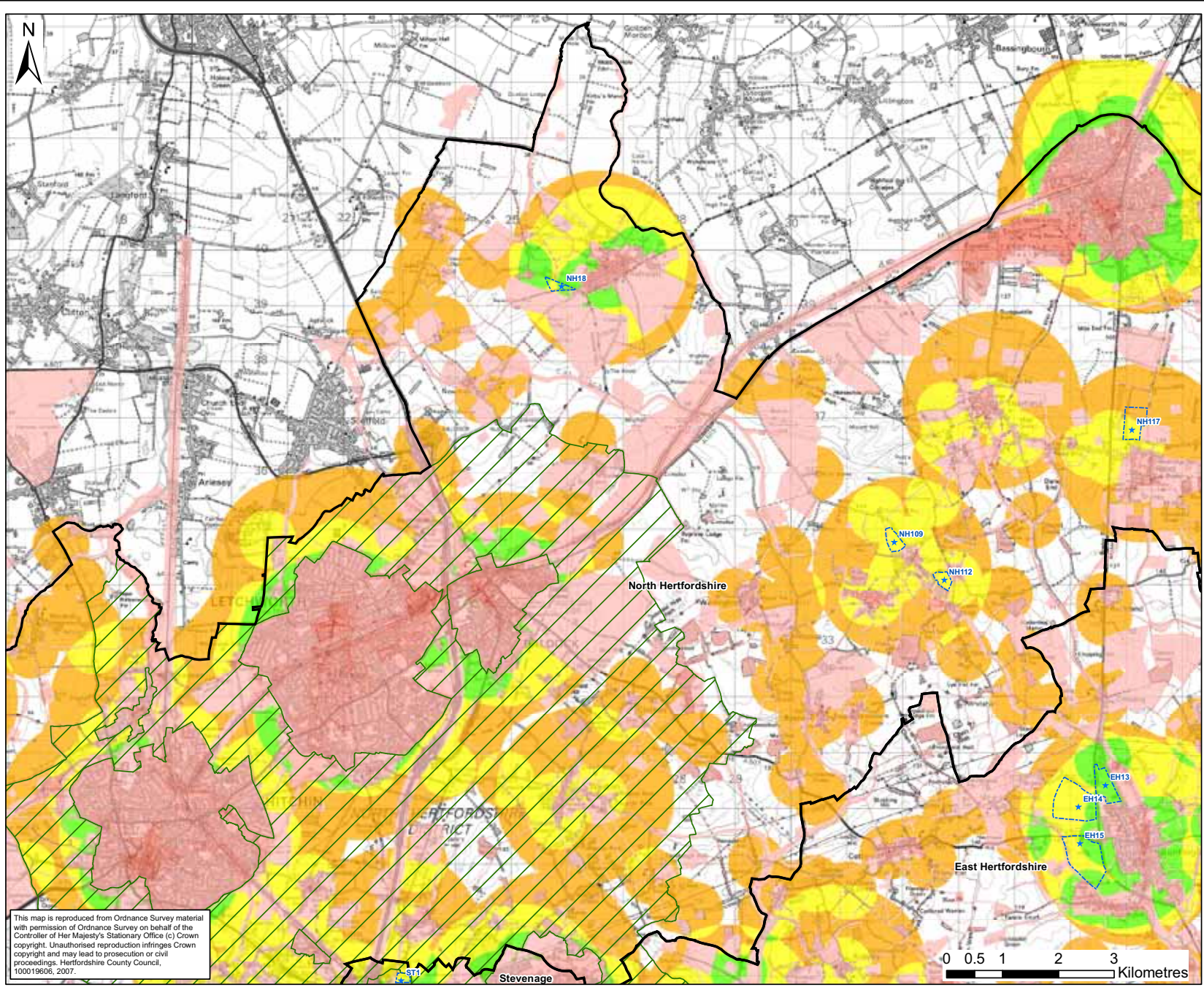
- Districts
- Potential Areas of Search
- Potential Area Boundary
- Existing Site
- Existing Site Boundary
- Green Belt
- Opportunities**
- Medium
- Medium/High
- High
- Constrained Areas**
- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10



Figure 6a

Scale: 1:65,000 @ A3
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NORTHERN & EASTERN HERTS
GYPSEY AND TRAVELLER
SITE IDENTIFICATION
STUDY

CONSTRAINTS & OPPORTUNITIES
NORTH
HERTFORDSHIRE

- Districts
 - Potential Areas of Search
 - Potential Area Boundary
 - Existing Site
 - Existing Site Boundary
 - Green Belt
- Opportunities**
- Medium
 - Medium/High
 - High

- Constrained Areas**
- 1
 - 2
 - 3
 - 4
 - 5
 - 6
 - 7
 - 8
 - 9
 - 10

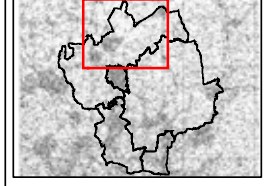
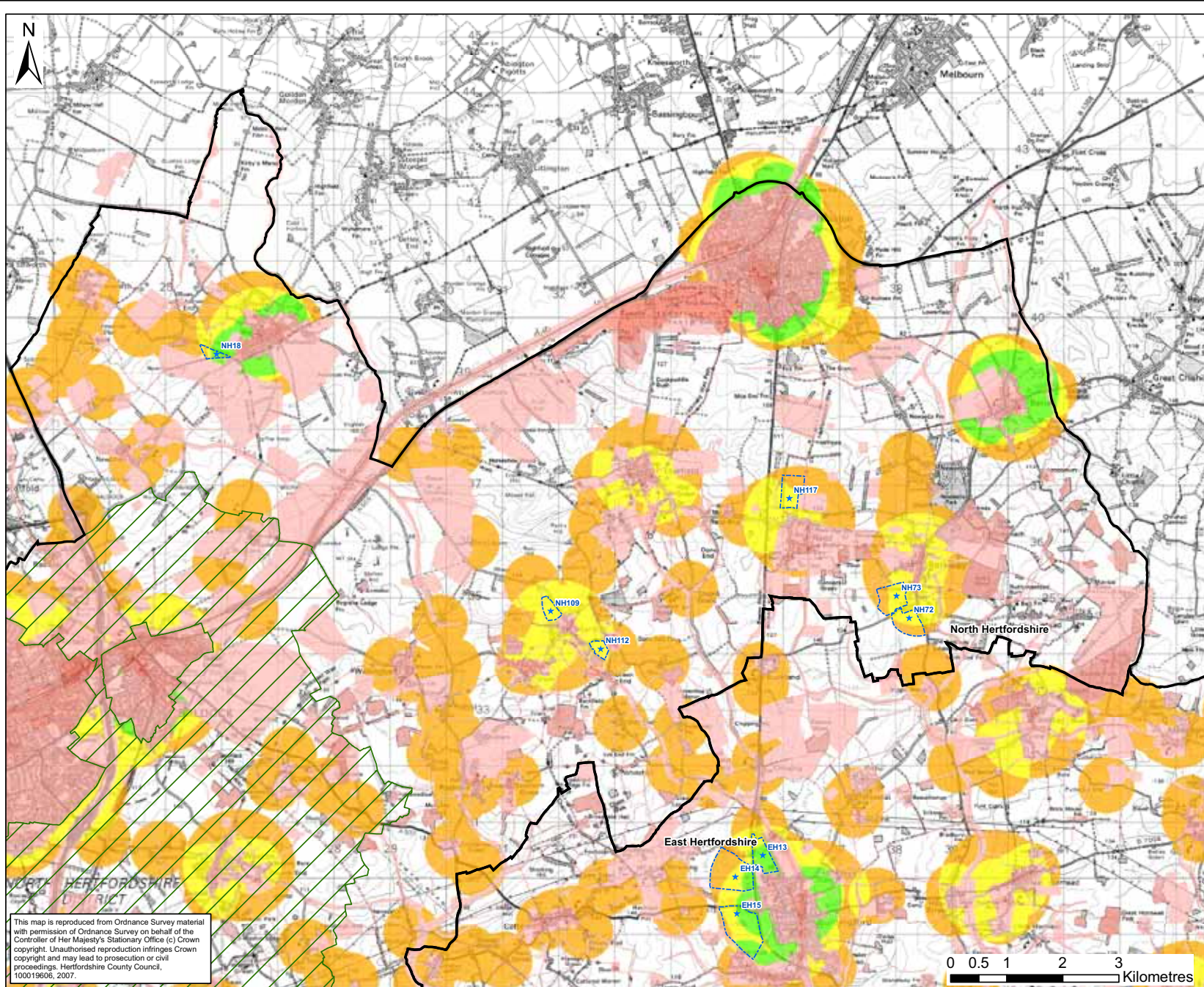


Figure 6b

Scale: 1:65,000 @ A3
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 Date: 07/08/2007



NORTHERN & EASTERN HERTS
GYPSEY AND TRAVELLER
SITE IDENTIFICATION
STUDY

CONSTRAINTS & OPPORTUNITIES
NORTH
HERTFORDSHIRE

- Districts
 - Potential Areas of Search
 - Potential Area Boundary
 - Existing Site
 - Existing Site Boundary
 - Green Belt
- Opportunities**
- Medium
 - Medium/High
 - High

- Constrained Areas**
- 1
 - 2
 - 3
 - 4
 - 5
 - 6
 - 7
 - 8
 - 9
 - 10

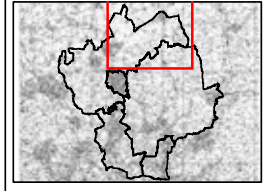


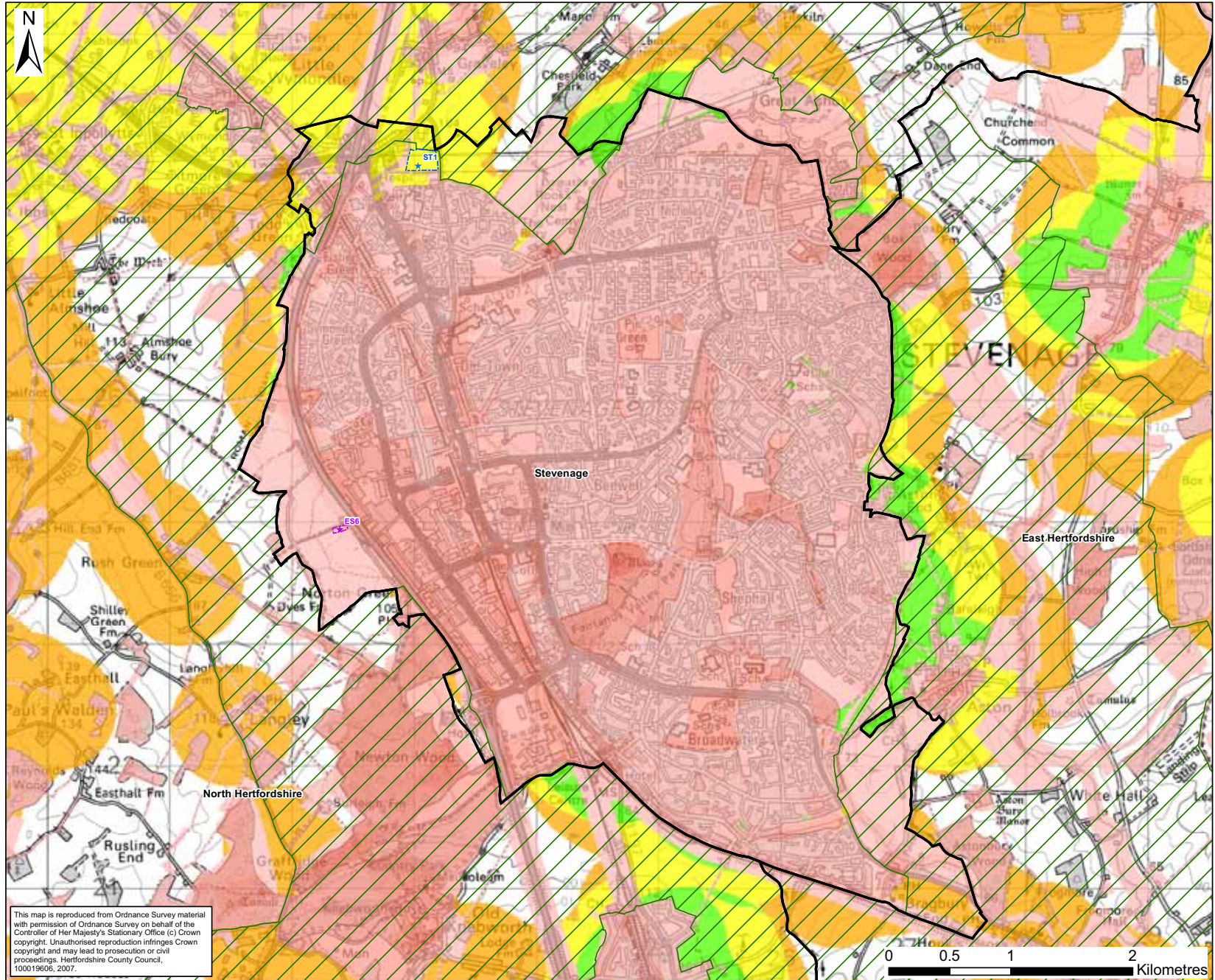
Figure 6c

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0 0.5 1 2 3
 Kilometres

File Ref: K:\014070_North_Hertfordshire_Gypsy_Traveller_Site_Inventory\Map\Projects\Draft_Reports\Map_Figure_6c



NORTHERN & EASTERN HERTS
GYPSY AND TRAVELLER
SITE IDENTIFICATION
STUDY

CONSTRAINTS & OPPORTUNITIES
STEVENAGE

- Districts
- Potential Areas of Search
- Potential Area Boundary
- Existing Site
- Existing Site Boundary
- Green Belt

- Opportunities**
- Medium
 - Medium/High
 - High

- Constrained Areas**
- 1
 - 2
 - 3
 - 4
 - 5
 - 6
 - 7
 - 8
 - 9
 - 10

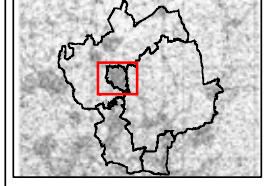
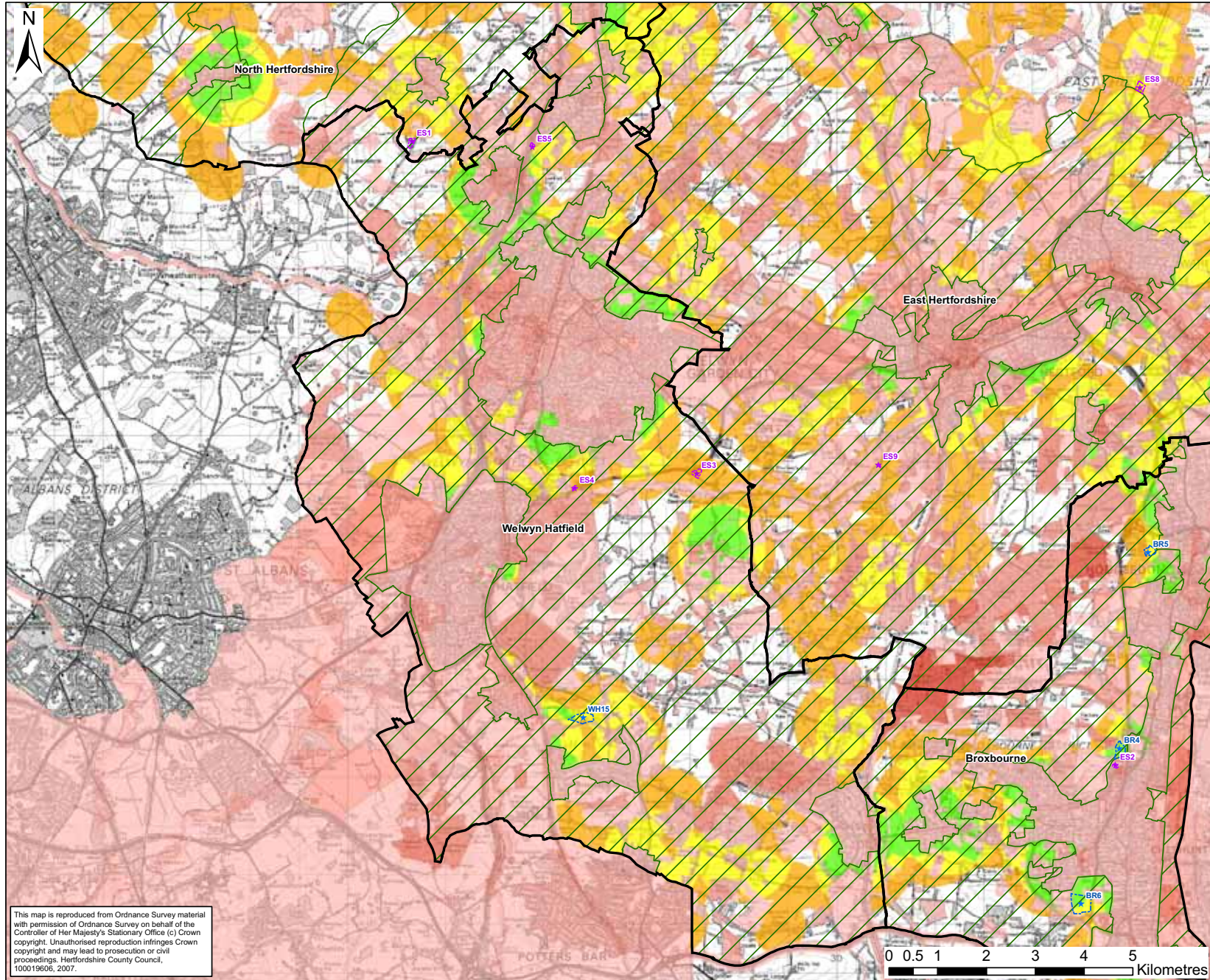


Figure 7

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NORTHERN & EASTERN HERTS
GYPSY AND TRAVELLER
SITE IDENTIFICATION
STUDY

CONSTRAINTS & OPPORTUNITIES
WELWYN HATFIELD

- Districts
- Potential Areas of Search
- Potential Area Boundary
- Existing Site
- Existing Site Boundary
- Green Belt

- Opportunities**
- Medium
 - Medium/High
 - High

- Constrained Areas**
- 1
 - 2
 - 3
 - 4
 - 5
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 - 7
 - 8
 - 9
 - 10

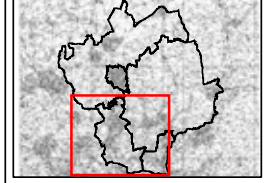


Figure 8









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NORTHERN & EASTERN HERTS

**GYPSY AND TRAVELLER
SITE IDENTIFICATION
STUDY**

**SUITABILITY SCORES OF
POTENTIAL AREAS
OF SEARCH**

-  Districts
- Potential Area Suitability Score**
-  1
-  2
-  1 (Area within Green Belt)
-  2 (Area within Green Belt)
- Existing Site Suitability Score**
-  2
-  3
-  Green Belt

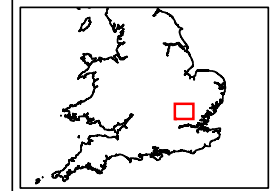
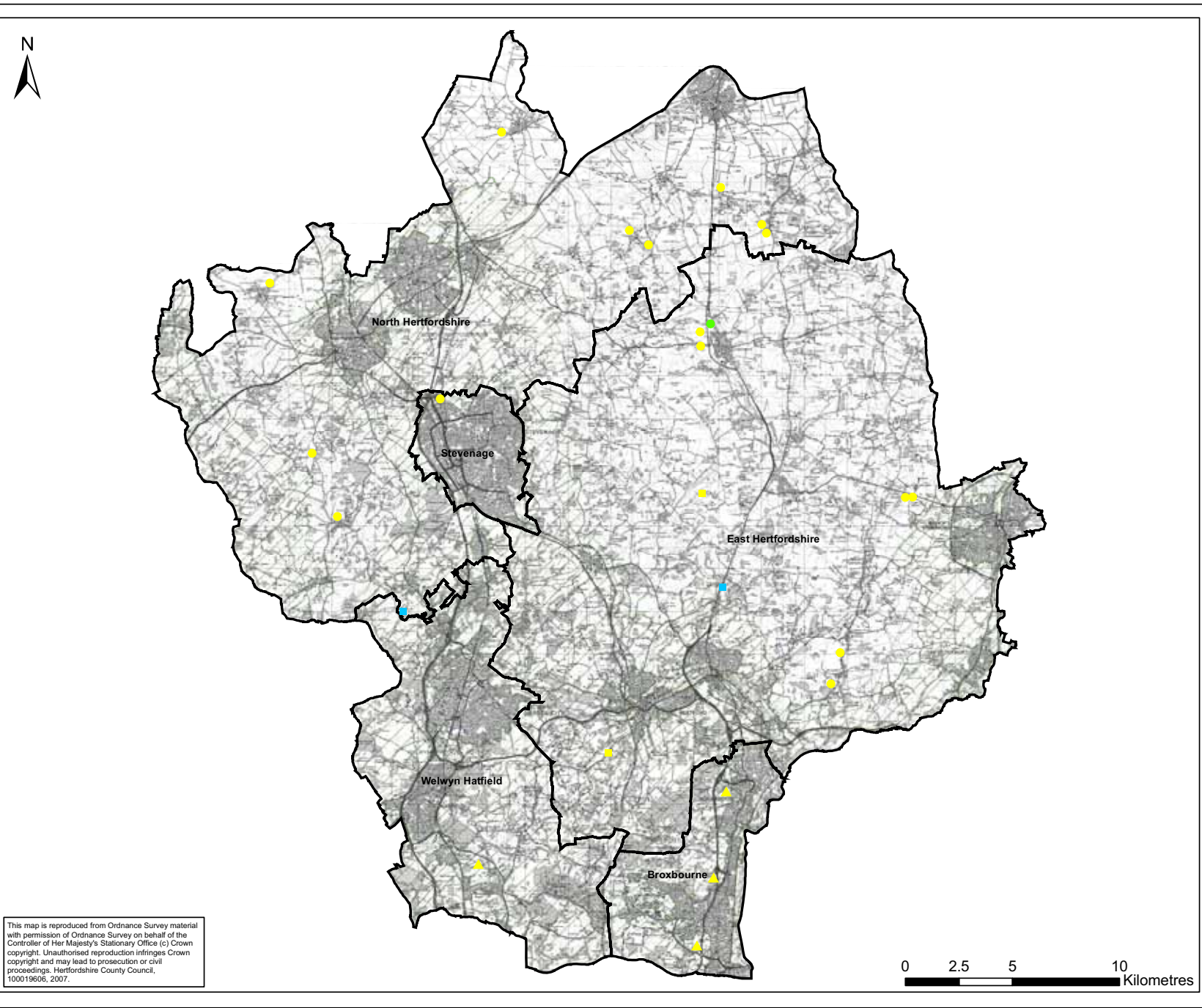


Figure 9

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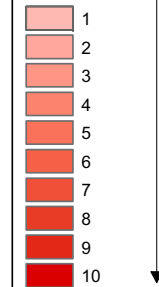
NORTHERN & EASTERN HERTS

GYPSY AND TRAVELLER SITE IDENTIFICATION STUDY

IDENTIFIED POTENTIAL GREEN BELT AREAS IN EAST HERTFORDSHIRE, NORTH HERTFORDSHIRE AND STEVENAGE

- Green Belt Area
- Major Towns
- Districts
- Major Roads
- Other Main Roads
- Green Belt

Constraints



Opportunities

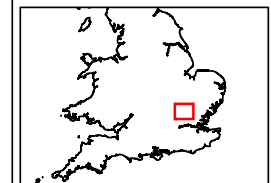
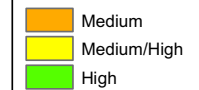


Figure 10a

Scale: 1:170,000 @ A3
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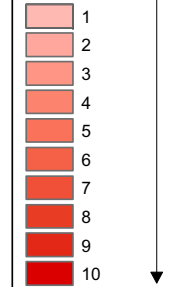
NORTHERN & EASTERN HERTS

GYPSY AND TRAVELLER SITE IDENTIFICATION STUDY

IDENTIFIED POTENTIAL GREEN BELT AREAS (INCLUDING PROPOSED GREEN BELT BOUNDARY CHANGES IN NORTH HERTFORDSHIRE) IN EAST HERTFORDSHIRE, NORTH HERTFORDSHIRE AND STEVENAGE

- Green Belt Area
- Major Towns
- Districts
- Major Roads
- Other Main Roads
- Proposed Green Belt
- Green Belt

Constraints



Opportunities

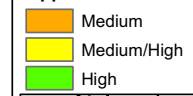
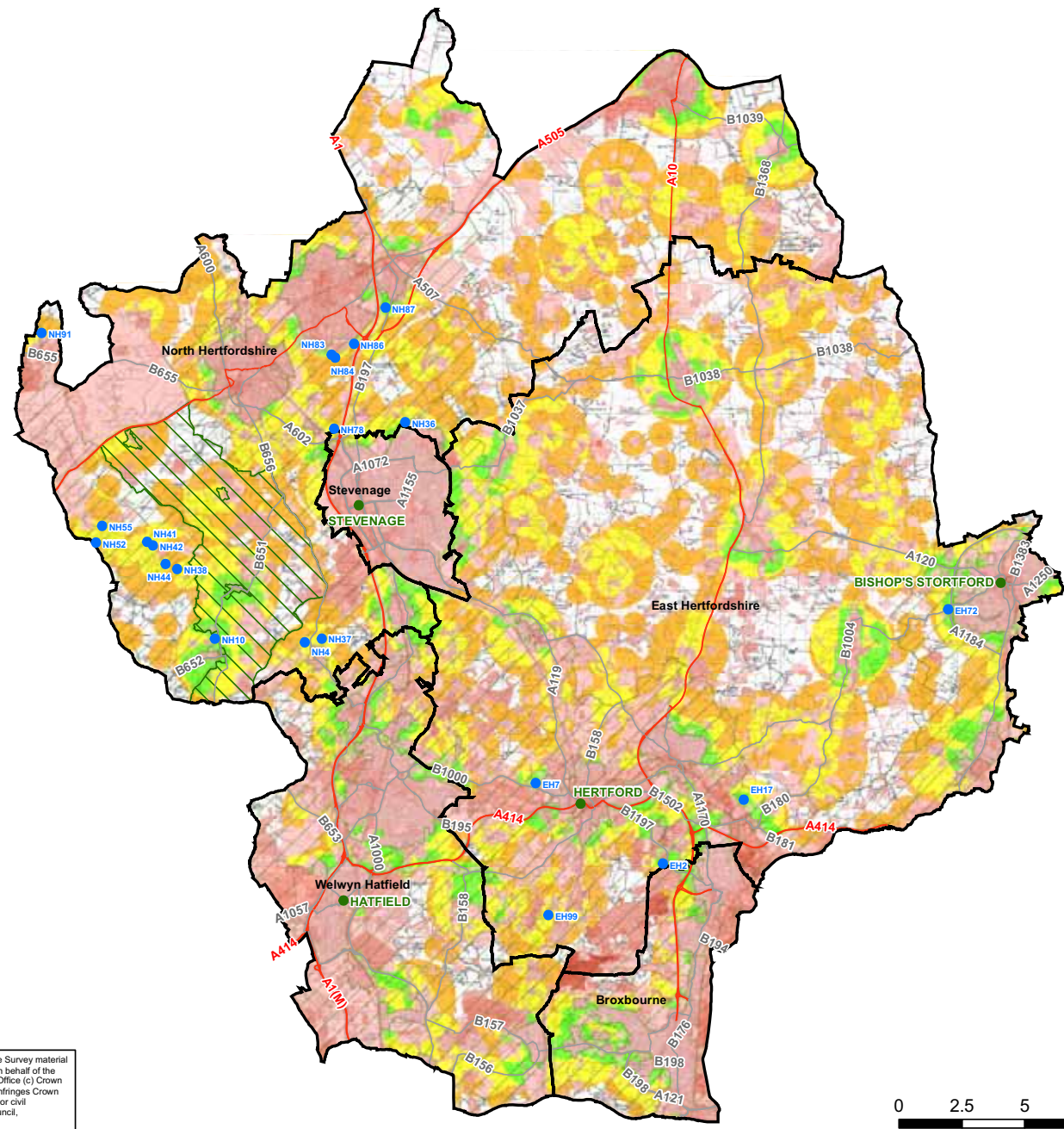


Figure 10b

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