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Jonathan Geall
Director for Communities and Monitoring Officer

MEETING	:	DISTRICT PLANNING EXECUTIVE PANEL
VENUE	:	COUNCIL CHAMBER, WALLFIELDS, HERTFORD
DATE	:	TUESDAY 23 JUNE 2026
TIME	:	7.00 PM

PLEASE NOTE TIME AND VENUE

This meeting will be live streamed on the Council's Youtube page: https://www.youtube.com/user/EastHertsDistrict

MEMBERS OF THE COMMITTEE
Councillors V Glover-Ward (Chair), B Crystall and J Dumont

Substitutes

Green Group:	Councillor T Hoskin
Liberal Democrat Group:	Councillor C Wilson

(Note: Substitution arrangements must be notified by the absent Member to Democratic Services 7 hours before the meeting, i.e. by midday on the day of the meeting)

All other Members are invited to attend and participate if they so wish.

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AGENDA

1. Apologies

   To receive apologies for absence.

2. Chair's Announcements

3. Declarations of Interests

   To receive any Member(s)' Declaration(s) of Interest.

4. Minutes - 19 May 2026 - 'To Follow'

   To approve the Minutes of the meeting of the Panel held on 19 May 2026 – 'to follow'.

5. Local Plan: Green Belt Assessment (Pages 6 - 1229)

6. Local Plan: Retail and Town Centres Study (Pages 1230 - 1449)

7. Local Plan: Hertford and Ware Employment Study (Pages 1450 - 1545)

8. Local Plan: Sawbridgeworth Employment Study (Pages 1546 – 1609)

9. Indoor Sport Needs Assessment and Strategy (Pages 1610 - 1950)

10. Urgent Business

    To consider such other business as, in the opinion of the Chairman of the meeting, is of sufficient urgency to warrant consideration and is not likely to involve the disclosure of exempt information.

11. Exclusion of the Press and Public (if required)

    If Part II business is notified and the procedures set out in the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012 have been complied with, the Chairman will move:

    - That under Section 100(A)(4) of the Local Government Act 1972, the

press and public be excluded from the meeting during the discussion of item XX on the grounds that it involves the likely disclosure of exempt information as defined in paragraph XX of Part 1 of Schedule 12A of the said Act and the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

East Herts Council Report

Overview and Scrutiny Committee

Date of meeting: 23 June 2026

Report by: Councillor Vicky Glover-Ward – Executive Member for Planning and Growth

Report title: Local Plan: Green Belt Assessment

Ward(s) affected: All Wards

Summary

- Members have agreed to prepare a new Local Plan, including an update of the evidence documents needed to support the new Plan. This report deals with the Green Belt Assessment.

- This work is required given changes to the Government's policy on the Green Belt, particularly the introduction of 'grey belt'. Grey belt is defined as '*land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of purposes (a), (b), or (d) in paragraph 143'*.

- While the assessment does not determine suitability for development, land identified as grey belt is considered sequentially preferable to other Green Belt land where such land is needed to meet development requirements. Previously developed land in the Green Belt is sequentially preferable to 'grey belt' land.

- This information is critical to the preparation of the new Local Plan, particularly in determining the role of Green Belt and grey belt within the overall strategy for the district. It will also assist in development management decisions where promoters are using grey belt as an argument to justify development.

- This report therefore summarises the key findings of the assessment and seeks agreement to use the document as part of

the new Local Plan evidence base, and to inform Development Management decisions.

RECOMMENDATIONS FOR THE DISTRICT PLANNING EXECUTIVE PANEL: that the Executive be advised that:

A) The Green Belt Assessment, attached as the main report at Appendix A and a series of individual parcel maps and reports at Appendix B (parts 1 to 19), be agreed as part of the evidence base to inform the new East Herts Local Plan and as a material consideration for Development Management purposes in the determination of planning applications.

1.0 Proposal(s)

1.1 The purpose of this report is to advise Members of the completion of the Green Belt Assessment, and to agree it can be used as part of the evidence base for the new Local Plan and as a material consideration in the determination of planning applications.

2.0 Background

2.1 Local planning authorities are required to complete a review of their local plans at least once every 5 years from the adoption date to ensure that plans remain relevant. In October 2023, the Council agreed that the East Herts District Plan 2018 needed updating, and that work should commence on updating the technical studies and other preparatory work required to provide a robust evidence base. The intention to formally start plan-making was agreed by Council on 10 June 2026.

2.2 A clear, relevant and proportionate evidence base is essential for efficient and sound plan-making to ensure that all future planning policy and decisions are based on up-to-date information. The National Planning Policy Framework (NPPF, 2024) sets out the requirement for the preparation and review of all policies to be, '*underpinned by relevant and up-to-date evidence*' (paragraph 32).

2.3 The evidence base consists of supporting documents that will help inform the future policies and site allocations in the new Local Plan. It will cover a range of social, economic, and

environmental topics and help identify local needs, constraints and opportunities. Because of the nature of the Green Belt Assessment and its potential to influence policy formulation, it is considered appropriate to include it within the Council's evidence base.

2.4 A previous Green Belt Assessment was published in 2015 to inform the policies and development strategy in the adopted District Plan. It provided information about the way Green Belt performed against the five purposes set out in the NPPF as it existed at the time, and informed policy and development approaches.

2.5 The current Green Belt Assessment replaces this work. The Council commissioned consultant LUC to produce the study. LUC have been engaged in similar assessments in the region (including Broxbourne and Greater London) and have wide experience in such assessments across the country. This study was commissioned jointly with North Herts and Stevenage using funds provided specifically for the purpose through a MHCLG grant.

2.6 The government's approach to the Green Belt has changed significantly in the last two years, and is set out in the most recent iteration of the NPPF. Whilst the five purposes that the Green Belt serves remain unchanged (see para 2.8 below), and the essential characteristics of Green Belt remain its openness and permanence, the NPPF's most significant change relates to the introduction and definition of 'grey belt' land. Driven by a need to deliver an uplift in housing completions nationally, grey belt is a means of identifying Green Belt land which does not strongly contribute to the five purposes (specifically, three of the five purposes). The requirement for the Green Belt Assessment comes from the need to identify grey belt land. MHCLG provided grant funding to speed up the progress of Green Belt Assessments amongst local planning authorities.

2.7 As mentioned above, the Green Belt serves five purposes, and they are:

a) to check the unrestricted sprawl of large built-up areas;
b) to prevent neighbouring towns merging into one another;
c) to assist in safeguarding the countryside from encroachment;

d) to preserve the setting and special character of historic towns; and
e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

2.8 The methodology for a Green Belt Assessment is set out in national Planning Policy Guidance (PPG). It includes the terms, definitions and criteria for the assessment to ensure that they are carried out in a clear and consistent way across the country.

2.9 It is important to note that land identified as grey belt remains Green Belt land. Grey belt land can consist of previously developed land or greenfield land. Land identified as grey belt has only been defined as not contributing strongly against the five purposes (and specifically purposes (a), (b) and (d)). It is not an indication of its suitability for development, nor an indication of a need to alter Green Belt boundaries. National policy is clear that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified through the preparation and updating of plans, and exceptional circumstances include where an authority cannot meet its identified need for homes. The district cannot currently demonstrate a five-year housing land supply.

3.0 Reason(s)

3.1 East Herts District Council (EHDC), North Herts District Council (NHDC) and Stevenage Borough Council (SBC) jointly appointed LUC to produce a comprehensive strategic Green Belt Review across the three authorities. The review was prompted by changes to the approach to Green Belt instigated by the Labour Government's approach to housebuilding, and to the introduction of 'grey belt' as a distinct element of the Green Belt that is effectively sequentially preferable to the release of other Green Belt land where such a release is deemed necessary.

3.2 Across the three Councils, Green Belt forms a constituent part of the Metropolitan Green Belt that surrounds London, which continues south and west into the remainder of Hertfordshire and south and east into Essex. Within East Herts, Green Belt is predominantly located in the south west of the district, surrounding Hertford and Ware and reaching to the boundaries of Welwyn Hatfield and Broxbourne Councils. It skirts the southern

boundary with Epping Forest and Harlow and then surrounds the towns of Sawbridgeworth and Bishop's Stortford to the east.

3.3 The primary purpose of the assessment is to identify and define the extent and location of grey belt land within the district, and to evaluate its contribution to the strategic Green Belt provision across East Herts. In doing this, it supports plan-making work in understanding the role and function of the Green Belt as it exists in East Herts District and as it relates to neighbouring authorities. It is a key piece of work in terms of developing a strategy to accommodate the district's future needs, alongside other evidence relating to availability of land and the village hierarchy.

3.4 The main report is attached at **Appendix A**, and the individual parcel maps and reports of the district's Green Belt are attached at **Appendix B (parts 1 to 19)**.

Main Report

3.5 The report, in Chapter 2, explains the context for the assessment, and explains the Government's policy as set out the NPPF. This includes commentary around the five purposes and the exceptional circumstances required in order to alter Green Belt boundaries, which includes the inability to meet housing needs after all other reasonable options for meeting need are exhausted. It also covers the origin of grey belt, its definition in respect of purposes (a), (b) and (d) and that, sequentially, grey belt land is preferable to Green Belt land when exceptional circumstances can be demonstrated, but not preferable to previously developed land.

3.6 The report also sets out the conditions that must be met if grey belt land is to be utilised in exceptional circumstances. Therefore, development in the grey belt would not be inappropriate, provided that:

- it would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan;
- there is a demonstrable unmet need for the type of development proposed;
- the development would be in a sustainable location (with particular reference to NPPF paragraphs 110 and 115); and

- the development would, where applicable, meet the ‘Golden Rules’ set out in NPPF paragraphs 156-157 (essentially a requirement to secure affordable housing, meet infrastructure requirements and provide access to green space space).

3.7 It is important to note again that the assessment is only an exercise in identifying areas of grey belt against the five purposes; it is not an indicator of areas that are suitable or appropriate for development, and it does not justify exceptional circumstances or demonstrate compliance with the conditions set out above.

3.8 The report also makes detailed comments on the methodology for undertaking a Green Belt Assessment (Chapter 3), the structure of which is set out in the PPG. This requires time in the document because although every effort is made to make the assessment consistent and objective nationally, circumstances and approach may still vary from place to place and between consultants, areas and authorities. Time is therefore spent defining terms and phrases and explaining how they will be applied and what they mean. This includes terms like ‘large built-up area’, ‘free of existing development’ and ‘other urbanising influences’ all of which are factors within the assessment of purpose A. It also explains the approach to so-called ‘footnote 7’ areas and assets, which include significant heritage and conservation assets, and are excluded from consideration as grey belt because these would provide a strong reason for refusing or restricting development.

3.9 Chapter 3 covers in detail some of the definitions that apply to the assessment of Green Belt and the determination of grey belt. The first step is one of defining the parcels to which the assessment applies, and the parcels are defined by examining variations in the relationship between urban and open land. The definition of grey belt then depends on assessing how each parcel performs as Green Belt against purposes (a), (b) and (d). Importantly for this assessment, large built-up areas / towns are defined in East Herts as Bishop’s Stortford, Hertford, Sawbridgeworth and Ware and in relevant adjoining districts as Stevenage, Welwyn Garden City, Hoddesdon and Harlow. All four East Herts towns are also considered to be historic towns for purpose (d), whereas this element is not relevant in the assessment for the towns in adjoining districts.

3.10 Chapter 4 of the report sets out the findings of the assessment. It does this in two ways; firstly, through a series of overview maps that show all of the parcels across the study area and how they perform against each purpose and show what this means for its status as Green Belt or grey belt and, secondly, via a table that lists the parcels alphabetically by area and similarly gives the performance against the purposes. The outcomes are also colour coded, with blue showing a strong contribution. Any parcel that performs strongly against just one of the purposes (a), (b) or (d) will not be considered to be grey belt. Performance of any parcel against purpose (c) is also recorded, but this outcome does not contribute to the assessment of grey belt. Purpose (e) is considered to act equally on all parcels. The maps in the report have limitations, particularly as some of the smaller parcels are difficult to see at this scale, and therefore the individual maps in **Appendix B** will be required to see a full picture.

Individual parcel maps and report

3.11 As the report can only provide an overview of the assessment, it is supported by an individual report for every defined parcel. These individual parcel maps and reports are provided in **Appendix B**. There are 260 parcels in East Herts, with four of these crossing into a neighbouring authority within the study area.

3.12 The individual reports are grouped by settlement, as set out below:

- Bishop's Stortford (BSNE1-BSNE11, BSNW1-BSNW5, BSS1-BSS17, BSW1-BSW10 – 44 parcels, Appendix B1 to B4)
- Datchworth (DT1-DT14 – 14 parcels, Appendix B5)
- Harlow (HA1-HA6 – 6 parcels, Appendix B6)
- Hertford Heath (HH1-HH12 – 12 parcels, Appendix B7)
- Hertford (HFN1-HFN24, HF1-HF17, HFW1-HFW16 – 57 parcels, Appendices B8 to B10)
- Hoddesdon (HO1-HO8 – 8 parcels, Appendix B11)
- Sawbridgeworth (SB1-SB25, SBS1-SBS16 – 41 parcels, Appendix B12 and B13)
- St. Margaret's (SM1-SM13 – 13 parcels, Appendix B14)

- Stevenage East (SE1-SE9, SE12-SE18 – 16 parcels, Appendix B15)
- Tewin (TW1-TW8 – 8 parcels, Appendix B16)
- Ware (WN1-WN14, WS1-WS18 – 32 parcels, Appendices B17 and B18)
- Watton-at-Stone (WA1-WA9 – 9 parcels, Appendix B19)

3.13 Within each settlement group, the first three pages offer a general overview of the whole area, including a guide to the location of the parcels, the location of grey belt and the highest rating against the purposes. Following this, the individual parcels are assessed in alphanumeric order in a consistent format with maps of the individual parcel followed by a description of the parcel, the assessment of the parcel against each purpose and a conclusion as to whether the parcel is considered to be grey belt. It should be noted that within Stevenage East, parcels SE10 and SE11 are wholly within Stevenage Borough and SE3, SE5, SE6, SE13 and SE15 cross over the district boundary into Stevenage to a limited degree.

3.14 With such a wide range of parcels in different locations and circumstances across the district, it would be difficult to pick out all of the detail and members are advised to focus on those parcels of greatest interest to them and their constituencies. However, some broad patterns can be expressed:

- Contributions to purpose A (to check the unrestricted sprawl of large built-up areas) are strongest in more open areas close to the edge of the district's main towns. It is not strong further from these main towns, around villages and where development exists, or within fingers or pockets of land that come into the main towns;
- Contributions to purpose B (to prevent neighbouring towns merging into one another) are strong where the gap between towns is more fragile, including between Hertford, Ware and Hoddesdon and between Sawbridgeworth and Bishop's Stortford. This is inevitably not strong where there are no neighbouring towns or where towns are more distant from one another;
- Contributions to purpose C (to assist in safeguarding the countryside from encroachment) are generally strong everywhere in the study area except where built

development dominates. This tends to be very close to urban areas and in larger villages;

- Contributions to purpose D (to preserve the setting and special character of historic towns) is only strong where there is a clear visual, physical or experiential link to historic elements of a defined historic town. The extent of parcels performing strongly against this purpose is therefore very limited;
- Grey belt areas tend to be smaller parcels close to urban areas where existing development is already very present and / or where historic features are absent, in areas outside of the main towns where development is quite prominent (e.g. larger villages and larger employment areas in rural locations) and in open countryside where distances to built-up areas are greater.

3.15 As discussed above, the assessment does not consider a parcel's suitability for development or its role in the wider green belt. The findings will be considered in developing the strategy for the Local Plan alongside other relevant evidence, which includes the call for sites submissions, the Strategic Housing Land Availability Assessment (SHLAA), the village hierarchy and others.

3.16 The report, in the last part of Chapter 4, makes some comments on the more strategic role of Green Belt, drawing on the NPPF guidance that development in the Green Belt will be inappropriate where it would fundamentally undermine its role as a whole. It highlights particular concerns with the fragile gaps between Hertford, Ware and Hoddesdon and the role of the A10 in providing a separating role, as well as the proximity of Stanstead St. Margaret's and Hertford Heath to large urban areas.

3.17 The final chapter of the report, Chapter 5, discusses the next steps. The report only makes an assessment of Green Belt land in the district against the five purposes, and identifies those areas that do not perform strongly as grey belt. It is for the Council, in preparing the Local Plan, to determine whether there is sufficient land for meeting the district's housing needs and if there are exceptional circumstances present that would justify changes to Green Belt boundaries. The Council has not yet completed this process, although this will be part of forthcoming work on the plan strategy.

3.18 In making any future decisions about the plan strategy, especially if the releasing of Green Belt (including grey belt) sites is considered to be required, regard will have to be given to any impact upon 'footnote 7' sites (see para 3.9 above) and to the impact on the Green Belt as a whole. In addition to this, any proposed Green Belt release will also have to consider the sustainability of such a release because the NPPF dictates that where land is not in a location that is, or can reasonably be made, sustainable, its release for development would be inappropriate. Should Green Belt release be necessary, the NPPF also looks to ensure that any new Green Belt boundaries are clearly defined and likely to be permanent, and that beneficial use of the Green Belt is enhanced. Chapter 5 covers these points, but the report itself makes no comment or assessment of these matters.

4.0 Options

4.1 The Council could choose not to agree to endorse the Green Belt Assessment as part of the new Local Plan evidence base. This would mean that the Local Plan would not be able to rely on this evidence to inform emerging policy and strategy, and it could compromise the progression of the plan. It would also likely cause difficulties during the plan-making process, particularly when the Council defends its strategy at the Examination stage. It would also be unavailable to the development management process in providing advice as to the status of land subject to speculative approaches.

5.0 Risks

5.1 If the Green Belt Assessment is not agreed as part of the evidence base, it may be considered as having reduced weight in informing the new Local Plan and planning application decisions. It would mean the Council would not have a current understanding of the status of the Green Belt and grey belt across the district. This is contrary to Government policy to have an up-to-date evidence base and could undermine the Council's position in terms of successfully bringing forward the new Local Plan.

6.0 Implications/Consultations

6.1 As part of their research, the consultants shared the methodology with neighbouring authorities for comment and to check

consistency. The study will be made available on the website, in the Local Plan Evidence base section, and be subject to a number of statutory public consultations as part of the production of the new Local Plan. Because the study is shared with North Herts and Stevenage, the process of approving and sharing the Assessment is being managed so as not to undermine the decision-making process in those authorities. This report and the Appendices only report on matters pertaining to East Herts Council.

Community Safety
There are no community safety implications arising from this report.

Data Protection
There are no data protection implications arising from this report.

Equalities
There are no direct equality, diversity, or inclusion implications in this report. An Equalities Impact Assessment (EqIA) will be carried out of the new Local Plan in accordance with The Equality Act 2010.

Environmental Sustainability
The purpose of the planning system is to contribute to the achievement of sustainable development. Evidence to support provision and location of employment land has a range of implications for environmental sustainability including how people choose to travel to work and how far they need to travel, the impact of noise and other disturbance from employment uses on other uses and the ability of communities to find the services and facilities they need in the places they live.

Financial
There are no financial implications arising from this report.

Health and Safety
There are no health and safety implications arising from this report.

Human Resources
There are no human resources implications arising from this report.

Human Rights
There are no human rights implications arising from this report.

Legal

There are no legal implications arising from this report.

Specific Wards
No. The Green Belt is confined to the southern parts of the district around the main settlements, but the implications of the assessment for the Local Plan strategy potentially affect all parts of the district.

7.0 Background papers, appendices and other relevant material

7.1 **Appendix A** – Main report.

7.2 **Appendix B (parts 1 to 19)** - individual parcel maps and reports of the district's Green Belt.

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Green Belt Assessment

For East Herts, North Herts and Stevenage

East Herts District, North Herts and Stevenage Borough Councils

Final report
Prepared by LUC
June 2026



Version	Status	Prepared	Checked	Approved	Date
1	Draft	R Finnigan	R Swann	R Swann	29.05.2025
2	Revised draft	R Finnigan	R Swann	R Swann	15.07.2025
3	Draft Report	J Bannister	S Young	R Swann	17.03.2026
4	Final Report	J Bannister	R Swann	R Swann	10.06.2026
4.5	Final Report – **East Herts Only**	J Bannister	R Swann	R Swann	15.06.2026

NOTE: Detail results and mapping for North Herts omitted from Version 4.5. All references to North Herts findings to be treated as 'DRAFT'

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Chapter 1
Introduction

1.1 LUC has been commissioned by East Herts District Council, North Herts Council and Stevenage Borough Council to undertake an assessment of Green Belt land across the three local authority areas. This will form part of the evidence base for the Councils' emerging local plans and assist where necessary with the process of identifying and proposing sites for allocation.

1.2 The assessment reflects changes to Green Belt boundaries that have occurred since previous Green Belt studies. It also takes into account updates to the National Planning Policy Framework (NPPF), including the December 2024 introduction of the concept of 'grey belt' and the requirement for local authorities to review their Green Belt boundaries unless they can meet identified development needs in full. National Planning Practice Guidance (PPG) on the assessment of Green Belt land to identify grey belt was published in February 2025, and this assessment responds to that guidance to ensure that the evidence base for East Hertfordshire, North Hertfordshire and Stevenage remains robust in relation to grey belt.

1.3 The report is structured as follows:

- **Chapter 2** sets out the context for the study including planning policy in relation to Green Belt, with particular reference to the recent changes to the NPPF and PPG.
- **Chapter 3** sets out the assessment methodology.
- **Chapter 4** summarises the findings of the assessment of contribution to the Green Belt purposes.
- **Chapter 5** provides guidance on how to apply the findings of this assessment for both Plan-making and Decision-making.
- **Appendix A** provides the contribution assessment, with supporting text, map and aerial view, for each identified parcel of Green Belt land (grouped by settlement).

Chapter 2
Context

2.1 This chapter provides a summary of the origins of the Green Belt in the area and sets out the planning policy context relating to the definition and assessment of Green Belt and grey belt.

Origins and Extent of Green Belt

2.2 The Green Belt within East Hertfordshire, North Hertfordshire and Stevenage forms part of the wider Metropolitan Green Belt, which was first established in the 1950s following post-war planning policy aimed at containing the growth of London and nearby towns. Its designation was embedded through county-level planning, including the Hertfordshire County Development Plan (approved in 1958), and has since been maintained and refined through successive local plans. The origins of the Green Belt are also closely linked to the designation of Stevenage as a New Town in 1946, with the surrounding countryside protected to prevent coalescence with nearby settlements and to maintain the distinction between urban and rural areas.

2.3 At the local authority level, Green Belt boundaries have been defined and amended through adopted development plans, most recently through the East Herts District Plan (2018), the Stevenage Borough Local Plan (2019), and the North Hertfordshire Local Plan (2022).

2.4 Drawing on the MHCLG's Local Authority Green Belt Statistics for England (2024–25), the current extent of Green Belt within each authority is as follows:

- **East Hertfordshire:** Approximately 16,450 hectares of land are designated as Green Belt. This represents 34.6% of the district's total land area.
- **North Hertfordshire:** Approximately 17,590 hectares are designated as Green Belt, equating to 47% of the district's land area.
- **Stevenage**: Approximately 180 hectares of land fall within the Green Belt, representing 6.9% of the borough's land area.

2.5 The extent of the green belt across the study area is illustrated in Figure 2.1 and remains substantial, particularly in East and North Hertfordshire. The Green Belt plays a key strategic role in maintaining the separation of settlements including Stevenage, Hitchin, Letchworth Garden City, Hertford and Bishop's Stortford, as well as preventing coalescence with larger urban areas such as Luton and Greater London.

National Green Belt policy

2.10 Government policy on the Green Belt and grey belt is set out in chapter 13 'Protecting Green Belt Land' **[See reference 1]** of the NPPF. The Government attaches great importance to Green Belt, and for this reason there is a detailed policy framework in this chapter of the NPPF for both the review of Green Belt boundaries and for determining planning applications for development within the Green Belt.

Aims and purposes

2.11 Paragraph 142 of the NPPF states that 'the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence'.

2.12 Paragraph 143 sets out the five purposes of the Green Belt. The stated purposes of the Green Belt are particularly important because the main purpose of the Green Belt Assessment is to assess the extent to which areas of land within the Green Belt contribute to these purposes. As noted at paragraph 2.14 below, the purposes of the Green Belt are also directly related to the definition of Grey Belt. The five purposes are:

a) to check the unrestricted sprawl of large built-up areas;

b) to prevent neighbouring towns merging into one another;

c) to assist in safeguarding the countryside from encroachment;

d) to preserve the setting and special character of historic towns; and

e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

2.13 The NPPF explains that development in the Green Belt is inappropriate unless covered by one the exceptions set out in paragraphs 154-155 (see Glossary), and that inappropriate development is by definition harmful to the Green Belt. Paragraph 153 states that, when considering planning applications, 'substantial weight' should be given to any harm to the Green Belt, including harm to its openness.

Exceptional circumstances

2.14 The NPPF paragraph 145 states:

‘Once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified through the preparation or updating of plans. Strategic policies should establish the need for any changes to Green Belt boundaries, having regard to their intended permanence in the long term, so they can endure beyond the plan period.’

2.15 Paragraph 146 goes on to state that ‘where an authority cannot meet its identified need for homes, commercial or other development through other means…authorities should review Green Belt boundaries in accordance with the policies in this Framework and propose alterations to meet these needs in full, unless the review provides clear evidence that doing so would fundamentally undermine the purposes (taken together) of the remaining Green Belt, when considered across the area of the plan.’

2.16 Paragraph 147 states that authorities must examine fully all other reasonable options for meeting its identified need for development before exceptional circumstances can be demonstrated. Notable reasonable alternatives include:

- making as much use as possible of suitable brownfield sites and underutilised land;
- optimise the density of development in line with the policies in chapter 11 of the Framework, including whether policies promote a significant uplift in minimum density standards in town and city centres and other locations well served by public transport; and
- discussions with neighbouring authorities about whether they could accommodate some of the identified need for development, as demonstrated through the statement of common ground.

2.17 Paragraph 148 states that ‘Where it is necessary to release Green Belt land for development, plans should give priority to previously developed land, then consider grey belt which is not previously developed, and then other Green Belt locations. However, when drawing up or reviewing Green Belt boundaries, the need to promote sustainable patterns of development should determine whether a site’s location is appropriate with particular reference to paragraphs 110 and 115 of this Framework.’

Grey belt

2.18 As noted above, the NPPF indicates that, after considering previously developed land, grey belt land should be prioritised for release in order to meet development need. The NPPF’s policies regarding development proposals in the

Green Belt also indicate, at paragraph 155, that development will not be inappropriate if it would utilise grey belt land, as long as:

- It would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan;
- There is a demonstrable unmet need for the type of development proposed;
- The development would be in a sustainable location (with particular reference to NPPF paragraphs 110 and 115); and
- The development would, where applicable, meet the 'Golden Rules' set out in NPPF paragraphs 156-157.

2.19 The concept of 'grey belt' was only introduced into the NPPF in December 2024. It is defined in Annex 2 of the NPPF as 'land in the Green Belt comprising previously developed land and/or any other land that, in either case, **does not strongly contribute to any of purposes (a), (b), or (d) in paragraph 143**. 'Grey belt' excludes land where the application of the policies relating to the areas or assets in footnote 7 (other than Green Belt) would provide a strong reason for refusing or restricting development.'

2.20 The definition of grey belt is important because one of the main purposes of the Green Belt assessment is to determine the extent to which land within the Green Belt contributes to the purposes (a-e) set out at paragraph 143 of NPPG. In turn, this is then used to identify grey belt land that does not make a strong contribution to purposes (a), (b) or (d).

2.21 With regard to development proposals, if these are on previously developed land (PDL) or grey belt, and are not inappropriate development, substantial weight does not need to be given to any harm to the Green Belt, including to its openness **[See reference 2]**.

Consultation on revised NPPF

2.22 In December 2025, the Ministry of Housing, Communities and Local Government (MHCLG) published a wide range of proposed reforms to the National Planning Policy Framework (NPPF) and other changes to the planning system. A consultation on these reforms ran until the 10th of March 2026. MHCLG is now considering the consultation responses following which it will publish a new version of the NPPF, expected later in 2026.

2.23 The proposed reforms do not introduce any changes that would affect the Green Belt contribution assessment methodology set out in this report. However, they do

propose an amendment to the definition of ‘grey belt’, removing the requirement to consider NPPF footnote 7 constraints (other than Green Belt). Should this change be implemented, it would remove the need to classify certain areas in the Green Belt Study as ‘provisional’ grey belt pending further assessment of whether development would have a significant impact on footnote 7 areas or assets.

Importantly, if this change does go ahead, it would not negate the need to consider the impact of specific development proposals on footnote 7 areas and assets alongside wider sustainability considerations, rather it only removes the need to do so as part of the process of defining grey belt. The guidance note describing the proposed NPPF changes states that the revised definition “seeks to enable grey belt to be identified with greater certainty, whilst continuing to ensure that these areas receive the same level of protection as elsewhere in the Framework.”

2.24 Other proposed changes in the NPPF relating to the Green Belt, whilst not changing the Green Belt contribution assessment methodology set out in this report, if implemented may require consideration during the plan-making and decision-making processes. This includes the approach to housing and mixed-use development around stations defined as ‘well-connected’ and the application of ‘golden rules’.

National Green Belt Planning Practice Guidance

2.25 The NPPF's Green Belt policies are supplemented by Planning Practice Guidance **[See reference 3]** (PPG, February 2025) on Green Belt planning and how to assess Green Belt land. This section of PPG was substantially re-written in February 2025 and now sets out a detailed methodology for undertaking Green Belt assessments, and how to identify grey belt land, that the Green Belt Assessment follows. This is particularly relevant to the methodology of this study.

2.26 The PPG makes it clear that strategic or local planning authorities, or appropriate groups of local planning authorities, should produce a Green Belt assessment during the preparation or updating of all Local Plans, and Spatial Development Strategies that set the strategic context for the release of land - where this would be required to meet development needs.

2.27 The PPG sets out the key steps in a Green Belt assessment, which include:

- defining the location and scale of the assessment area;
- evaluating contribution to the Green Belt purposes;
- considering areas and assets lists in NPPF footnote 7;

- identifying grey belt land; and
- determining if proposals would fundamentally undermine the five Green Belt purposes (taken together) for remaining Green Belt in the plan area.

2.28 Key points in the guidance relating to the assessment of contribution to the Green Belt purposes are summarised below. The PPG goes on to address the sustainability of development and meeting the 'Golden Rules', both of which are relevant to determining whether development would be inappropriate, but these are considerations that lie outside of the scope of this Green Belt Assessment.

Assessing Green Belt land to identify grey belt land

2.29 Authorities must identify grey belt land as part of the necessary review and alteration of Green Belt boundaries in order to:

- suitably prioritise sustainable grey belt for any proposals for development allocations in the Green Belt over other Green Belt locations, in line with NPPF paragraphs 147 & 148, through the plan-making process, and
- help determine planning applications on Green Belt land in line with paragraph 155.

2.30 Importantly, the guidance is clear that 'where grey belt is identified, it does not automatically follow that it should be allocated for development, released from the Green Belt, or for development proposals to be approved in all circumstances. The contribution Green Belt land makes to Green Belt purposes is one consideration in making decisions about Green Belt land.' Decisions on planning applications should be informed by an overall application of the relevant policies in the area's adopted Development Plan and the NPPF (PPG Paragraphs: 010, 011 Reference ID: 64-001-20250225), including whether:

- development is sustainably located;
- whether it would meet the 'Golden Rules' contribution (where applicable); and
- whether there is a demonstrable unmet need for the type of development proposed.

2.31 The principle of sustainability will necessarily also guide the strategic approach to development, both inside and outside of the Green Belt, and inform the assessment of land allocation options during plan-making, in accordance with the principles set out in the NPPF.

The appropriate scale of Green Belt assessments

2.32 Authorities must identify an appropriate scale of Green Belt assessment that delivers clear variations in contribution to the Green Belt purposes, assessing all Green Belt land within a Plan area in the first instance and responding to local circumstances. Local circumstances may dictate, for example, the need for smaller assessment areas in areas where there is greater variation in contribution to the Green Belt purposes, or greater potential for sustainable development, such as around existing settlements or public transport hubs or corridors.

2.33 Villages should not be defined as large built-up areas, towns or historic towns. Where there are no historic towns in or adjacent to a plan area, it may not be necessary to provide detailed assessments against Purpose D.

Grey belt assessment criteria

2.34 The PPG sets out illustrative criteria that should be considered when assessing the contribution of land to Green Belt Purposes A, B and D. These are detailed in Chapter 3 below, where it is shown how they have informed the assessment methodology for this study.

Applying NPPF footnote 7 to the definition of grey belt land

2.35 Grey belt land cannot be defined on Green Belt land covered by or affecting other NPPF footnote 7 designations (excluding Green Belt) where that designation 'would provide a strong reason for refusing and restricting development'. In such locations, it may be necessary to only 'provisionally identify such land as grey belt in advance of more detailed specific proposals' (PPG Paragraph: 006 Reference ID: 64-006-20250225).

Assessing the impact of Green Belt release or development on the remaining Green Belt in the Plan area

2.36 The PPG states that a Green Belt assessment should not be limited to the impact of release or development of grey belt land but any Green Belt land, and requires consideration of fundamental impact to all five Green Belt purposes (taken together) to all remaining Green Belt across the plan area as a whole.

2.37 Such Green Belt locations should only be discounted for release or development where they would 'affect the ability of all the remaining Green Belt

across the area of the plan from serving all five of the Green Belt purposes in a meaningful way' (PPG Paragraph: 008 Reference ID: 64-008-20250225).

Identifying sustainable locations in a Green Belt

2.38 Irrespective of the outcomes of reviewing Green Belt boundaries, when determining applications in the Green Belt or identifying appropriate locations for development in a Local Plan, the need to promote sustainable patterns of development is essential, as set out in paragraph 11 sections (a) and (d) (ii) of the NPPF. These principles should determine whether a site's location would be appropriate for the kind of development proposed. Consequently, where grey belt land is not in a location that is or can be made sustainable, development on this land is inappropriate.

2.39 The sustainability of specific locations should be determined in light of local context and site or development-specific considerations. Thus, in plan making, the fit of locations with the principles of sustainability will take into consideration factors such as: local geography; infrastructure and connectivity; the specific settlements characteristics and function; climate change; effective use of land; and other relevant constraints and opportunities, including the natural and built environment, physical characteristics, legal covenants, and opportunities for environmental improvement. Furthermore, authorities are required to seek to maximise sustainable transport solutions in line with NPPF paragraphs 110 and 115.

Impact of development on the openness of the Green Belt

2.40 PPG Paragraph: 013 Reference ID: 64-013-20250225 sets out factors that can be considered in assessing the potential impact of development on the openness of the Green Belt. It states that, where necessary, assessments of the impact of proposals on the openness of the Green Belt must be tailored to the circumstances of the case and may include consideration of a proposals:

- spatial volume, i.e. impact on spatial openness;
- visual impact, i.e. impact on visual openness;
- the duration of development, and its remediability; and,
- the degree of activity, such as traffic generation.

2.41 Although relating to development proposals, this guidance can help inform judgements relating to the impact that existing development has on Green Belt

openness, which is one of the factors that needs to be considered when assessing contribution to the Green Belt purposes.

Local Green Belt policy

2.42 Current local plan policies predate the recent revisions to the NPPF.

East Hertfordshire

2.43 The East Herts District Plan 2018 sets out the planning framework for the District for the period of 2011-2033. The Council adopted the District Plan on the 23 October 2018.

2.44 'Policy GBR1 Green Belt' states that planning applications within the Green Belt, as identified on the Policies Map, will be determined in accordance with the provisions of the NPPF.

2.45 The East Herts Green belt was last reviewed in 2015 **[See reference 4]**

North Hertfordshire

2.46 The North Hertfordshire Local Plan 2011-2031 was adopted on Tuesday 8 November 2022 and replaces the saved policies of the District Plan Second Review with Alterations.

2.47 'Policy SP5: Countryside and Green Belt' states that the Council will only permit development within the Green Belt where it does not constitute inappropriate development or where very special circumstances can be demonstrated (in line with the NPPF).

2.48 The North Herts Green belt was last reviewed in 2018 **[See reference 5]** but the previous review, in 2016 **[See reference 6]** included analysis of land outside of the Green Belt, between Luton and Stevenage, being considered for potential inclusion in the designated area.

2.49 Drawing on this analysis, the current North Hertfordshire Local Plan included a substantial addition to the Green Belt, comprising the land lying between strips of Green Belt previously defined to form buffers to prevent the sprawl of Luton and Stevenage. Extending from the A505 in the north to the district boundary near Kimpton in the south, this land was added in response to increased development

pressures, in order to direct development towards more sustainable locations away from open countryside and small villages.

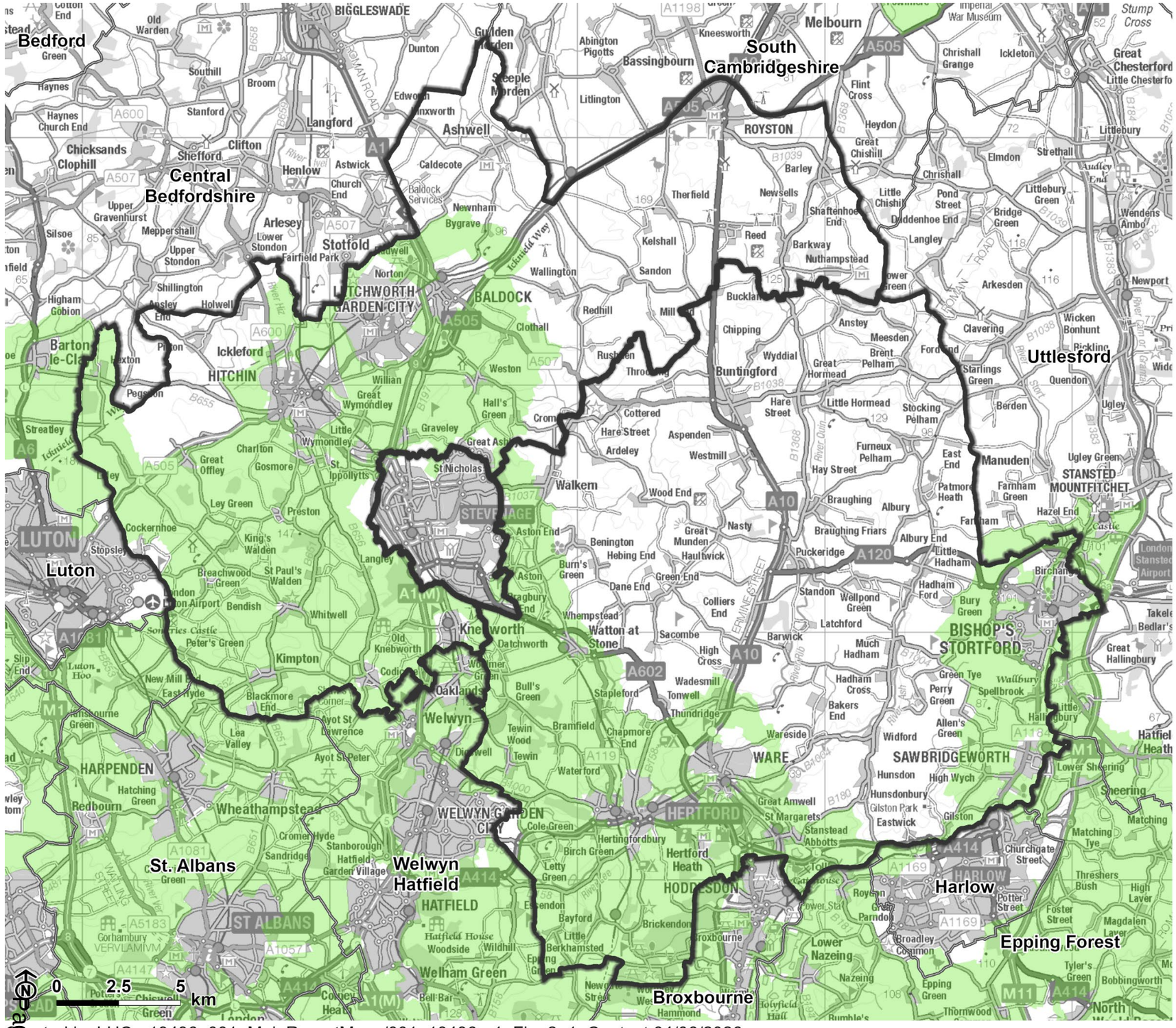
Stevenage

2.50 The Stevenage Borough Local Plan 2011-2031 was adopted on 22 May 2019 and replaced the District Plan.

2.51 'Policy SP10: Green Belt' states that applications for development in the Green Belt will be made in accordance with national guidance and any other relevant policies. It further states that a Green Belt Review has been undertaken, resulting in the establishment of Green Belt boundaries within the Borough. These boundaries accommodate land released for development during the plan period, as well as areas returned to the Green Belt, thereby allowing for the continued growth of Stevenage to at least 2031.

2.52 The Green belt around Stevenage was last reviewed in 2015 **[See reference 7]**.

Figure 2.1: Green Belt Context



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Chapter 3
Assessment Methodology

3.1 This chapter sets out the proposed methodology for the East Herts, North Herts and Stevenage Green Belt assessment, with reference to key planning policy, practice guidance and case law. The February 2025 PPG (outlined above in Chapter 2) is particularly relevant to this method statement.

General approach

3.2 The Assessment assesses and presents the contribution that identified parcels of land make to each of the five purposes of the Green Belt (A to E). Contribution to Purposes C and E are not relevant to the identification of grey belt but Purpose C in particular is still an important consideration in planning decisions related to the Green Belt, particularly in scenarios involving the potential release or development of Green Belt land that is not defined as grey belt land.

The location and scale of assessment areas

3.3 The PPG states that when assessing Green Belt, local planning authorities must identify an appropriate scale of Green Belt assessment, to allow for recognition of variations in contribution to the Green Belt purposes, assessing all Green Belt land within a Plan area in the first instance and responding to local circumstances.

3.4 This study encompasses all of the Green Belt within East Herts, North Herts and Stevenage. LUC's approach to parcelling of this Green Belt is such that parcels are not predefined but instead use an analysis process to identify variations in contribution to the purposes, with areas being subsequently defined to reflect those variations. As such, the defined assessment areas form part of the final product of the assessment, reflecting and responsive to the range of variations in contribution to the Green Belt purposes. This is an approach that LUC has successfully used in all its recent Green Belt assessments and has been considered robust by inspectors at Local Plan Examinations.

3.5 The benefits of this approach are that:

- it avoids misleading results where predefined areas have variations in contribution within a parcel that are averaged out.

- it enables the Councils to overlay potential development sites/locations over the findings of the Green Belt assessment to get a clear understanding of the contribution they make to the Green Belt purposes without the need for further evaluation (unless the sites are less than the minimum parcel size identified – see below for further information on the granularity of the assessment).

3.6 Assessment areas vary in size depending on the range of factors (within and in their immediate vicinity) affecting their contribution to the Green Belt purposes. For example, parcels closer to urban areas are often subject to a greater range of factors influencing their contribution compared to more remote areas in the open countryside, resulting in smaller 'parcels' at urban edges and larger 'outer areas' in the open countryside respectively.

3.7 Parcel boundaries typically follow readily recognisable physical features, including natural features such as waterways and water bodies, woodlands and topographical features, and manmade features such as roads and railway lines and field boundaries) where possible. However, there geographic extent is ultimately determined by performance against Green Belt purposes.

Rating scale

3.8 The PPG is not prescriptive in terms of the definition of rating scales, but for the purposes of identifying grey belt land it provides illustrative examples of features which would characterise 'strong', 'moderate' and 'weak/no' levels of contribution to the relevant Green Belt purposes (A, B and D). To minimise complexity, this assessment of Green Belt land follows the rating scale referenced in the PPG.

3.9 Even where grey belt areas are defined through the study, a plan area's growth needs, other locationally specific development requirements, the need for development to be in sustainable locations, and the specific constraints and opportunities of sites, may still require consideration of the release of Green Belt land that does not meet the grey belt definition. Therefore, Green Belt purposes C and E have also been rated.

3.10 The 'strong' contribution ratings, where applicable to Purposes A, B or D, identify land which does not meet the definition of grey belt (given that land which contributes strongly to Purpose C and/or E can still meet the definition of grey belt land).

3.11 The release and/or development of land or sites not identified as grey belt may be harder to justify, but NPPF paragraph 148 makes it clear that sustainability should

be a key consideration, with particular reference to NPPF paragraphs 110 and 115 which discuss the need for sustainability in relation to transport.

3.12 The PPG is not prescriptive in terms of the definition of rating scales but, for the purposes of identifying grey belt land, it provides illustrative examples of features which would characterise 'strong', 'moderate' and 'weak/no' levels of contribution to the relevant Green Belt purposes (A, B and D). To minimise complexity, this assessment of Green Belt land follows the rating scale referenced in the PPG.

3.13 The splitting of land which does not perform strongly into two levels – moderate and weak/no – is in line with the PPG and will help, alongside sustainability considerations, to inform more nuanced judgements as to what land should be considered for release and development within lower contributing, including grey belt, locations.

Minimum parcel size

3.14 The number of parcels resulting from the analysis process is influenced by setting a minimum parcel size. The larger the minimum parcel size, the greater the likelihood that smaller areas may exist within a parcel that performs differently in relation to one or more of the Green Belt purposes than the parcel as a whole.

3.15 In order to reduce the likelihood of more localised variations in Green Belt contribution and to increase the value of outputs to inform site assessments used for plan-making and decision-taking, the minimum parcel size for the assessment was set at one hectare.

3.16 Where land in the Green Belt has already been developed, such that any remaining open spaces do not make any significant contribution to the openness of the wider Green Belt, parcels are only defined if the area in question is greater than five hectares in area. This is to avoid a proliferation of small assessments parcels for land with no strategic development potential (due to having already been developed). Smaller areas that lack openness are included within larger parcels and any significant urbanising influence that they have on adjacent open land has been noted.

NPPF footnote 7 areas and assets

3.17 The Government's definition of grey belt land 'excludes land where the application of the policies relating to the areas or assets in footnote 7 (other than Green Belt) would provide a strong reason for refusing or restricting development.' The PPG states in such locations, it may be necessary to only 'provisionally identify

such land as grey belt in advance of more detailed specific proposals' (PPG Paragraph: 006 Reference ID: 64-006-20250225).

3.18 Footnote 7 states 'The policies referred to are those in this Framework (rather than those in development plans) relating to: habitat sites **[See reference** 8**]** (and those sites listed in paragraph 194) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, a National Landscape, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets **[See reference** 9**]** (and other heritage assets of archaeological interest referred to in footnote 75 **[See reference** 10**]**); and areas at risk of flooding or coastal change.' This is considered to cover the following designations relevant to the assessment area:

- Special Areas of Conservation (SAC) – include possible SACs;
- Special Protection Areas (SPA) – including potential SPAs;
- RAMSAR sites – including proposed RAMSAR sites;
- Sites of Special Scientific Interest (SSSI);
- Irreplaceable habitats **[See reference** 11**]**;
- Scheduled Monuments;
- Registered Parks and Gardens;
- Registered Battlefield;
- Conservation Areas;
- Listed Buildings;
- National Landscape;
- Ancient woodland
- Flood risk areas – including Flood Zones 2, 3 and 3b, surface water and ground water flood risk areas;

3.19 In light of the PPG, these areas and assets have not been excluded from assessment, but where relevant their location and extent has been mapped alongside the findings of the Green Belt contribution assessment. Green Belt land that does not contribute strongly to Green Belt purposes A, B and D and overlaps with these footnote 7 areas and assets has only been 'provisionally' identified as grey belt land. Further detailed work would need to be undertaken by local planning authorities (as necessary through the plan-making and development management processes) to establish the effects of specific proposals on them.

3.20 Additionally, it may be the case that policies relating to footnote 7 areas/assets have a bearing on the suitability of development outside of the footnote 7 areas.

3.21 GIS data on listed buildings (a designated heritage asset) and ancient and veteran trees (a designated irreplaceable habitats) are only available as point data. There is no consistent and accurate GIS data available marking the extent of the setting of such assets. In the absence of consistent and readily available area-based data sets for these assets, GIS point data have instead been mapped to draw attention to their location within assessed Green Belt locations, highlighting the need for further detailed work (as appropriate through the plan-making and development management processes) to establish the effects on these assets.

3.22 Mapped areas at risk of flooding are confined to Flood Zones 2 and 3 on the basis that additional areas of surface water or groundwater flooding outside of these flood zones are not mapped to at a sufficiently granular and consistent scale across the study area to be useful to the definition of grey belt land at a strategic scale. The impact of prospective development sites on additional areas of surface water or groundwater flooding (outside of flood zones 2 and 3) will require consideration in greater detail at a later stage through site allocation and/or development management processes.

3.23 The relevant Footnote 7 Areas and Assets are shown on **Figures 3.1** and **3.2**.

Figure 3.1: Designations (north-west)

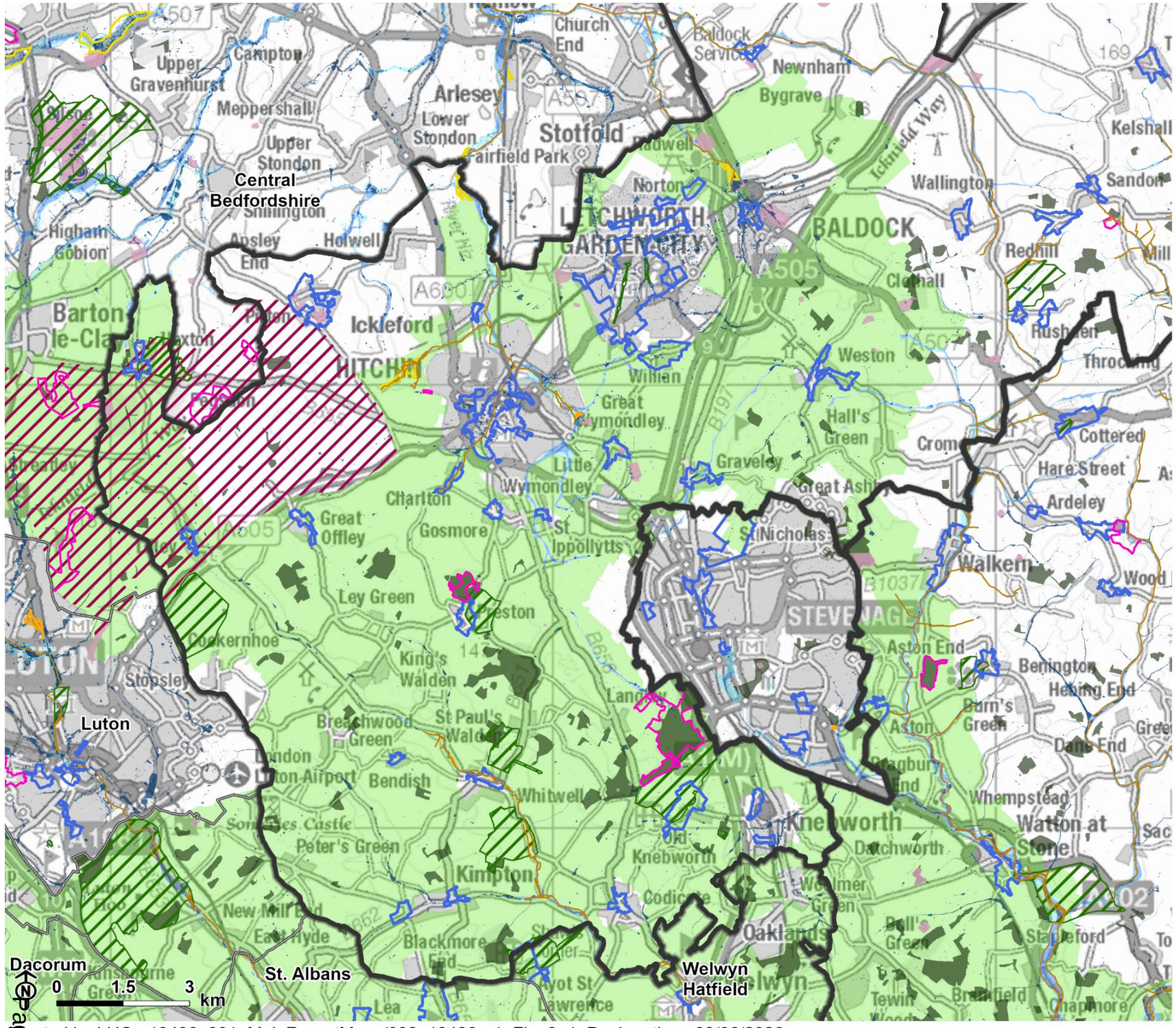
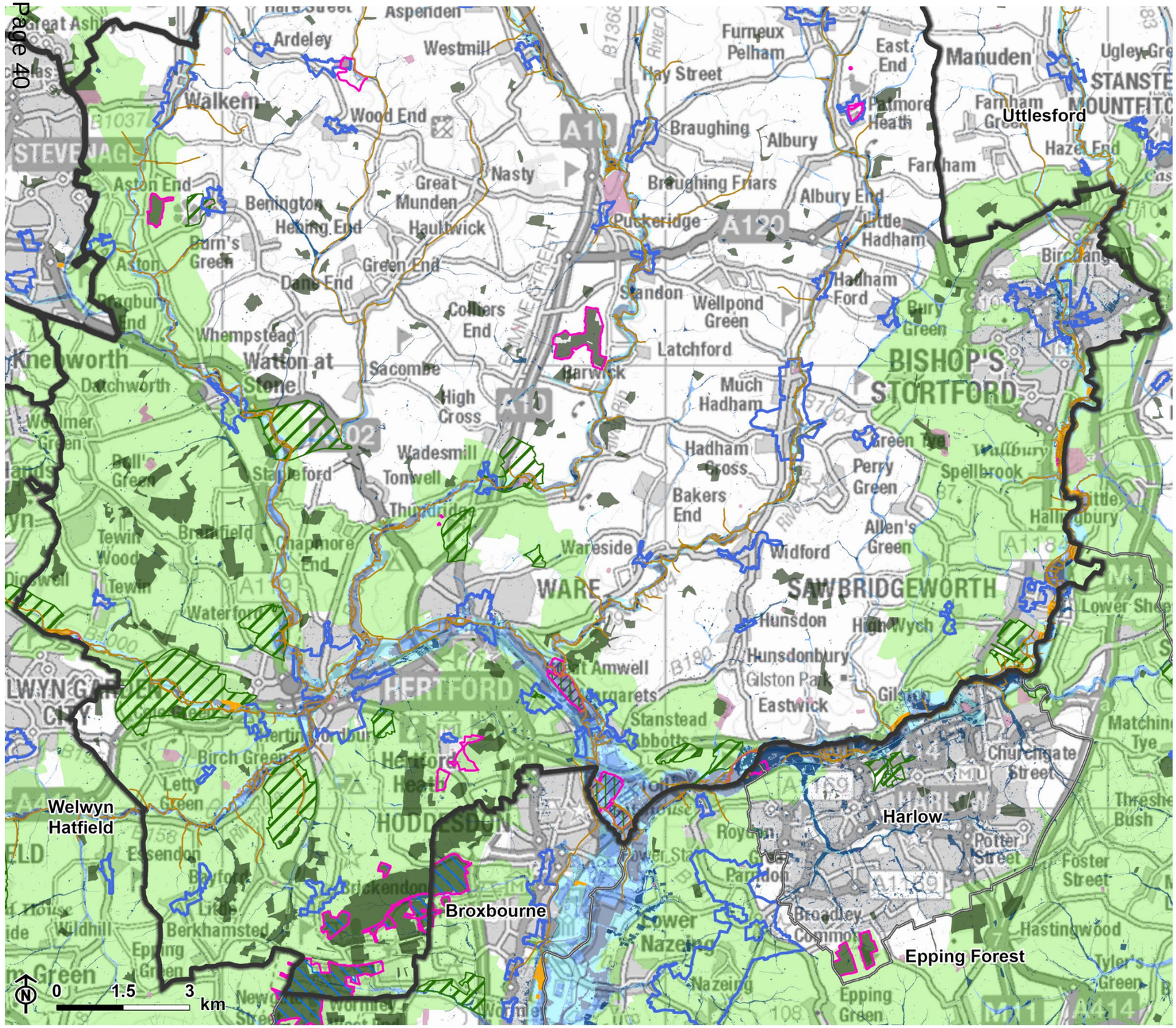

Central Bedfordshire
Luton
Dacorum
St. Albans
Welwyn Hatfield
Stotfold
Arlesey
Ickleford
Barton le-Clay
Kimpton
Knebworth
Codicote
Oaklands
Gosmore
Great Offley
Charlton
Graveley
Great Wymondley
Little Wymondley
Hitchin
Letchworth Garden City
Baldock
Stevenage
Walkern
Watton at Stone
Hertingfordbury
Bengeo
Hertford
Ware
Hoddesdon
Broxbourne
Cheshunt
Waltham Cross
Wormley
Goffs Oak
Cuffley
Potters Bar
Brookmans Park
Hatfield
Welham Green
Tewin
Wheathampstead
Harpenden
Redbourn
Wheathampstead
Sandridge
Wheathampstead
Hemel Hempstead
Berkhamsted
Tring
Wendover
Aylesbury
Leighton Buzzard
Dunstable
Houghton Regis
Flitwick
Ampthill
Shefford
Biggleswade
Sandy
Potton
Royston
Buntingford
Puckeridge
Standon
Much Hadham
Bishop's Stortford
Sawbridgeworth
Harlow
Epping
Chipping Ongar
Ongar
Brentwood
Billericay
Basildon
Wickford
Rayleigh
Rochford
Southend-on-Sea
Canvey Island
Benfleet
Leigh-on-Sea
Thundersley
Hadleigh
Rayleigh
Wickford
Basildon
Billericay
Brentwood
Ongar
Chipping Ongar
Epping
Harlow
Sawbridgeworth
Bishop's Stortford
Much Hadham
Standon
Puckeridge
Buntingford
Royston
Potton
Sandy
Biggleswade
Shefford
Ampthill
Flitwick
Houghton Regis
Dunstable
Leighton Buzzard
Tring
Berkhamsted
Hemel Hempstead
Wheathampstead
Sandridge
Wheathampstead
Redbourn
Harpenden
Wheathampstead
Tewin
Welham Green
Hatfield
Brookmans Park
Potters Bar
Cuffley
Goffs Oak
Wormley
Waltham Cross
Cheshunt
Broxbourne
Hoddesdon
Ware
Hertford
Bengeo
Hertingfordbury
Watton at Stone
Stapleford
Whempstead
Datchworth
Knebworth
Old Knebworth
Weston
Wilbury Hill
Throcking
Cottered
Hare Street
Ardeley
Great Ashby
Hall's Green
Cromer
Rushden
Clothall
Redhill
Wallington
Sandon
Kelshall
Newnham
Bygrave
Baldock Services
Church End
Upper Gravenhurst
Campton
Meppershall
Upper Stondon
Lower Stondon
Fairfield Park
Norton
Shillington
Apsley End
Hexton
Pegsdon
Preston
Ley Green
Cockernhoe
Stopsley
Breachwood Green
St Paul's Walden
Bendish
Whitwell
Peter's Green
Blackmore End
New Mill End
East Hyde
Lea
Ayot St Lawrence
Tewin Wood
Bramfield
Chapmore End
Aston End
Benington
Hebing End
Burn's Green
Aston
Dane End
Stanborough
Codicote
Oaklands
Welwyn
Knebworth
Old Knebworth
Datchworth
Whempstead
Watton at Stone
Stapleford
Bell's Green
Weston
Wilbury Hill
Throcking
Cottered
Hare Street
Ardeley
Great Ashby
Hall's Green
Graveley
Little Wymondley
Great Wymondley
Wilbury
Hitchin
Ickleford
Barton le-Clay
Higham Gobion
Apsley End
Shillington
Upper Stondon
Meppershall
Upper Gravenhurst
Campton
Church End
Baldock Services
Newnham
Bygrave
Kelshall
Sandon
Wallington
Redhill
Clothall
Rushden

Figure 3.2: Designations (south-east)



NPPF Footnote 7 designations:
NPPF Footnote 7 designations not listed and mapped in this figure are generally not located within the East Herts, North Herts, and Stevenage districts or local data sets were not readily available. Listed Buildings have not been included to improve legibility. These assets may provide a strong reason for refusing or restricting development and should therefore be reviewed separately. The locations of these assets are illustrated in parcel proforma.

Created by LUC - 13436_001_MainReportMaps/002_13436_r1_Fig_3_1_Designations 09/06/2026

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Previously developed land

3.24 The NPPF definition of grey belt indicates that only previously developed land (PDL) that does not make a strong contribution to Green Belt purposes A, B or D can be defined as grey belt land, i.e. that PDL in isolation is insufficient justification to define Green Belt land as grey belt. This is supported by recent appeal decisions directly relevant to the matter **[See reference** 12**]**.

3.25 The NPPF glossary defines Previously Developed Land (PDL) as *"*Land which has been lawfully developed and is or was occupied by a permanent structure and any fixed surface infrastructure associated with it, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed). It also includes land comprising large areas of fixed surface infrastructure such as large areas of hardstanding which have been lawfully developed. Previously developed land excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape."

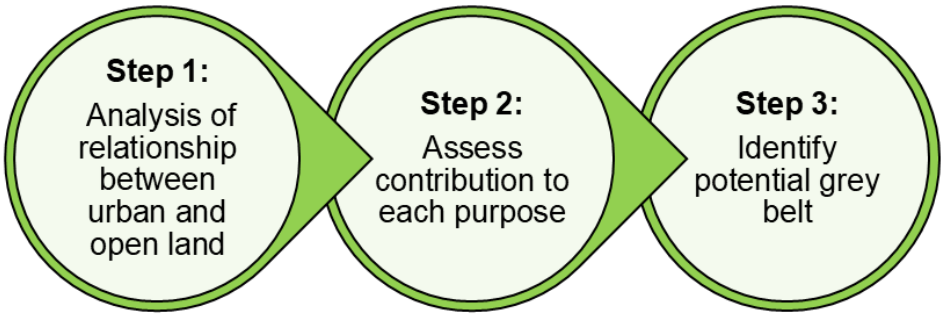
3.26 This assessment does not expressly identify PDL but the majority of significant activities and land uses that qualify for definition as PDL are typically defined as making less than a strong contribution to Green Belt purposes A, B and D (by virtue of their urbanising influence and/or effect on the openness of the Green Belt) and therefore fall within defined grey belt locations through the assessment process. Some PDL such as large areas of fixed surface infrastructure may in certain locations maintain a strong sense of openness such that they make a strong contribution to Green Belt purposes A, B or D and are not eligible for definition as grey belt land.

3.27 As noted above, land which is fully developed and less than five hectares in area have not been defined as separate parcels. Areas which are only partially developed, however, and which therefore may have some development potential, have been parcelled down to a minimum of one hectare in area. For smaller areas, more detailed assessment for allocation through the plan-making process and/or development through the planning application process may be required.

Assessment of Green Belt contribution and definition of grey belt land

A flow diagram illustrating the steps in defining and assessing Green Belt parcels is shown in Figure 3.2.

Figure 3.2: Stages of the parcel assessment process



Step 1: Analysis of relationship between urban and open land

3.28 Working outwards from inset settlement edges, the analysis process identified variations in the relationship between the urban area and open Green Belt land, marking variations in the relevance of each Green Belt purpose and the strength of Green Belt land's relationship with urban areas and the open countryside. These markings were then used to define parcels and outer areas which each make a consistent level of contribution to the Green Belt purposes.

3.29 To identify variations in the relationship between urban and open land the analysis considered the role of:

- Boundary features between the urban area and the parcel, giving an indication of their strength. Features such as woodlands, major roads and rivers would typically be considered strong boundary features, and consistency of a distinctive boundary feature over distance also adds to its strength. Where a parcel does not lie directly adjacent to an urban area there may be a number of 'layers' of boundary feature to consider. Hedgerows (unless containing a strong component of mature trees), garden fence-lines or minor roads (unless combined with strong hedgerows) are considered weak boundaries;
- Landform - changes in landform which strengthen the sense of separation from the urban area. A sharp change in slope or crossing of a ridgeline are examples

of changes in landform which would significantly increase sense of separation from an urban area;

- Perception of urban development (influenced by boundaries, landform, the scale and extent of urban development and distance from urban areas);
- Urbanising influences within the Green Belt; the extent of development and/or activity in the Green Belt that would increase urbanising influence. Locations above the minimum parcel size (1ha) which lack openness, and therefore make no contribution to the Green Belt purposes, are noted. These would generally be considered previously developed land (PDL), but there are also areas of land meeting the definition of 'previously developed' that still retain some openness and therefore still perform a role in relation to one or more of the Green Belt purposes. The NPPF's definition of grey belt makes it clear that only PDL that does not make a strong contribution to the Green Belt purposes can be defined as grey belt land;
- Strength of relationship with the wider countryside, with reference to visual connectivity and the role of natural or built features creating containment and limiting this relationship. Where urban development is creating containment, urbanising influence will be stronger than is the case where other physical features, such as tree cover, create containment. It should be noted that not all types of development that are typically considered inappropriate in the Green Belt will be treated as having a significant urbanising impact – roads, for example, are not just a feature of urban areas, and solar arrays are more commonly associated with rural than urban locations, and are considered a temporary form of development.

3.30 It was assumed, when assessing the contribution of a parcel to the Green Belt purposes, that any future development within that parcel would retain existing outer boundary features (to form the new boundary between urban and open land).

3.31 The paragraphs below identify the factors relevant to the assessment of each of the Green Belt purposes and detail the assessment outputs specific to each purpose in line with national planning policy, practice guidance and case law.

Step 2: Assessment of contribution to each purpose

Purpose A – to check the unrestricted sprawl of large built-up areas

Grey belt PPG for Purpose A

3.32 The following features in combination are identified as being illustrative of a '**strong'** contribution:

- Absence of existing development.
- Adjacent or in close proximity to a large built-up area.
- Lack of physical features in reasonable proximity that could restrict and contain development.
- A location which, if developed, would form an incongruous pattern in relation to large built-up areas.

3.33 The presence of one or more of the following features, in addition to being near to a large built-up area, is identified as being illustrative of a '**moderate'** contribution to Purpose A:

- Presence of, or containment by, development such that any new development would not result in an incongruous pattern of development.
- Being subject to other urbanising influences.
- Having physical feature(s) in reasonable proximity that could restrict and contain development.

3.34 Either lack of proximity to a large built-up area or the presence of, or containment by, significant existing development, is identified as being illustrative of a '**weak/no'** contribution to Purpose A.

Purpose A definitions

3.35 The PPG uses several terms which require further definition to be applied as part of the assessment process. These are addressed in the paragraphs below.

'Large built-up area'

3.36 The PPG states that 'villages should not be considered large built-up areas' (PPG Paragraph: 005 Reference ID: 64-005-20250225). The implication of this is that towns and cities are large built-up areas.

3.37 For the purposes of this study the definition of large built-up areas has been informed by the settlement hierarchy defined in Policy SP2 of the current North Herts Local Plan, a list of towns in the East Herts Local Plan and analysis of settlements in neighbouring authorities which may be close enough to be relevant to the assessment of land in the study area. All settlements defined as towns have been treated as large built-up areas.

3.38 In North Herts and Stevenage this includes:

- Baldock
- Hitchin
- Letchworth Garden City
- Royston
- Stevenage (Including Great Ashby).

3.39 In East Herts this includes:

- Bishop's Stortford
- Buntingford
- Hertford
- Sawbridgeworth
- Ware
- Gilston*

(* with almost 10,000 proposed homes Gilston, although designed as seven separate but nearby villages, will in terms of its overall size be large enough to treat as a town and large built-up area in terms of the Green Belt purposes.)

3.40 In other local authority areas this includes:

- Welwyn Garden City (in Welwyn Hatfield District)
- Luton (in Luton Borough)
- Harlow (in Harlow District)

- Hoddesdon (in Broxbourne District)
- Harpenden (in St Albans District).

'Near to'

3.41 Purpose A is relevant to land which is 'adjacent or near to' a large built-up area. The extent to which land in the vicinity of a large built-up area relates to it is a question of judgement based on a range of factors including:

- Distance proportional to the size and proximity of large built-up areas.
- Features that create a sense of physical and/or visual separation.
- Features that weaken the sense of separation through physical and/or visual connection.
- Urbanising development and activity within the Green Belt.

3.42 Although villages are not large built-up areas, villages that lack significant separation from, or are relatively close to a large built-up area as a result of one or more of the factors outlined above are considered to be near to a large built-up area.

3.43 The point beyond which Green Belt land is not considered to be 'near to' a large built-up area is where development, whether it be the expansion of existing villages or the creation of new settlements would be sufficiently distinct from the large built-up area as to not be perceived as sprawl associated with it.

'Free of existing development'

3.44 'Existing development' is not considered to include the appropriate development 'exceptions' listed in NPPF paragraph 154, such as agricultural buildings, which case law **[See reference** 13**]** generally considers does not affect the openness of the Green Belt.

3.45 ''Free of' is not considered to mean 'no existing inappropriate development'. The influence of existing inappropriate development is judged on a case-by-case basis taking into consideration the combination of a particular area's visual and spatial openness.

'*Physical* features in reasonable proximity...that could restrict and contain development'

3.46 Many features could be considered to define the edge of a developed area, including features such as built form, roads and walls, created in association with new development. However, the concept of 'restricting' and 'containing' development is considered to relate to the extent to which new development would be prevented from having an urbanising influence on land immediately beyond by intervening physical features. Urbanising influence (defined under the header 'other urbanising influences' directly below) is one of the factors identified in the PPG as being indicative of a 'moderate' contribution to Purpose A. If adjacent land which currently makes a 'strong' contribution to Purpose A would, as a result of increased urbanising influence, make a weaker contribution, such that it became grey belt, then physical features would not be deemed to 'restrict and contain' development.

3.47 For the purposes of a strategic assessment of existing Green Belt land, this judgement is based on existing physical features in reasonable proximity of existing urban areas, without consideration of potential strengthening of boundaries that could be associated with particular development proposals. Physical features that restrict and contain development would typically be:

- strong natural landscape elements such as woodlands or changes in topography, which limit views or create a stronger sense of separation between urban and open land; or
- natural or manmade features that present a physical barrier to movement, and which have some visual screening role, such as tree-lined rivers or canals, motorways and railway lines with embankments, or main roads with strong boundary vegetation.

3.48 Such features are not considered to restrict and contain development if they emanate out from a large built-up area.

3.49 As assessment parcels are defined to reflect variations in contribution to the Green Belt purposes, physical features that restrict and contain development are typically parcel boundaries. The question of the distance within which a physical feature can be considered to limit impact on undeveloped Green Belt land - that is, whether it is 'in reasonable proximity' - is more likely to arise when harm of the release of a specific site is being addressed.

'Enclosed by existing development' ('partially' or 'largely')

3.50 The extent to which land can be considered to be enclosed by development is a judgement which depends both on the strength of the existing development's urbanising influence on neighbouring Green Belt land and the strength of the neighbouring Green Belt land's physical and/or visual relationship with the wider countryside. The greater the proportion of a defined Green Belt parcel's boundary that adjoins urban development (whether that is inset from the Green Belt or washed-over by it) the greater its enclosure. However, strong urban edge boundary features which limit urbanising influence can limit the sense of enclosure or containment by adjoining development, as long as there is some sense of connectivity with the wider countryside. Conversely, a lack of physical and visual connectivity with the wider countryside can increase the sense of enclosure, even if urban development around a Green Belt area is not strongly visible.

'Other urbanising influences'

3.51 Separate to the consideration of existing development within the Green Belt, 'other urbanising influences' could be a land use or activity without built development which is generally associated with urban areas, or it could be an urbanising influence from adjacent development, either inset within the Green Belt or outside but adjacent to Green Belt land.

3.52 The PPG refers to activity in the Green Belt, such as traffic generation, having an impact on openness. In some cases, there may be land uses which, although appropriate and not therefore affecting openness, still have an association with the urban area that constitutes a degree of urbanising influence. Notable examples could include sport and recreational playing fields or 'large areas of fixed surface infrastructure such as large areas of hardstanding [that have not blended into the landscape]', the latter of which is defined in the NPPF as PDL.

3.53 The urbanising influence of renewable energy and power infrastructure is judged on a case-by-case basis based on their permanence and scale of fixed surface infrastructure, such as large areas of hardstanding, associated with them. For example, renewable energy and power infrastructure permitted for temporary periods of time (often in the open countryside) are not permanent and therefore have not been judged as notable urbanising influences affecting contribution to the Green Belt purposes in perpetuity, whereas permanent substations set on fixed surface infrastructure, do affect the contribution to the Green Belt purposes over the long term.

3.54 The strength of urbanising influence associated with such areas depends on a number of factors, including the presence or lack of intervening physical boundary features, the scale/visibility of development in the associated urban area, landform change, distance from the existing urban edge and strength of relationship with the wider countryside.

'An incongruous pattern of development'

3.55 The PPG cites an extended "finger" of development into the Green Belt as an example of an incongruous pattern of development. Where parcels are defined to reflect variations in contribution to the Green Belt purposes they are unlikely to be finger-like in form, so this scenario would more typically relate to the assessment of specific development proposals. There may, however, be smaller 'satellite' settlements around large built-up areas which lie close enough to them to be at risk of merging were development to occur reducing separation between them. Significant loss of separation in such a gap, could in effect lead to the satellite settlement becoming an 'extended finger' of the large built-up area.

3.56 Any breaching of a significant existing physical feature, or a significant combination of adjacent physical features, that currently serve to restrict and contain the existing large built-up area, would also form an incongruous pattern of development. Examples of this sort of step-change in settlement form would be development crossing a major retaining and containing road, railway or river, or extending out from a valley onto a hilltop into open Green Belt land that does not relate well to existing development.

Purpose A outputs

3.57 The contribution to Purpose A is determined in line with the illustrative factors listed in the PPG guidance, denoting strong, moderate and weak/no contributions.

3.58 The supporting analysis of contribution to Purpose A is set out in parcel assessment outputs under five bullet points. These draw on information set out in the 'description' section:

- The first bullet point indicates whether the parcel is adjacent or near to a large built-up area, with additional text to note if the parcel is close to a village which is near enough to the large built-up area to contribute to preventing its sprawl (termed a 'satellite' settlement).
- The second bullet point indicates whether the parcel is free from development.

- The third bullet point indicates whether the parcel is subject to urbanising influences from outside of the parcel.
- The fourth bullet point notes whether there are physical features which could restrict and contain development.
- The fifth bullet point states whether development in the parcel would have an incongruous impact on the pattern of development.

Purpose B – to prevent neighbouring towns merging into one another

Grey belt PPG for Purpose B

3.59 The following features in combination are identified as being illustrative of a '**strong'** contribution:

- Land forming a substantial part of a gap between towns.
- Absence of existing development.
- Development would result in the loss of visual separation of towns.

3.60 The presence of one or more of the following features in a gap between towns is identified as being illustrative of a '**moderate'** contribution to Purpose B:

- Land forming a small part of a gap between towns.
- Development would not result in the loss of visual separation of towns, for example due to the close proximity of structures, natural landscape elements or topography that preserve visual separation.

3.61 Green Belt land that does not have a relationship with a gap between towns or forms only a very small part of a gap between towns, such that it makes no contribution to visual separation, is identified as being illustrative of a '**weak/no'** contribution to Purpose B.

Purpose B definitions

3.62 The PPG uses several terms which require further definition to be applied as part of the assessment process for Purpose B. These are addressed in the paragraphs below.

'Town'

3.63 The PPG states that 'this purpose relates to the merging of towns, not villages' (PPG Paragraph: 005 Reference ID: 64-005-20250225). As all towns and cities constitute 'large built-up areas' for Purpose A, the same list of settlements is applicable to Purpose B.

'A substantial part of a gap'

3.64 Whether part of a gap can be described as substantial is a function not just of its relative size to the gap as a whole but also of the physical features in it. Some 'separating' physical features, such as woodlands, landform features, major roads, railways and rivers strengthen perceived separation, particularly where they contribute to visual separation. However it is recognised that roads and railways can also be 'connecting' features that strengthen the link between towns, reducing the time taken to pass through a gap and weakening the role of visual separators. This is considered by the assessment on a locally specific basis.

3.65 Other areas of built form, such as villages and hamlets, industrial, educational and retail estates, between towns can be physically and visually connecting features. However, if the scale of intervening development and/or the size of gap between the towns means that these towns are not considered 'neighbouring' then Purpose B will be less directly relevant. In these cases, the contribution of open land in gaps between towns and other areas of built form is addressed through Purpose A, which recognises the role of such land in preventing smaller 'satellite' settlements/developments from merging with towns.

3.66 A parcel contributes more to the 'substance' of a gap between towns if it contains key separating physical features. The more fragile a gap, the more likely that a smaller part of it might be to be considered substantial.

3.67 The fragility of a gap is a key consideration to establish what is and is not substantial within or adjacent to a gap between neighbouring towns. Gap fragility is judged based on a combination of factors including the relative size of the gap and/or the presence/absence of connecting and separating features:

- A robust gap is typically relatively wide and contain significant physical features that maintain visual separation.
- A moderate gap may be relatively wide but lack significant physical features that maintain visual separation or be relatively narrow but contain physical features that maintain visual separation.

- A fragile gap is typically relatively narrow and lack physical features that maintain visual separation.

3.68 Green Belt land can play a peripheral role and therefore make a more limited contribution to a gap between towns where it does not lie directly in a gap but its development would weaken Green Belt land in a gap. Green Belt land on the periphery of fragile gaps may still be judged to be a substantial part of it, but otherwise will generally not. Green Belt land within a gap may also to an extent be considered peripheral if the neighbouring towns in question are already to a significant extent connected by development.

3.69 Development expanding a town out into the core of a gap, removing a relatively large part of it, would clearly represent a substantial impact, but such scenarios would generally be captured as making a 'strong' contribution to Purpose A (and therefore not be eligible for definition as grey belt) as a consequence of a likely resulting incongruous pattern of development. This may be because the functional role of the gap has already been eroded by the partial merging of the towns.

3.70 Relatively wide gaps between towns generally have scope for some new development within them without significant loss of visual separation between neighbouring towns. Consequently, large parcels or 'outer areas' within or on the periphery of relatively wide gaps that only represent 'a substantial part of a gap' between towns by virtue of their size have generally been rated as making a 'moderate' contribution to Purpose B, in acknowledgement of their potential to accommodate development in smaller parts of them without loss of visual separation of towns. In this way the assessment findings will help point to areas of search where there could be potential (in Green Belt terms) for development, including new settlements, in gaps between neighbouring towns.

A 'small' or 'very small' part of a gap'

3.71 'A small part of a gap' is judged to be an 'insubstantial' part of it – that is, land in a gap that does not meet the 'substantial' definition above – but one which still provides a degree of visual separation.

3.72 A 'very small' part of gap is an area which does not contribute to visual separation, generally as a result of their existing development and/or containment and significant urbanisation. These areas generally also make a weak/no contribution to Purpose A.

3.73 It is not appropriate to define fixed or overarching gap widths for the terms 'substantial', 'small' and 'very small'. As with the definition of 'near to' set out above,

this will depend on site-specific factors, including the distance in proportion to the size of towns, the degree of visual separation, and the presence of urbanising development or activity within the Green Belt.

'Loss of visual separation'

3.74 'Loss' is interpreted as either complete removal or a 'significant reduction' in visual separation, rather than its complete removal. Typically the development of a substantial part of a gap has the potential to equate to a significant loss of visual separation although, as noted in the section above, relatively wide gaps between towns could in some circumstances accommodate a degree of new development, isolated from any town, without a significant loss of visual separation, i.e. no more than a minor reduction in visual separation. Negligible reductions in visual separation are likely to be limited to areas already containing existing development and/or are contained and significantly urbanised by urban influences.

'Free of existing development'

3.75 'Existing development' is not considered to include the appropriate development 'exceptions' listed in NPPF paragraph 154, such as agricultural buildings, which case law **[See reference** 14**]** generally considers does not affect the openness of the Green Belt. Paragraph 160 of the NPPF states 'elements of many renewable energy projects will comprise inappropriate development'; however, renewable energy and power infrastructure permitted for temporary periods of time (often in the open countryside) are not permanent and therefore have not been judged as existing development affecting contribution to the Green Belt purposes in perpetuity.

3.76 'Free of' is not considered to mean 'no existing inappropriate development'. The influence of existing inappropriate development is judged on the basis of a combination of an area's visual and spatial openness.

Purpose B assessment outputs

3.77 The contribution of a parcel to Purpose B is determined in line with the illustrative factors listed in the PPG guidance, denoting strong, moderate and weak/no contributions.

3.78 The supporting analysis of contribution to Purpose B is set out in parcel assessment outputs under three bullet points. These draw on information set out in the 'description' section:

- The first bullet point states whether the parcel lies in a gap between neighbouring towns and, if so, gives an indication of the strength of the gap, with reference to distance, separating and connecting features and visual openness. This helps to support judgements as to whether the parcel forms a substantial part of the gap.
- The second bullet point indicates whether the parcel is free from development.
- The third bullet point states whether the parcel forms a substantial, small or very small part of the gap, with reference to separating features that would be lost were development to take place.
- The fourth bullet comments on the extent of loss of visual separation.

Purpose C – to protect the countryside from encroachment

3.79 Purpose C is not relevant to the identification of grey belt and is not referenced in the PPG, but it is still one of the five purposes of Green Belt set out in the NPPF. Ratings of contribution to Purpose C could still help inform judgements regarding which grey belt areas are more suitable for release than others in Green Belt terms. In addition, if the release and/or development of Green Belt land outside of defined grey belt areas needs to be considered, contribution ratings for Purpose C may be an important consideration. For example, in locations not near to and remote from towns and cities, variations in contribution to Purpose C may provide the only source of comparison in the contribution of Green Belt land to the Green Belt purposes.

Purpose C definitions

3.80 Purpose C has been assessed by determining the extent to which a location can be considered part of the countryside, the level of urbanising influence affecting it and whether or not development in the parcel would significantly increase urbanising influence on adjacent open land.

'Part of the countryside'

3.81 Green Belt land is part of the countryside where it is open and has a clear connection with the wider open countryside. Physical isolation from the wider countryside, uses which create a strong association with an urban area, or the presence of existing urban development can affect what is judged to be countryside in Green Belt terms. This is not a judgement which considers the scenic beauty, ecological value or condition of land.

'Urbanising influence'

3.82 This is defined as a combination of both the influences of 'existing development' and 'other urbanising influences' (both defined under Purpose A above). This includes urbanising development washed over by, inset within or directly adjacent to the outer edges of the Green Belt, such as villages and hamlets, industrial, educational and/or retail estates.

3.83 Relevant factors influencing the significance of urbanising influence include separating/screening physical boundary features, the scale/visibility of urbanising development and associated land uses and activity, landform change, distance from the urban areas, and the strength of relationship with the wider countryside.

Purpose C assessment outputs

3.84 The contribution of a parcel to Purpose C is determined in terms of whether land makes a strong, moderate and weak /no contribution to this Purpose.

3.85 The following features in combination are identified as being illustrative of a '**strong'** contribution:

- Land is part of the countryside.
- None or no significant urbanising influence with a lack of features to restrict and contain development, such that were development to take place, there would be a stronger urbanising impact on adjacent Green Belt land than is currently the case.

3.86 The following features in combination are identified as being illustrative of a '**moderate'** contribution:

- Land is part of the countryside.
- Some urbanising influence.
- The presence of features to restrict and contain development, such that were development to take place, there would be no stronger urbanising impact on adjacent Green Belt land.

3.87 The following features in combination are identified as being illustrative of a '**weak/no'** contribution:

- Land is wholly or largely contained from the wider countryside by development, or openness is significantly limited by existing development.
- Significant urbanising influence.

- Were development to take place, there would be no stronger urbanising impact on adjacent Green Belt land.

3.88 The supporting analysis of contribution to Purpose C is set out in parcel assessment outputs under four bullet points. These draw on information set out in the 'description' section:

- The first bullet point indicates whether the parcel is perceived as part of the countryside or whether urban containment or development weaken its relationship with the wider countryside.
- The second bullet point indicates whether the parcel is free from development.
- The third bullet point indicates whether the parcel is subject to urbanising influences from outside of the parcel.
- The fourth bullet point states whether development in the parcel would significantly increase urbanising influence on adjacent open land.

Purpose D – to preserve the setting and special character of historic towns

Grey belt PPG for Purpose D

3.89 The following features in combination are identified as being illustrative of a '**strong'** contribution to Purpose D:

- Absence of existing development.
- Form part of the setting of a historic town.
- Land makes a considerable contribution to a historic town's special character – being within, adjacent, or of significant visual importance to its historic aspects.

3.90 The presence of one or more of the following features, in addition to being part of the setting and/or contributing to the special character of a historic town, is identified as being illustrative of a '**moderate'** contribution to Purpose D:

- Containing existing development.
- Separated from historic aspects of the historic town by existing development or topography.
- No important visual, physical, or experiential relationship to historic aspects of a historic town.

3.91 Land that does not form part of the setting of a historic town, with no visual, physical, or experiential connection to the historic aspects of a town is illustrative of a '**weak/no'** contribution to Purpose D.

Purpose D definitions

3.92 The PPG uses several terms which require further definition to be applied as part of the assessment process. These are addressed in the paragraphs below.

'Historic town'

3.93 The PPG is clear that this purpose relates to historic towns, not villages (PPG Paragraph: 005 Reference ID: 64-005-20250225). An extract from Hansard in 1988 clarified which historic settlements in England were certainly considered 'historic towns' in the context of the Green Belt purposes. The Secretary of State for the Environment clarified in answer to a parliamentary question that the purpose of preserving the special character of historic towns is especially relevant to the Green Belts of York, Chester, Bath, Oxford and Cambridge **[See reference** 15**]**. Durham has since been added to this list.

3.94 It has been LUC's experience through consultation with Historic England on several Green Belt study method statements, that Historic England do not consider the list on towns quoted in Parliament to necessarily be exclusive. Therefore, the settlements referenced under the definitions of 'large built-up area' (see section titled Purpose A definitions) and 'town' (see section titled Purpose B definitions) above all have the potential to be defined as 'historic towns' relevant to the assessment of Purpose D, subject to the definition of their historic settings or special character.

3.95 Clearly there are historic aspects to towns and smaller settlements within the study area, but the important aspect in terms of contribution to this purpose is that there needs to be a significant relationship between Green Belt land and historic aspects of a settlement's setting, such that some degree of special character results. Many towns have designated conservation areas, but these are commonly focused on historic buildings and spaces within towns, with any views of the Green Belt countryside being incidental rather than key to special character.

3.96 Green Belt land in the study area is considered to have potential to contribute to the special character of the following towns:

- Baldock
- Letchworth

- Hitchin
- Welwyn Garden City
- Hatfield
- Hertford
- Bishop's Stortford
- Sawbridgeworth
- Ware.

'Setting and special character'

3.97 The extent to which the Green Belt contributes to the setting and special character of a historic town is related to the visual, physical and/or experiential relationship between Green Belt land and historic aspects of a town.

3.98 What forms part of a historic town's setting and contributes to the setting and/or special character of a historic town is a matter of professional judgement that cannot be defined in general terms. It is unique to each historic town's character, townscape and connections to the wider landscape.

3.99 The connection between a historic town's historic character and the wider countryside does not have to be physical; indeed, successive waves of development often isolate core historic areas from the surrounding countryside, meaning it is often more a visual connection. This visual connection can be determined by consideration of movement through the area, or views into or out of the settlement.

3.100 The assessment considers whether any Green Belt land contributes to the special character of any of the towns listed above and, if so, to what extent.

'Historic aspects'

3.101 In order to establish the relevance of Green Belt land to historic aspects of a historic town it is necessary to review and research each historic town's historic aspects in turn. This has been carried out with reference to historic environment evidence for each historic town, such as historic town setting studies and conservation area appraisals.

3.102 Recorded references to the open countryside or key physical features and/or landmarks in the Green Belt are useful in judging and justifying the appropriate level

of contribution relevant Green Belt land makes to a historic town's setting and special character.

3.103 Some historic towns have historic aspects that have little to no relationship with their setting and special character, and some historic towns contain historic areas focused on historic buildings and spaces within towns, with any views of the Green Belt countryside being incidental rather than part of the historic town's setting and special character. Where this is the case, contribution to Purpose D can often be ruled out, noting that this does not mean such places do not have special and unique characteristics worthy of preservation, just that these characteristics are not directly relevant to an assessment of Green Belt Purpose D.

'Free of existing development'

3.104 'Free of existing development' is defined under Purpose A and B above. The same definition applies to Purpose D.

Purpose D outputs

3.105 The contribution of a parcel to Purpose D is determined in line with the illustrative factors listed in the PPG guidance, denoting strong, moderate and weak/no contributions.

3.106 The supporting analysis of contribution to Purpose D is set out in parcel assessment outputs under three bullet points. These in part draw on information set out in the 'description' section:

- The first bullet point states whether the parcel forms part of the setting of a historic town.
- The second bullet point indicates whether the parcel is free from development.
- The third bullet point indicates whether the parcel makes a considerable contribution to special character, some contribution or little/no contribution to the setting and/or special character or a historic town, with supporting text to justify this judgement.

Purpose E – to assist in urban regeneration

3.107 Purpose E is not relevant to the identification of grey belt and is not referenced in the PPG, but it is one of the five purposes of Green Belt set out in the NPPF.

3.108 Most Green Belt studies do not assess individual Green Belt land parcels against Purpose E, and either do not rate them or rate them all equally, on the grounds that outside the definition of PDL, it is difficult to justify why the release and/or development of one area of Green Belt land has a greater impact on encouraging re-use of urban land than another. This is supported by planning inspectors' judgements on the matter, such as the inspector's report regarding: the London Borough of Redbridge's Local Plan (January 2018), which noted that with regards to Purpose E 'this purpose applies to most land' but that 'it does not form a particularly useful means of evaluating sites' **[See reference** 16**].**

3.109 More generally regarding plan-making, paragraph 147 of the NPPF states that 'before concluding that exceptional circumstances exist to justify changes to Green Belt boundaries, the strategic policy-making authority should be able to demonstrate that it has examined fully all other reasonable options for meeting its identified need for development ……..[including] a) makes as much use as possible of suitable brownfield sites and underutilised land and b) optimises the density of development in line with the policies in chapter 11 of this Framework, including whether policies promote a significant uplift in minimum density standards in town and city centres and other locations well served by public transport'. In other words, Purpose E must have already been followed before options in the Green Belt are considered further.

3.110 Using evidence to inform meaningful judgements on the collective contribution Green Belt land makes to Purpose E is also difficult. In the absence of any clear guidance on what percentage of recorded brownfield land enables a Green Belt to play a stronger or more limited role in encouraging urban regeneration, a uniform level of 'moderate' contribution to Purpose E is applied to all areas of Green Belt in the study area.

Step 3: Identification of potential grey belt

3.111 Having assessed the strength of contribution to Green Belt purposes A, B and D, areas of potential grey belt have been defined, and are illustrated on maps for land surrounding each settlement and for the study area as a whole.

3.112 PPG Paragraph: 006 Reference ID: 64-006-20250225 clarifies that grey belt, 'excludes land where the application of policies relating to the areas or assets in footnote 7 to the NPPF would provide a strong reason for refusing or restricting development. It highlights that in such locations grey belt can only be identified provisionally before consideration is informed by specific proposals which provide appropriate detail. Mapping therefore also shows footnote 7 areas, as Green Belt land which coincides with footnote 7 areas or assets which can therefore only provisionally be considered grey belt. Land outside of footnote 7 areas could also

require more detailed consideration of the potential impact that proposed or envisaged development might have on policies applicable to the footnote 7 areas.

3.113 Critically, even where Green Belt land is identified as grey belt there, if proposed or envisaged for development there remains the need to consider such factors as whether:

- Its release and such development would fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan (as set out below);
- There is a demonstrable unmet need for the type of development proposed;
- The development would be in a sustainable location, with particular reference to paragraphs 110 and 115 of this Framework; and
- Where applicable the development proposed meets the 'Golden Rules' requirements set out in paragraphs 156-157.

Fundamental impact to remaining Green Belt land

3.114 Green Belt assessments must also consider the extent to which release or development of Green Belt land (including but not limited to grey belt land) would fundamentally undermine the purposes (taken together) of the remaining Green Belt across the plan area as whole. The PPG states that this judgement should focus on evaluating the effect of release or development on 'the ability of all the remaining Green Belt across the area of the plan from serving all five of the Green Belt purposes in a meaningful way'.

3.115 What is fundamental and meaningful could vary significantly based on the scale and nature of the plan area and the range, significance and extent of contribution Green Belt land makes to the Green Belt purposes within it.

3.116 The PPG uses a few terms which require further definition to be applied as part of the assessment process. These are addressed in the paragraphs below.

'Plan area'

3.117 The plan area is the area covered by each of East Herts District, North Herts and Stevenage Borough Councils' Local Plans.

‘Purposes (taken together)’

3.118 Most Green Belt land does not contribute to all Green Belt purposes to the same degree, with large areas of Green Belt land not contributing or contributing weakly to multiple purposes. Consequently, what constitutes a fundamental and meaningful impact will vary from one local authority area to another depending on which purposes are important in the area. Release or development that fundamentally and meaningfully impacts Green Belt land contributing to one Green Belt purpose would in effect affect its ability to serve the purposes (taken together) in a meaningful way.

‘Fundamental’ and ‘meaningful’

3.119 Some proposals may only fundamentally undermine the ability of the remaining Green Belt land in the plan area to serve a single important purpose to have a meaningful impact. Other proposals may undermine multiple purposes to a degree that in combination their impact is meaningful.

3.120 The scale and contiguity of Green Belt land within a plan area may also play a role in what is meaningful. Release or development of smaller areas of Green Belt land are likely to be more meaningful in a plan area with smaller areas of Green Belt land. Release or development of pockets of Green Belt land that are isolated from the wider designation within urban areas are less likely to have a meaningful impact.

3.121 A fundamental and meaningful impact on Purpose A (to check the unrestricted sprawl of large built-up areas) may include, but is not limited to, where release or development of land would result in the physical or perceived merging of a large built-up area with an adjacent satellite settlement such that the adjacent settlement would be perceived to be part of a larger ‘sprawling’ large built-up area. How fundamental and meaningful the loss of such a gap would be dependent on its current contribution to Purpose A. Most sprawl of a large built-up area will not fundamentally undermine the ability of remaining Green Belt land to continue to fulfil this function.

3.122 A fundamental and meaningful impact on Purpose B (to prevent neighbouring towns from merging into one another) includes but is not limited to release or development that would result in the physical or perceived merging of two currently distinctly separate neighbouring towns, or where release or development would result in the loss of the most substantial part of a gap separating neighbouring towns such that it no longer played a meaningful role in relation to Purpose B. Whether the merging of two neighbouring towns is meaningful may also be influenced by the number of neighbouring towns that could remain distinctly separate by remaining Green Belt land.

3.123 A fundamental and meaningful impact on Purpose C (to assist in safeguarding the countryside from encroachment) may include but is not limited to where release or development would sever and isolate an area of Green Belt land contributing strongly to Green Belt Purpose C from the wider designation. The vast majority of Green Belt land has at least some countryside function. The release or development of the vast majority of Green Belt land would likely not fundamentally and meaningfully influence the function of adjacent Green Belt land such that it would cease to be considered countryside.

3.124 A fundamental and meaningful impact on Purpose D (to preserve the setting and special character of historic towns) may include but is not limited to the release or development of an important or very important part of the setting of a historic town, integral to its special character.

3.125 A fundamental and meaningful impact on Purpose E (to assist in urban regeneration, by encouraging the recycling of derelict and other urban land) is not considered likely given that other Green Belt policy prioritises the use of non-Green Belt locations first followed by previously developed land in the Green Belt, i.e. it is unlikely that Green Belt release or development could be justified having not already demonstrated that this purpose has not been fundamentally and meaningfully undermined.

Fundamental impact outputs

3.126 Without a clear understanding of the location of release or development, its scale and land use, including what Green Belt land would remain within a plan area, it is not possible to make a definitive judgement on fundamental impact. In the absence of specific proposals, the variations in contribution to each Green Belt purpose identified in this assessment highlight the areas where Green Belt contribution is at its greatest within East Herts District, North Herts and Stevenage Borough Councils. These areas of highest contribution have been reviewed in the round to judge where release or development could fundamentally and meaningfully undermine the purposes in the Plan area. These judgements have been justified.

3.127 When each Council is in a position to evaluate specific proposals for Green Belt release or development, it will be possible to make a definitive judgement as to whether they would (individually or cumulatively) fundamentally undermine the purposes (taken together) of the remaining Green Belt across the plan area as whole.

Chapter 4
Summary of Findings

Summary Table and Overview Maps

4.1 Table 4.1 below lists the ratings, by settlement area, for each parcel.

4.2 Figures 4.1 to **4.12** are overview maps for the East Herts, North Herts and Stevenage study area as a whole, split into north-west and south-east. The maps show:

- Contribution to Purpose A – to check the unrestricted sprawl of large built-up areas (**Figures 4.1** and **4.2**)
- Contribution to Purpose B - to prevent neighbouring towns merging into one another (**Figures 4.3** and **4.4**)
- Contribution to Purpose C - to assist in safeguarding the countryside from encroachment - (**Figures 4.5** and **4.6**)
- Contribution to Purpose D - to preserve the setting and special character of historic towns (**Figures 4.7** and **4.8**)
- The highest contribution rating for purposes A. B and D (**Figures 4.9** and **4.10**)
- Areas that do not make a Strong contribution to Purposes A, B and D, and so are suitable for definition as grey belt (**Figures 4.11** and **4.12**), subject to confirmation that footnote 7 areas and assets do not provide justification for significantly restricting development. The figures also map the extent of footnote 7 areas and assets.

4.3 Purpose E - to assist in urban regeneration, by encouraging the recycling of derelict and other urban land - has not been assessed on a parcel-by-parcel basis. As noted in the Assessment Methodology chapter above, in the absence of any clear guidance on what percentage of brownfield land enables the Green Belt to play a stronger, or more limited, role in encouraging urban regeneration, and the fact that Purpose E must have already been followed before options in the Green Belt are considered further, a uniform level of 'Equal' contribution to Purpose E has been applied to all Green Belt land in the East Herts, North Herts and Stevenage study area.

Note: Detail ratings for North Herts omitted from below table 4.1

Table 4.1: Summary of assessment findings

Settlement	Parcel	Local Authority	Area (ha)	Purpose A contribution rating	Purpose B contribution rating	Purpose C contribution rating	Purpose D contribution rating	Grey belt?
Bishop's Stortford North East	BSNE1	East Hertfordshire	7.05	Weak/No	Weak/No	Weak/No	Strong	No
Bishop's Stortford North East	BSNE2	East Hertfordshire	9.50	Strong	Weak/No	Moderate	Strong	No
Bishop's Stortford North East	BSNE3	East Hertfordshire	3.93	Moderate	Weak/No	Weak/No	Weak/No	Yes
Bishop's Stortford North East	BSNE4	East Hertfordshire	14.06	Moderate	Weak/No	Moderate	Moderate	Yes
Bishop's Stortford North East	BSNE5	East Hertfordshire	28.29	Moderate	Weak/No	Moderate	Weak/No	Yes
Bishop's Stortford North East	BSNE6	East Hertfordshire	60.88	Strong	Strong	Strong	Weak/No	No
Bishop's Stortford North East	BSNE7	East Hertfordshire	7.13	Strong	Moderate	Strong	Weak/No	No
Bishop's Stortford North East	BSNE8	East Hertfordshire	3.13	Moderate	Weak/No	Moderate	Weak/No	Yes
Bishop's Stortford North East	BSNE9	East Hertfordshire	4.23	Moderate	Weak/No	Moderate	Weak/No	Yes
Bishop's Stortford North East	BSNE10	East Hertfordshire	13.88	Strong	Weak/No	Strong	Weak/No	No
Bishop's Stortford North East	BSNE11	East Hertfordshire	35.57	Strong	Weak/No	Strong	Weak/No	No
Bishop's Stortford North West	BSNW1	East Hertfordshire	19.92	Moderate	Weak/No	Moderate	Weak/No	Yes
Bishop's Stortford North West	BSNW2	East Hertfordshire	13.06	Moderate	Weak/No	Moderate	Weak/No	Yes
Bishop's Stortford North West	BSNW3	East Hertfordshire	13.39	Moderate	Weak/No	Moderate	Weak/No	Yes
Bishop's Stortford North West	BSNW4	East Hertfordshire	59.53	Strong	Weak/No	Strong	Weak/No	No
Bishop's Stortford North West	BSNW5	East Hertfordshire	37.28	Strong	Weak/No	Strong	Weak/No	No
Bishop's Stortford South	BSS1	East Hertfordshire	4.08	Moderate	Weak/No	Moderate	Weak/No	Yes
Bishop's Stortford South	BSS2	East Hertfordshire	30.68	Strong	Weak/No	Strong	Weak/No	No
Bishop's Stortford South	BSS3	East Hertfordshire	5.16	Moderate	Weak/No	Moderate	Weak/No	Yes
Bishop's Stortford South	BSS4	East Hertfordshire	2.09	Moderate	Weak/No	Moderate	Weak/No	Yes
Bishop's Stortford South	BSS5	East Hertfordshire	5.89	Moderate	Weak/No	Moderate	Weak/No	Yes
Bishop's Stortford South	BSS6	East Hertfordshire	32.99	Strong	Weak/No	Strong	Weak/No	No
Bishop's Stortford South	BSS7	East Hertfordshire	12.69	Strong	Weak/No	Strong	Weak/No	No
Bishop's Stortford South	BSS8	East Hertfordshire	17.14	Strong	Strong	Strong	Weak/No	No
Bishop's Stortford South	BSS9	East Hertfordshire	39.23	Moderate	Weak/No	Weak/No	Weak/No	Yes
Bishop's Stortford South	BSS10	East Hertfordshire	173.74	Strong	Strong	Strong	Weak/No	No
Bishop's Stortford South	BSS11	East Hertfordshire	1.68	Weak/No	Weak/No	Weak/No	Weak/No	Yes
Bishop's Stortford South	BSS12	East Hertfordshire	1.65	Moderate	Weak/No	Moderate	Weak/No	Yes
Bishop's Stortford South	BSS13	East Hertfordshire	31.77	Moderate	Weak/No	Moderate	Weak/No	Yes
Bishop's Stortford South	BSS14	East Hertfordshire	5.40	Strong	Weak/No	Strong	Weak/No	No
Bishop's Stortford South	BSS15	East Hertfordshire	37.54	Strong	Weak/No	Strong	Weak/No	No
Bishop's Stortford South	BSS16	East Hertfordshire	157.04	Strong	Strong	Strong	Weak/No	No
Bishop's Stortford South	BSS17	East Hertfordshire	293.08	Strong	Moderate	Strong	Weak/No	No
Bishop's Stortford West	BSW1	East Hertfordshire	10.02	Moderate	Weak/No	Weak/No	Weak/No	Yes
Bishop's Stortford West	BSW2	East Hertfordshire	3.80	Weak/No	Weak/No	Weak/No	Weak/No	Yes
Bishop's Stortford West	BSW3	East Hertfordshire	12.33	Moderate	Weak/No	Moderate	Weak/No	Yes
Bishop's Stortford West	BSW4	East Hertfordshire	11.91	Weak/No	Weak/No	Weak/No	Weak/No	Yes
Bishop's Stortford West	BSW5	East Hertfordshire	43.93	Moderate	Weak/No	Moderate	Weak/No	Yes
Bishop's Stortford West	BSW6	East Hertfordshire	4.86	Weak/No	Weak/No	Weak/No	Weak/No	Yes
Bishop's Stortford West	BSW7	East Hertfordshire	3.38	Strong	Weak/No	Strong	Weak/No	No
Bishop's Stortford West	BSW8	East Hertfordshire	3.25	Strong	Weak/No	Strong	Weak/No	No
Bishop's Stortford West	BSW9	East Hertfordshire	109.99	Strong	Weak/No	Strong	Weak/No	No
Bishop's Stortford West	BSW10	East Hertfordshire	311.96	Strong	Weak/No	Strong	Weak/No	No
Datchworth	DT1	East Hertfordshire	39.97	Weak/No	Weak/No	Weak/No	Weak/No	Yes

Settlement	Parcel	Local Authority	Area (ha)	Purpose A contribution rating	Purpose B contribution rating	Purpose C contribution rating	Purpose D contribution rating	Grey belt?
Datchworth	DT2	East Hertfordshire	15.46	Weak/No	Weak/No	Strong	Weak/No	Yes
Datchworth	DT3	East Hertfordshire	38.76	Weak/No	Moderate	Strong	Weak/No	Yes
Datchworth	DT4	East Hertfordshire	16.98	Strong	Moderate	Strong	Weak/No	No
Datchworth	DT5	East Hertfordshire	11.06	Strong	Weak/No	Strong	Weak/No	No
Datchworth	DT6	East Hertfordshire	21.01	Weak/No	Weak/No	Strong	Weak/No	Yes
Datchworth	DT7	East Hertfordshire	32.43	Weak/No	Moderate	Strong	Weak/No	Yes
Datchworth	DT8	East Hertfordshire	3.83	Weak/No	Weak/No	Moderate	Weak/No	Yes
Datchworth	DT9	East Hertfordshire	40.18	Weak/No	Moderate	Strong	Weak/No	Yes
Datchworth	DT10	East Hertfordshire	129.61	Weak/No	Weak/No	Moderate	Weak/No	Yes
Datchworth	DT11	East Hertfordshire	25.14	Weak/No	Weak/No	Strong	Weak/No	Yes
Datchworth	DT12	East Hertfordshire	44.07	Weak/No	Moderate	Strong	Weak/No	Yes
Datchworth	DT13	East Hertfordshire	23.77	Weak/No	Weak/No	Strong	Weak/No	Yes
Datchworth	DT14	East Hertfordshire	31.23	Weak/No	Weak/No	Strong	Weak/No	Yes
Harlow	HA1	East Hertfordshire	123.85	Strong	Moderate	Strong	Weak/No	No
Harlow	HA2	East Hertfordshire	16.70	Moderate	Weak/No	Moderate	Weak/No	Yes
Harlow	HA3	East Hertfordshire	7.45	Strong	Strong	Moderate	Weak/No	No
Harlow	HA4	East Hertfordshire	95.40	Strong	Strong	Strong	Weak/No	No
Harlow	HA5	East Hertfordshire	11.41	Strong	Weak/No	Strong	Weak/No	No
Harlow	HA6	East Hertfordshire	379.85	Strong	Strong	Strong	Weak/No	No
Hertford South	HF1	East Hertfordshire	123.97	Strong	Strong	Strong	Weak/No	No
Hertford South	HF2	East Hertfordshire	10.48	Strong	Moderate	Strong	Weak/No	No
Hertford South	HF3	East Hertfordshire	38.93	Strong	Moderate	Strong	Weak/No	No
Hertford South	HF4	East Hertfordshire	13.90	Strong	Moderate	Strong	Weak/No	No
Hertford South	HF5	East Hertfordshire	7.36	Strong	Weak/No	Strong	Moderate	No
Hertford South	HF6	East Hertfordshire	5.75	Strong	Weak/No	Moderate	Strong	No
Hertford South	HF7	East Hertfordshire	1.75	Moderate	Weak/No	Moderate	Strong	No
Hertford South	HF8	East Hertfordshire	13.73	Strong	Weak/No	Strong	Strong	No
Hertford South	HF9	East Hertfordshire	3.04	Weak/No	Weak/No	Weak/No	Weak/No	Yes
Hertford South	HF10	East Hertfordshire	17.49	Strong	Weak/No	Strong	Moderate	No
Hertford South	HF11	East Hertfordshire	49.89	Strong	Moderate	Strong	Moderate	No
Hertford South	HF12	East Hertfordshire	15.83	Strong	Weak/No	Strong	Moderate	No
Hertford South	HF13	East Hertfordshire	13.51	Strong	Weak/No	Strong	Weak/No	No
Hertford South	HF14	East Hertfordshire	26.42	Strong	Weak/No	Strong	Moderate	No
Hertford South	HF15	East Hertfordshire	254.57	Strong	Weak/No	Strong	Weak/No	No
Hertford South	HF16	East Hertfordshire	2212.35	Weak/No	Weak/No	Strong	Weak/No	Yes
Hertford South	HF17	East Hertfordshire	108.46	Strong	Weak/No	Strong	Weak/No	No
Hertford North	HFN1	East Hertfordshire	8.05	Strong	Weak/No	Strong	Weak/No	No
Hertford North	HFN2	East Hertfordshire	2.72	Moderate	Weak/No	Moderate	Weak/No	Yes
Hertford North	HFN3	East Hertfordshire	52.52	Strong	Moderate	Strong	Weak/No	No
Hertford North	HFN4	East Hertfordshire	415.45	Strong	Moderate	Strong	Weak/No	No
Hertford North	HFN5	East Hertfordshire	8.20	Weak/No	Weak/No	Weak/No	Moderate	Yes
Hertford North	HFN6	East Hertfordshire	33.65	Moderate	Weak/No	Moderate	Strong	No
Hertford North	HFN7	East Hertfordshire	91.52	Strong	Weak/No	Strong	Moderate	No
Hertford North	HFN8	East Hertfordshire	2.62	Moderate	Weak/No	Moderate	Moderate	Yes
Hertford North	HFN9	East Hertfordshire	105.15	Strong	Weak/No	Strong	Moderate	No
Hertford North	HFN10	East Hertfordshire	21.57	Moderate	Weak/No	Moderate	Weak/No	Yes
Hertford North	HFN11	East Hertfordshire	38.55	Strong	Moderate	Strong	Moderate	No
Hertford North	HFN12	East Hertfordshire	49.39	Strong	Weak/No	Strong	Weak/No	No

Settlement	Parcel	Local Authority	Area (ha)	Purpose A contribution rating	Purpose B contribution rating	Purpose C contribution rating	Purpose D contribution rating	Grey belt?
Hertford North	HFN13	East Hertfordshire	21.12	Strong	Moderate	Strong	Moderate	No
Hertford North	HFN14	East Hertfordshire	143.39	Strong	Strong	Strong	Moderate	No
Hertford North	HFN15	East Hertfordshire	9.48	Strong	Moderate	Strong	Strong	No
Hertford North	HFN16	East Hertfordshire	11.99	Moderate	Weak/No	Moderate	Strong	No
Hertford North	HFN17	East Hertfordshire	12.75	Moderate	Weak/No	Moderate	Strong	No
Hertford North	HFN18	East Hertfordshire	5.11	Moderate	Weak/No	Moderate	Strong	No
Hertford North	HFN19	East Hertfordshire	31.93	Strong	Strong	Strong	Moderate	No
Hertford North	HFN20	East Hertfordshire	21.95	Strong	Strong	Strong	Moderate	No
Hertford North	HFN21	East Hertfordshire	6.96	Weak/No	Weak/No	Weak/No	Moderate	Yes
Hertford North	HFN22	East Hertfordshire	11.54	Moderate	Strong	Moderate	Moderate	No
Hertford North	HFN23	East Hertfordshire	1160.22	Weak/No	Moderate	Strong	Weak/No	Yes
Hertford North	HFN24	East Hertfordshire	536.94	Weak/No	Weak/No	Strong	Weak/No	Yes
Hertford West	HFW1	East Hertfordshire	9.60	Moderate	Weak/No	Moderate	Strong	No
Hertford West	HFW2	East Hertfordshire	5.13	Moderate	Weak/No	Moderate	Strong	No
Hertford West	HFW3	East Hertfordshire	12.10	Strong	Weak/No	Strong	Strong	No
Hertford West	HFW4	East Hertfordshire	18.52	Strong	Weak/No	Strong	Moderate	No
Hertford West	HFW5	East Hertfordshire	46.18	Strong	Weak/No	Strong	Weak/No	No
Hertford West	HFW6	East Hertfordshire	3.08	Strong	Weak/No	Strong	Weak/No	No
Hertford West	HFW7	East Hertfordshire	14.35	Moderate	Weak/No	Moderate	Weak/No	Yes
Hertford West	HFW8	East Hertfordshire	36.16	Strong	Moderate	Strong	Weak/No	No
Hertford West	HFW9	East Hertfordshire	722.74	Strong	Moderate	Strong	Moderate	No
Hertford West	HFW10	East Hertfordshire	14.02	Weak/No	Weak/No	Moderate	Weak/No	Yes
Hertford West	HFW11	East Hertfordshire	19.13	Moderate	Weak/No	Moderate	Weak/No	Yes
Hertford West	HFW12	East Hertfordshire	47.90	Strong	Moderate	Strong	Weak/No	No
Hertford West	HFW13	East Hertfordshire	390.40	Strong	Moderate	Strong	Weak/No	No
Hertford West	HFW14	East Hertfordshire	12.70	Moderate	Weak/No	Moderate	Weak/No	Yes
Hertford West	HFW15	East Hertfordshire	32.10	Strong	Moderate	Strong	Weak/No	No
Hertford West	HFW16	East Hertfordshire	38.85	Strong	Weak/No	Strong	Strong	No
Hertford Heath	HH1	East Hertfordshire	19.83	Strong	Moderate	Strong	Weak/No	No
Hertford Heath	HH2	East Hertfordshire	4.68	Moderate	Weak/No	Strong	Weak/No	Yes
Hertford Heath	HH3	East Hertfordshire	145.82	Strong	Strong	Strong	Weak/No	No
Hertford Heath	HH4	East Hertfordshire	23.20	Strong	Strong	Strong	Weak/No	No
Hertford Heath	HH5	East Hertfordshire	40.86	Strong	Strong	Strong	Weak/No	No
Hertford Heath	HH6	East Hertfordshire	36.71	Strong	Strong	Strong	Weak/No	No
Hertford Heath	HH7	East Hertfordshire	8.08	Strong	Strong	Strong	Weak/No	No
Hertford Heath	HH8	East Hertfordshire	13.80	Strong	Strong	Strong	Weak/No	No
Hertford Heath	HH9	East Hertfordshire	31.46	Strong	Moderate	Strong	Weak/No	No
Hertford Heath	HH10	East Hertfordshire	50.47	Strong	Moderate	Strong	Weak/No	No
Hertford Heath	HH11	East Hertfordshire	44.76	Strong	Moderate	Strong	Weak/No	No
Hertford Heath	HH12	East Hertfordshire	98.92	Strong	Strong	Strong	Weak/No	No
Hoddesdon	HO1	East Hertfordshire	17.04	Moderate	Weak/No	Moderate	Weak/No	Yes
Hoddesdon	HO2	East Hertfordshire	3.19	Moderate	Moderate	Moderate	Weak/No	Yes
Hoddesdon	HO3	East Hertfordshire	37.43	Strong	Strong	Strong	Weak/No	No
Hoddesdon	HO4	East Hertfordshire	38.62	Strong	Strong	Strong	Weak/No	No
Hoddesdon	HO5	East Hertfordshire	11.34	Strong	Moderate	Strong	Weak/No	No
Hoddesdon	HO6	East Hertfordshire	64.38	Strong	Moderate	Strong	Weak/No	No
Hoddesdon	HO7	East Hertfordshire	10.80	Weak/No	Weak/No	Weak/No	Weak/No	Yes
Hoddesdon	HO8	East Hertfordshire	114.21	Strong	Moderate	Strong	Weak/No	No

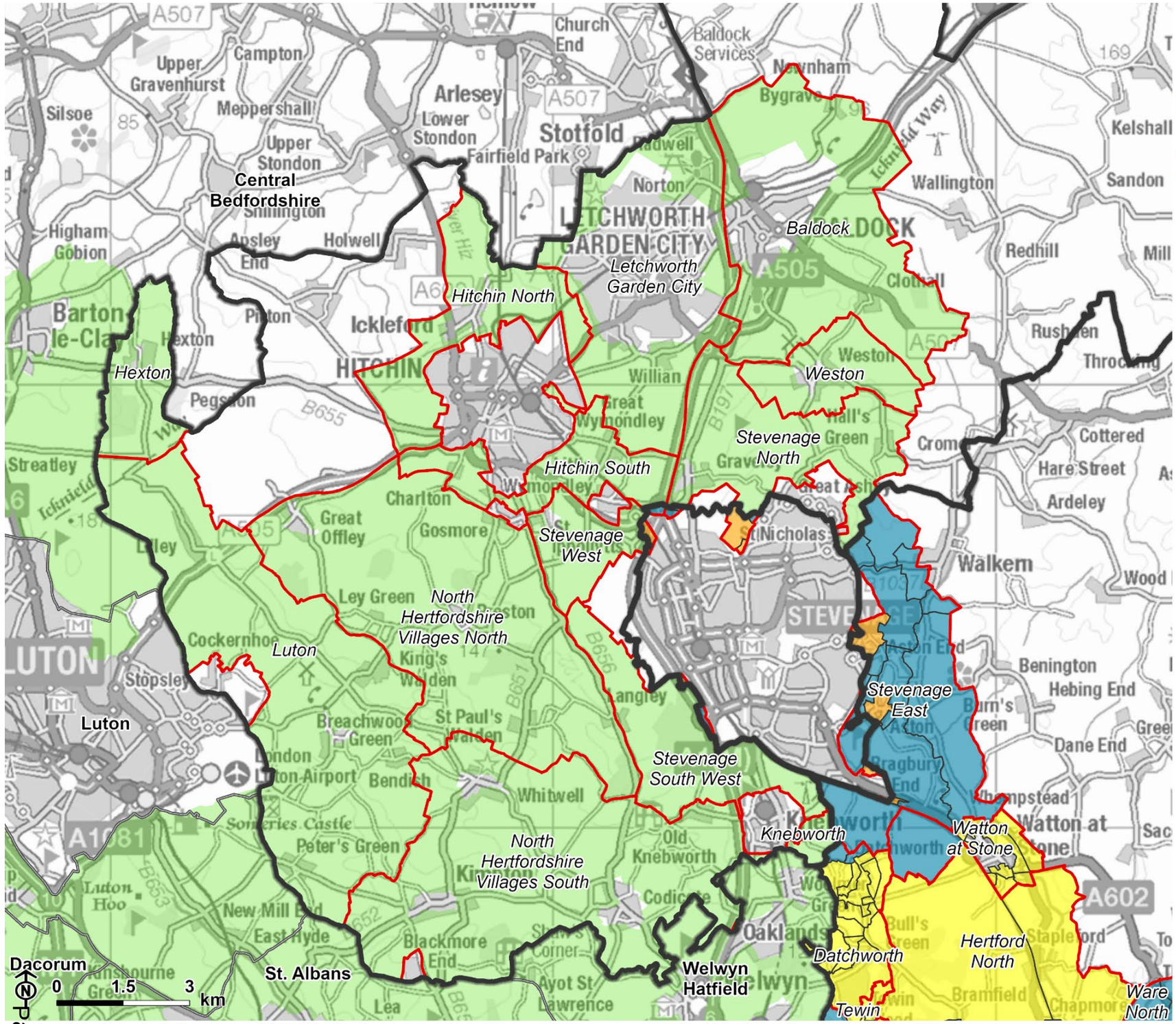
Settlement	Parcel	Local Authority	Area (ha)	Purpose A contribution rating	Purpose B contribution rating	Purpose C contribution rating	Purpose D contribution rating	Grey belt?
Sawbridgeworth North	SB1	East Hertfordshire	22.89	Moderate	Weak/No	Strong	Weak/No	Yes
Sawbridgeworth North	SB2	East Hertfordshire	6.13	Moderate	Weak/No	Moderate	Weak/No	Yes
Sawbridgeworth North	SB3	East Hertfordshire	19.58	Strong	Weak/No	Strong	Weak/No	No
Sawbridgeworth North	SB4	East Hertfordshire	24.83	Strong	Weak/No	Strong	Weak/No	No
Sawbridgeworth North	SB5	East Hertfordshire	38.40	Strong	Weak/No	Strong	Weak/No	No
Sawbridgeworth North	SB6	East Hertfordshire	7.15	Weak/No	Weak/No	Weak/No	Weak/No	Yes
Sawbridgeworth North	SB7	East Hertfordshire	1.71	Moderate	Weak/No	Strong	Weak/No	Yes
Sawbridgeworth North	SB8	East Hertfordshire	7.13	Moderate	Weak/No	Moderate	Weak/No	Yes
Sawbridgeworth North	SB9	East Hertfordshire	2.29	Moderate	Weak/No	Strong	Weak/No	Yes
Sawbridgeworth North	SB10	East Hertfordshire	21.99	Strong	Weak/No	Strong	Weak/No	No
Sawbridgeworth North	SB11	East Hertfordshire	59.20	Strong	Strong	Strong	Weak/No	No
Sawbridgeworth North	SB12	East Hertfordshire	34.94	Strong	Weak/No	Strong	Weak/No	No
Sawbridgeworth North	SB13	East Hertfordshire	209.84	Strong	Weak/No	Strong	Weak/No	No
Sawbridgeworth North	SB14	East Hertfordshire	210.35	Strong	Strong	Strong	Weak/No	No
Sawbridgeworth North	SB15	East Hertfordshire	150.25	Strong	Strong	Strong	Weak/No	No
Sawbridgeworth North	SB16	East Hertfordshire	4.39	Strong	Moderate	Strong	Weak/No	No
Sawbridgeworth North	SB17	East Hertfordshire	12.23	Strong	Strong	Strong	Weak/No	No
Sawbridgeworth North	SB18	East Hertfordshire	20.78	Strong	Strong	Strong	Weak/No	No
Sawbridgeworth North	SB19	East Hertfordshire	18.86	Strong	Weak/No	Strong	Moderate	No
Sawbridgeworth North	SB20	East Hertfordshire	37.23	Strong	Weak/No	Strong	Strong	No
Sawbridgeworth North	SB21	East Hertfordshire	11.88	Moderate	Weak/No	Moderate	Weak/No	Yes
Sawbridgeworth North	SB22	East Hertfordshire	25.21	Strong	Weak/No	Strong	Strong	No
Sawbridgeworth North	SB23	East Hertfordshire	2.13	Moderate	Weak/No	Weak/No	Weak/No	Yes
Sawbridgeworth North	SB24	East Hertfordshire	6.01	Strong	Weak/No	Moderate	Weak/No	No
Sawbridgeworth North	SB25	East Hertfordshire	4.04	Weak/No	Weak/No	Weak/No	Weak/No	Yes
Sawbridgeworth South	SBS1	East Hertfordshire	8.86	Strong	Weak/No	Strong	Weak/No	No
Sawbridgeworth South	SBS2	East Hertfordshire	33.68	Strong	Weak/No	Strong	Strong	No
Sawbridgeworth South	SBS3	East Hertfordshire	7.40	Moderate	Weak/No	Moderate	Strong	No
Sawbridgeworth South	SBS4	East Hertfordshire	7.73	Strong	Strong	Strong	Strong	No
Sawbridgeworth South	SBS5	East Hertfordshire	21.54	Strong	Strong	Strong	Weak/No	No
Sawbridgeworth South	SBS6	East Hertfordshire	25.60	Strong	Weak/No	Strong	Strong	No
Sawbridgeworth South	SBS7	East Hertfordshire	25.33	Strong	Strong	Strong	Strong	No
Sawbridgeworth South	SBS8	East Hertfordshire	16.23	Strong	Strong	Strong	Weak/No	No
Sawbridgeworth South	SBS9	East Hertfordshire	3.97	Moderate	Weak/No	Moderate	Weak/No	Yes
Sawbridgeworth South	SBS10	East Hertfordshire	11.63	Weak/No	Weak/No	Weak/No	Weak/No	Yes
Sawbridgeworth South	SBS11	East Hertfordshire	7.72	Strong	Weak/No	Strong	Weak/No	No
Sawbridgeworth South	SBS12	East Hertfordshire	49.32	Strong	Weak/No	Strong	Weak/No	No
Sawbridgeworth South	SBS13	East Hertfordshire	6.48	Strong	Weak/No	Strong	Weak/No	No
Sawbridgeworth South	SBS14	East Hertfordshire	28.90	Strong	Weak/No	Strong	Weak/No	No
Sawbridgeworth South	SBS15	East Hertfordshire	69.42	Strong	Strong	Strong	Weak/No	No
Sawbridgeworth South	SBS16	East Hertfordshire	108.41	Strong	Weak/No	Strong	Weak/No	No
Stevenage East	SE1	East Hertfordshire	148.80	Strong	Weak/No	Strong	Weak/No	No
Stevenage East	SE2	East Hertfordshire	30.84	Strong	Weak/No	Strong	Weak/No	No
Stevenage East	SE3	East Hertfordshire, Stevenage	53.60	Moderate	Weak/No	Moderate	Weak/No	Yes
Stevenage East	SE4	East Hertfordshire	20.77	Strong	Weak/No	Strong	Weak/No	No
Stevenage East	SE5	East Hertfordshire, Stevenage	5.28	Strong	Weak/No	Strong	Weak/No	No
Stevenage East	SE6	East Hertfordshire, Stevenage	29.78	Strong	Weak/No	Strong	Weak/No	No
Stevenage East	SE7	East Hertfordshire	30.80	Moderate	Weak/No	Weak/No	Weak/No	Yes

Settlement	Parcel	Local Authority	Area (ha)	Purpose A contribution rating	Purpose B contribution rating	Purpose C contribution rating	Purpose D contribution rating	Grey belt?
Stevenage East	SE8	East Hertfordshire	9.77	Strong	Weak/No	Strong	Weak/No	No
Stevenage East	SE9	East Hertfordshire	75.41	Strong	Weak/No	Strong	Weak/No	No
Stevenage East	SE10	Stevenage	64.03	Strong	Weak/No	Strong	Weak/No	No
Stevenage East	SE11	Stevenage	8.26	Moderate	Weak/No	Moderate	Weak/No	Yes
Stevenage East	SE12	East Hertfordshire	274.37	Strong	Weak/No	Strong	Weak/No	No
Stevenage East	SE13	East Hertfordshire, Stevenage	4.08	Moderate	Weak/No	Moderate	Weak/No	Yes
Stevenage East	SE14	East Hertfordshire	505.66	Strong	Weak/No	Strong	Weak/No	No
Stevenage East	SE15	East Hertfordshire, Stevenage	186.22	Strong	Moderate	Strong	Weak/No	No
Stevenage East	SE16	East Hertfordshire	59.67	Strong	Weak/No	Strong	Weak/No	No
Stevenage East	SE17	East Hertfordshire	123.85	Strong	Weak/No	Strong	Weak/No	No
Stevenage East	SE18	East Hertfordshire	33.12	Strong	Weak/No	Strong	Weak/No	No
St Margarets	SM1	East Hertfordshire	7.33	Moderate	Weak/No	Moderate	Weak/No	Yes
St Margarets	SM2	East Hertfordshire	21.67	Strong	Moderate	Strong	Weak/No	No
St Margarets	SM3	East Hertfordshire	7.54	Strong	Weak/No	Strong	Weak/No	No
St Margarets	SM4	East Hertfordshire	24.70	Strong	Weak/No	Strong	Weak/No	No
St Margarets	SM5	East Hertfordshire	5.95	Strong	Weak/No	Strong	Weak/No	No
St Margarets	SM6	East Hertfordshire	2.13	Moderate	Weak/No	Moderate	Weak/No	Yes
St Margarets	SM7	East Hertfordshire	22.46	Moderate	Weak/No	Moderate	Weak/No	Yes
St Margarets	SM8	East Hertfordshire	35.10	Strong	Moderate	Strong	Weak/No	No
St Margarets	SM9	East Hertfordshire	11.66	Moderate	Weak/No	Moderate	Weak/No	Yes
St Margarets	SM10	East Hertfordshire	13.57	Strong	Strong	Strong	Weak/No	No
St Margarets	SM11	East Hertfordshire	35.94	Strong	Moderate	Moderate	Weak/No	No
St Margarets	SM12	East Hertfordshire	24.71	Strong	Strong	Strong	Weak/No	No
St Margarets	SM13	East Hertfordshire	19.43	Strong	Moderate	Strong	Weak/No	No
Tewin	TW1	East Hertfordshire	78.15	Weak/No	Weak/No	Strong	Weak/No	Yes
Tewin	TW2	East Hertfordshire	4.38	Weak/No	Weak/No	Strong	Weak/No	Yes
Tewin	TW3	East Hertfordshire	20.85	Strong	Weak/No	Strong	Moderate	No
Tewin	TW4	East Hertfordshire	13.78	Weak/No	Weak/No	Strong	Moderate	Yes
Tewin	TW5	East Hertfordshire	2.66	Weak/No	Weak/No	Moderate	Weak/No	Yes
Tewin	TW6	East Hertfordshire	254.98	Strong	Moderate	Strong	Moderate	No
Tewin	TW7	East Hertfordshire	45.28	Weak/No	Moderate	Strong	Weak/No	Yes
Tewin	TW8	East Hertfordshire	14.24	Strong	Weak/No	Strong	Moderate	No
Watton at Stone	WA1	East Hertfordshire	4.62	Weak/No	Weak/No	Moderate	Weak/No	Yes
Watton at Stone	WA2	East Hertfordshire	10.43	Weak/No	Weak/No	Strong	Weak/No	Yes
Watton at Stone	WA3	East Hertfordshire	191.27	Strong	Moderate	Strong	Weak/No	No
Watton at Stone	WA4	East Hertfordshire	53.26	Weak/No	Weak/No	Strong	Weak/No	Yes
Watton at Stone	WA5	East Hertfordshire	54.14	Weak/No	Weak/No	Strong	Weak/No	Yes
Watton at Stone	WA6	East Hertfordshire	10.78	Weak/No	Weak/No	Moderate	Weak/No	Yes
Watton at Stone	WA7	East Hertfordshire	5.04	Weak/No	Weak/No	Moderate	Weak/No	Yes
Watton at Stone	WA8	East Hertfordshire	11.29	Weak/No	Weak/No	Strong	Weak/No	Yes
Watton at Stone	WA9	East Hertfordshire	16.44	Weak/No	Weak/No	Strong	Weak/No	Yes
Ware North	WN1	East Hertfordshire	153.19	Strong	Weak/No	Strong	Weak/No	No
Ware North	WN2	East Hertfordshire	11.24	Moderate	Weak/No	Moderate	Weak/No	Yes
Ware North	WN3	East Hertfordshire	13.07	Moderate	Weak/No	Weak/No	Weak/No	Yes
Ware North	WN4	East Hertfordshire	50.55	Strong	Weak/No	Strong	Weak/No	No
Ware North	WN5	East Hertfordshire	108.48	Strong	Weak/No	Strong	Weak/No	No
Ware North	WN6	East Hertfordshire	131.46	Strong	Weak/No	Strong	Weak/No	No
Ware North	WN7	East Hertfordshire	19.15	Strong	Weak/No	Moderate	Weak/No	No

Settlement	Parcel	Local Authority	Area (ha)	Purpose A contribution rating	Purpose B contribution rating	Purpose C contribution rating	Purpose D contribution rating	Grey belt?
Ware North	WN8	East Hertfordshire	77.49	Strong	Weak/No	Strong	Weak/No	No
Ware North	WN9	East Hertfordshire	31.40	Moderate	Weak/No	Weak/No	Weak/No	Yes
Ware North	WN10	East Hertfordshire	31.23	Strong	Weak/No	Strong	Weak/No	No
Ware North	WN11	East Hertfordshire	99.42	Strong	Weak/No	Strong	Weak/No	No
Ware North	WN12	East Hertfordshire	84.34	Strong	Weak/No	Strong	Weak/No	No
Ware North	WN13	East Hertfordshire	31.71	Strong	Weak/No	Strong	Weak/No	No
Ware North	WN14	East Hertfordshire	52.07	Strong	Weak/No	Strong	Weak/No	No
Ware South	WS1	East Hertfordshire	33.53	Strong	Weak/No	Strong	Weak/No	No
Ware South	WS2	East Hertfordshire	75.16	Strong	Weak/No	Strong	Weak/No	No
Ware South	WS3	East Hertfordshire	19.75	Strong	Moderate	Strong	Weak/No	No
Ware South	WS4	East Hertfordshire	206.08	Strong	Weak/No	Strong	Weak/No	No
Ware South	WS5	East Hertfordshire	4.51	Moderate	Weak/No	Moderate	Weak/No	Yes
Ware South	WS6	East Hertfordshire	101.96	Strong	Strong	Strong	Moderate	No
Ware South	WS7	East Hertfordshire	7.17	Strong	Weak/No	Strong	Strong	No
Ware South	WS8	East Hertfordshire	2.73	Moderate	Weak/No	Moderate	Weak/No	Yes
Ware South	WS9	East Hertfordshire	10.58	Strong	Strong	Strong	Weak/No	No
Ware South	WS10	East Hertfordshire	6.89	Moderate	Weak/No	Moderate	Strong	No
Ware South	WS11	East Hertfordshire	13.35	Strong	Strong	Moderate	Strong	No
Ware South	WS12	East Hertfordshire	96.17	Moderate	Moderate	Moderate	Weak/No	Yes
Ware South	WS13	East Hertfordshire	82.92	Strong	Strong	Strong	Weak/No	No
Ware South	WS14	East Hertfordshire	17.74	Moderate	Weak/No	Moderate	Weak/No	Yes
Ware South	WS15	East Hertfordshire	49.38	Strong	Strong	Moderate	Weak/No	No
Ware South	WS16	East Hertfordshire	3.35	Moderate	Weak/No	Moderate	Strong	No
Ware South	WS17	East Hertfordshire	51.68	Strong	Strong	Strong	Strong	No
Ware South	WS18	East Hertfordshire	9.66	Moderate	Weak/No	Moderate	Weak/No	Yes

Figure 4.1: Contribution to Purpose A (north-west)

Note: Detail ratings for North Herts omitted from below figures

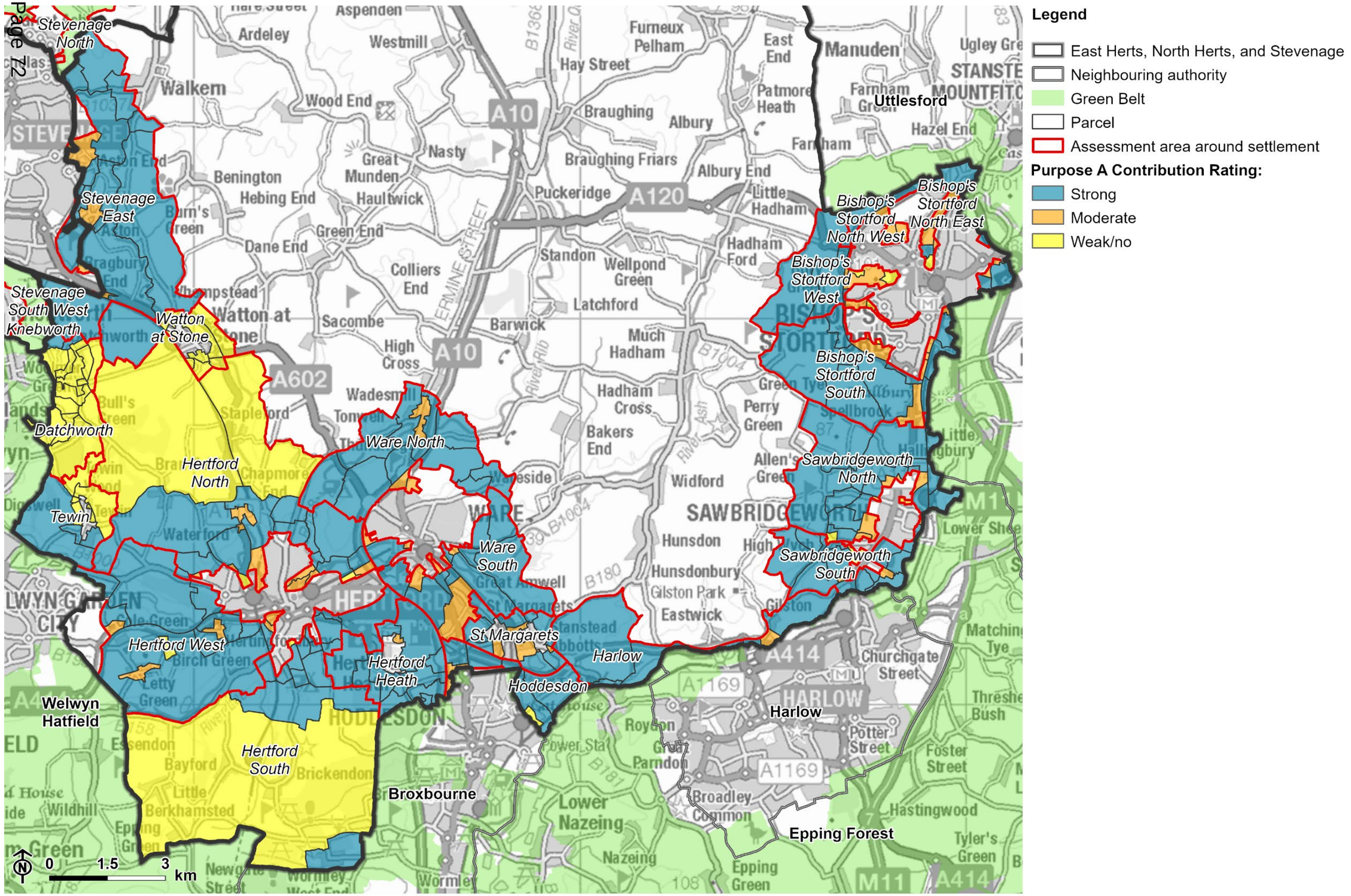


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Figure 4.2: Contribution to Purpose A (south-east)

Note: Detail ratings for North Herts omitted from below figures

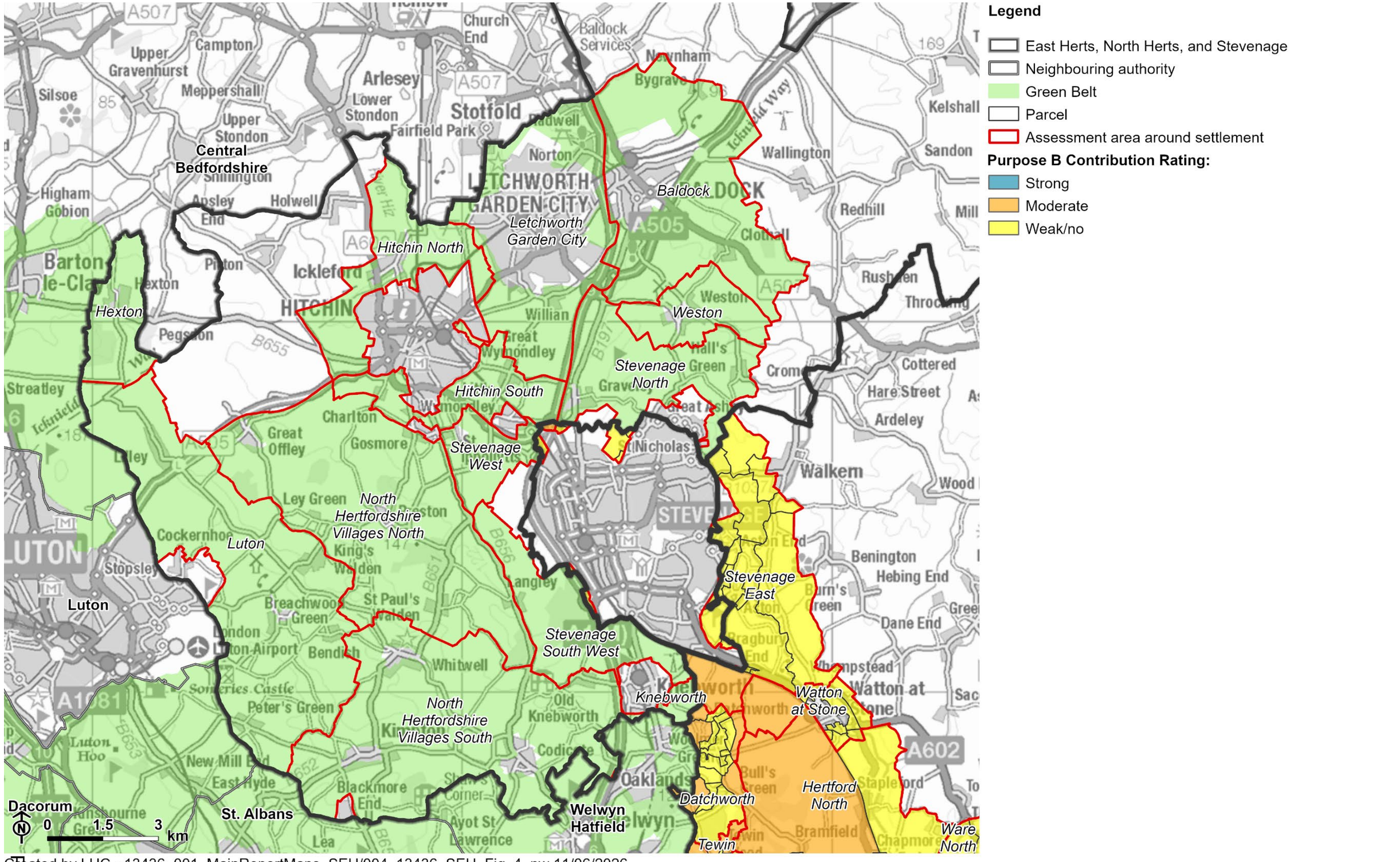


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Figure 4.3: Contribution to Purpose B (north-west)

Note: Detail ratings for North Herts omitted from below figures

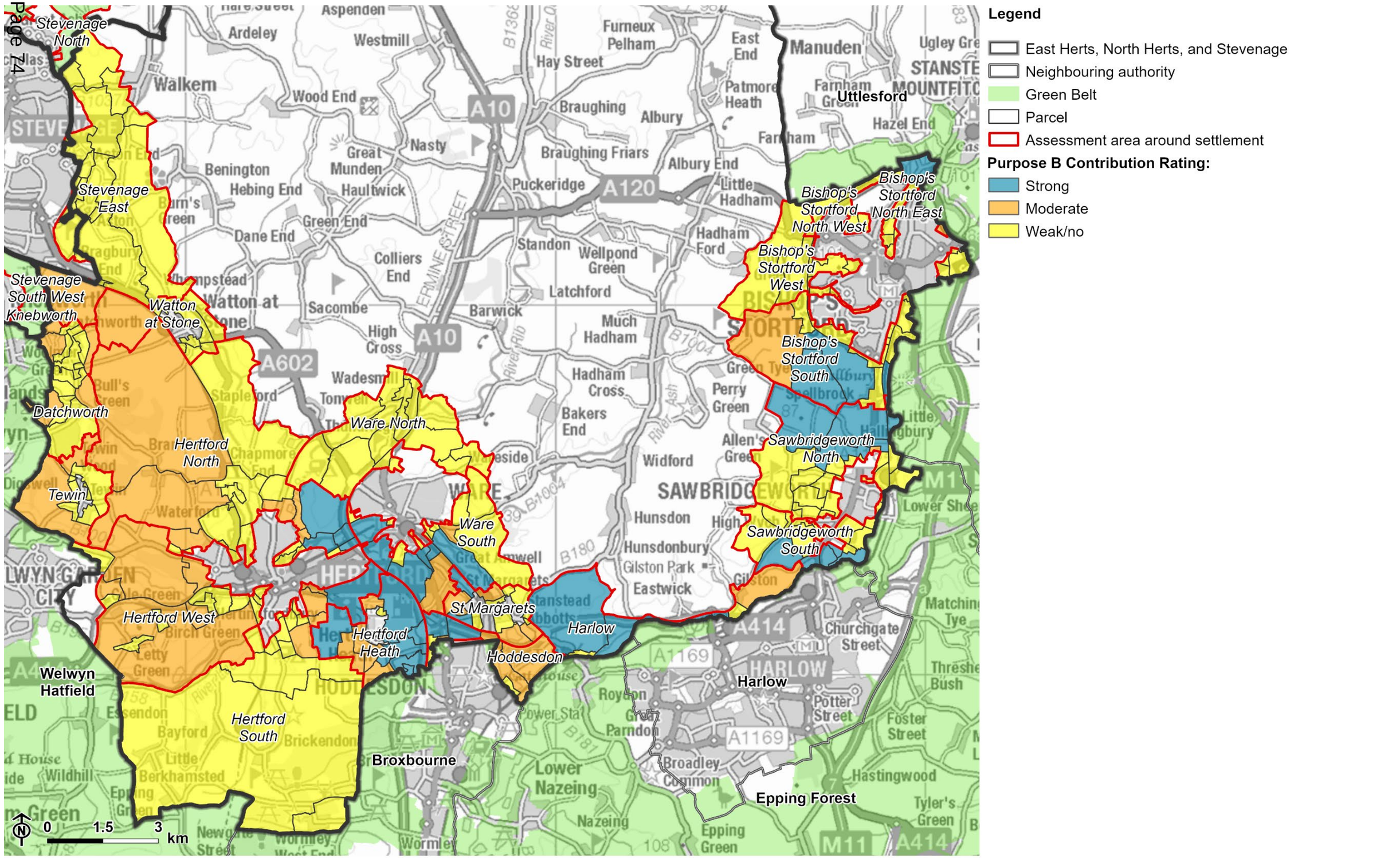


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Figure 4.4: Contribution to Purpose B (south-east)

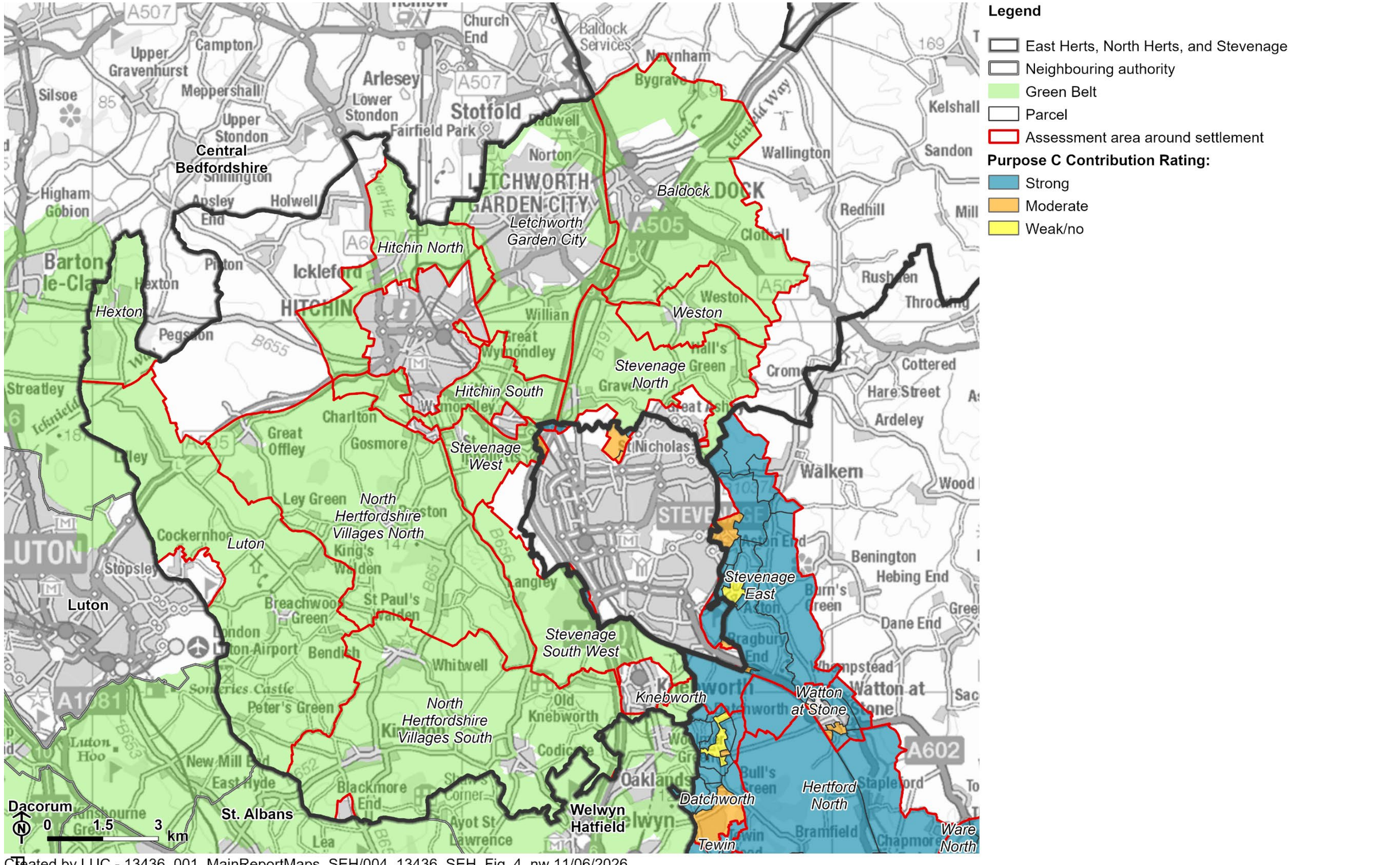
Note: Detail ratings for North Herts omitted from below figures



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Figure 4.5: Contribution to Purpose C (north-west)

Note: Detail ratings for North Herts omitted from below figures

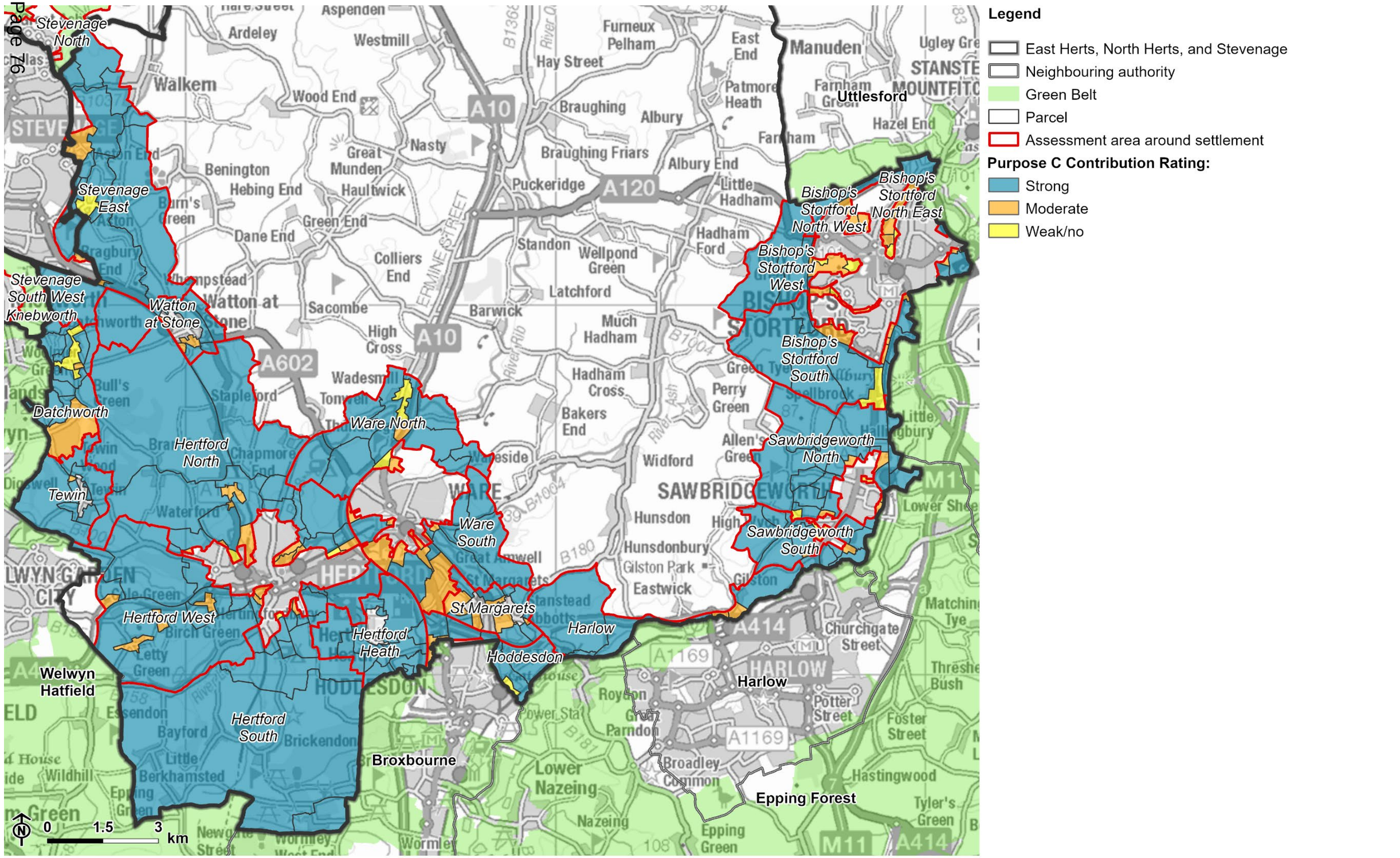


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Figure 4.6: Contribution to Purpose C (south-east)

Note: Detail ratings for North Herts omitted from below figures

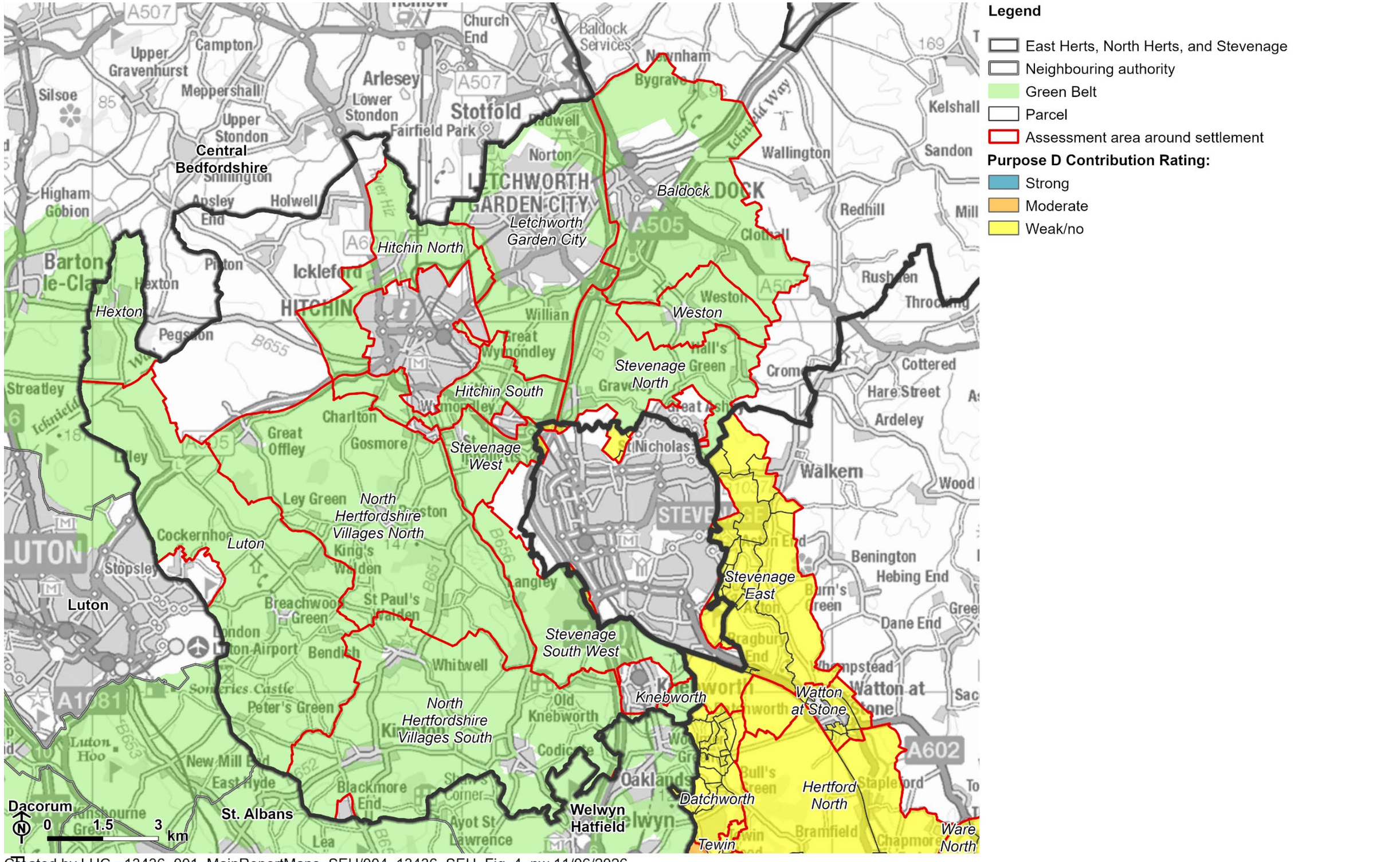


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Figure 4.7: Contribution to Purpose D (north-west)

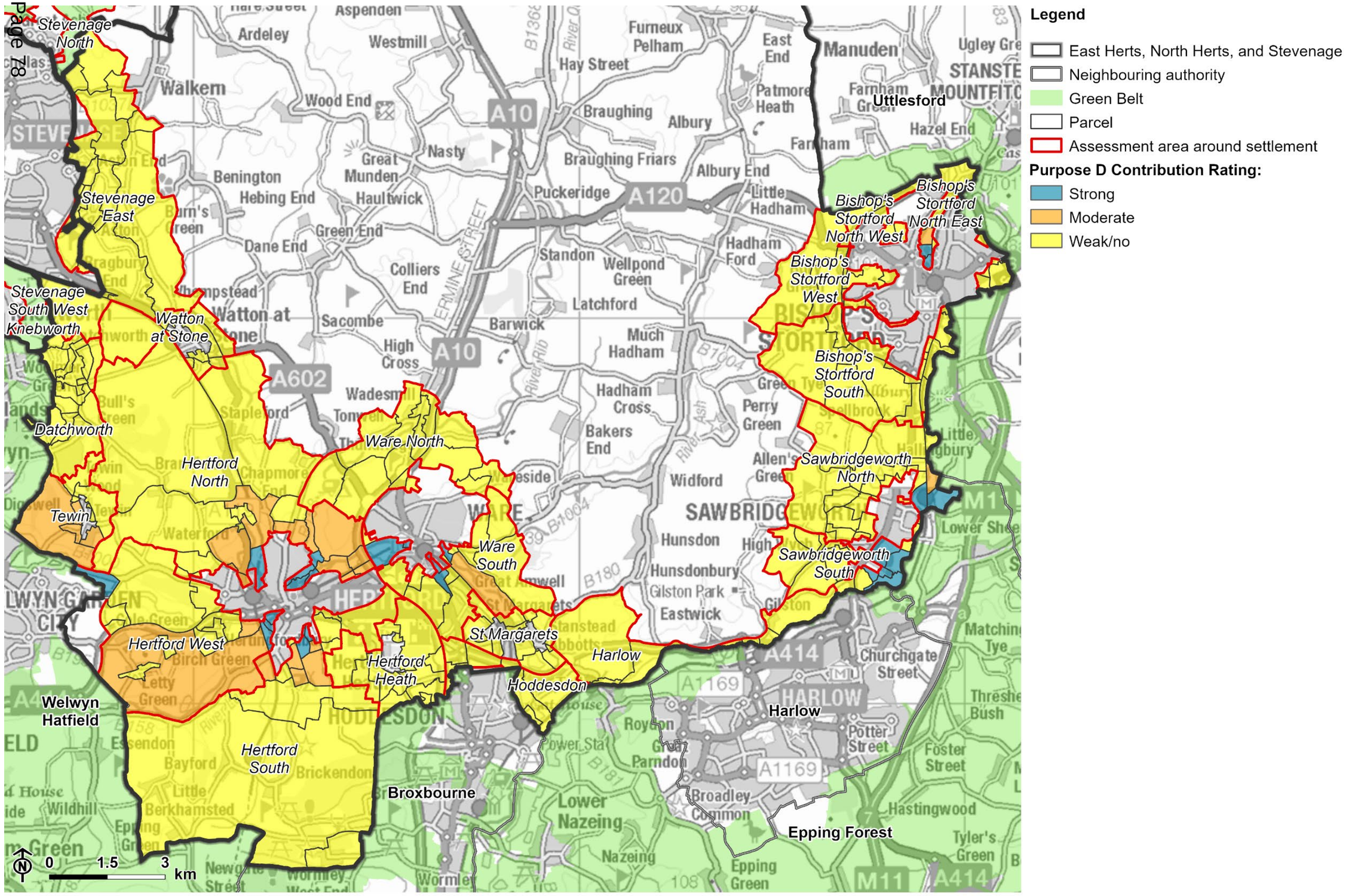
Note: Detail ratings for North Herts omitted from below figures



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Figure 4.8: Contribution to Purpose D (south-east)

Note: Detail ratings for North Herts omitted from below figures

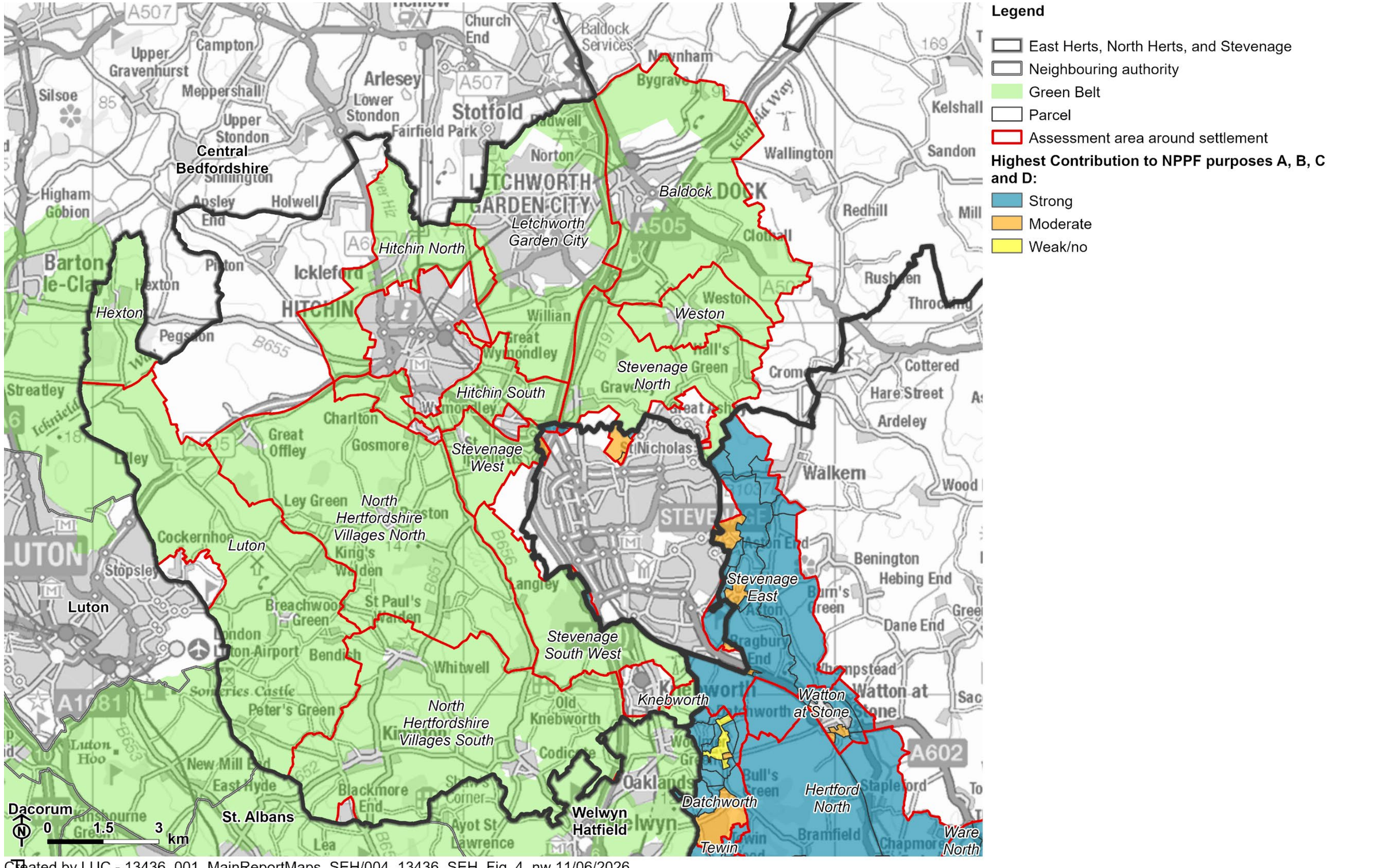


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Figure 4.9: Highest Contribution to NPPF purposes A, B, C and D (north-west)

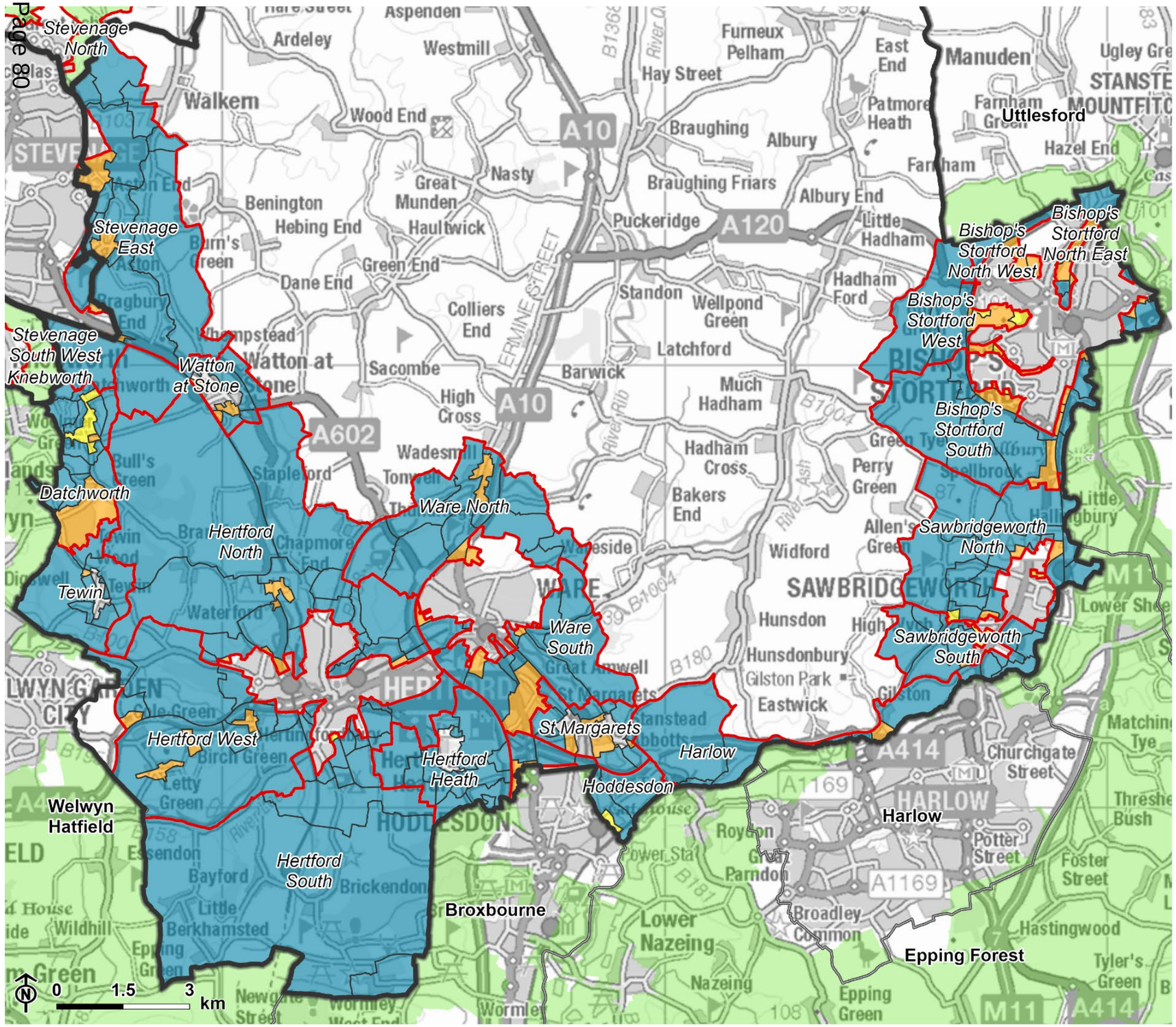
Note: Detail ratings for North Herts omitted from below figures



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Figure 4.10: Highest Contribution to NPPF purposes A, B, C and D (south-east)

Note: Detail ratings for North Herts omitted from below figures

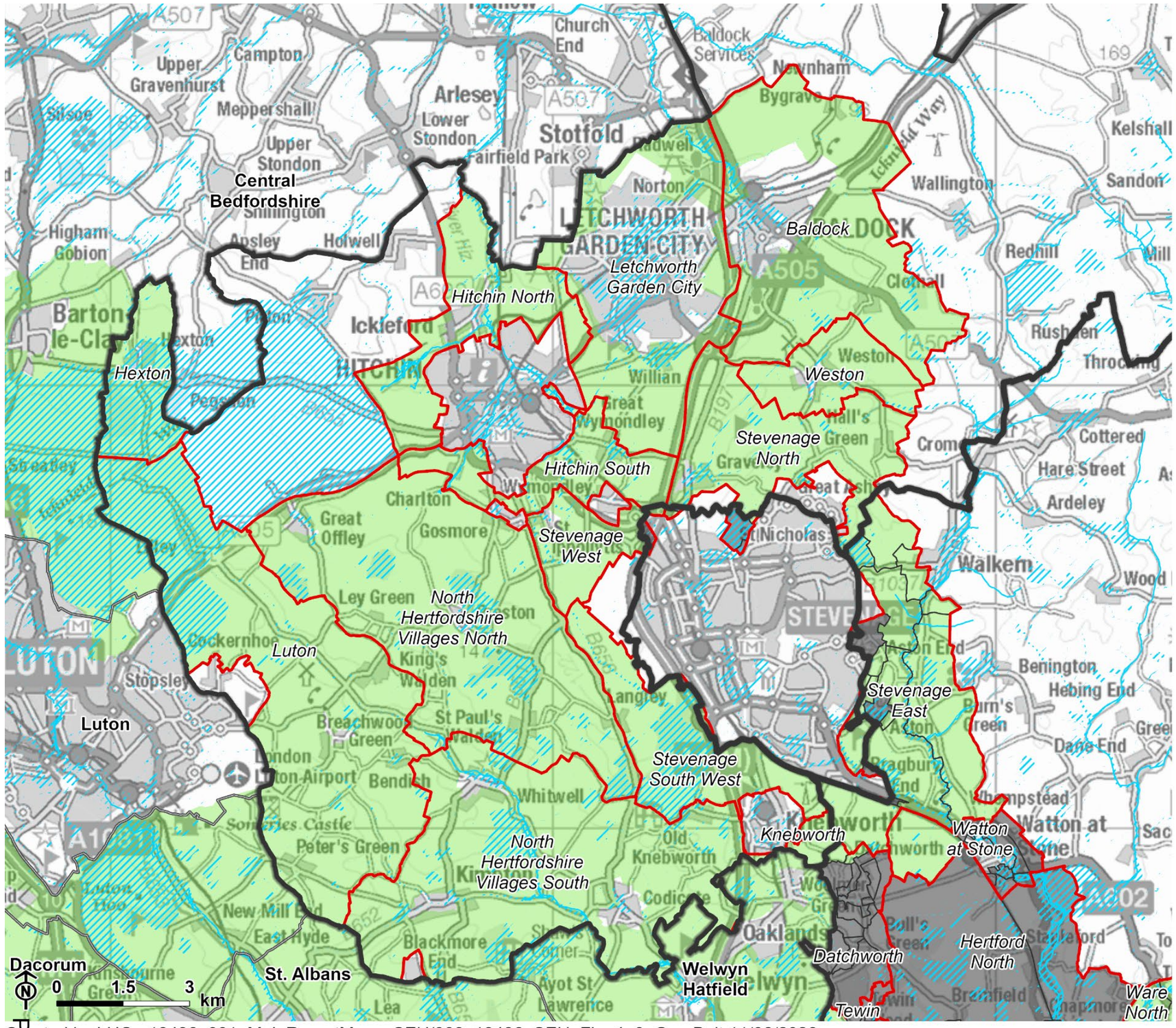


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Figure 4.11: Areas potentially suitable for definition as grey belt (north-west)

Note: Detail ratings for North Herts omitted from below figures

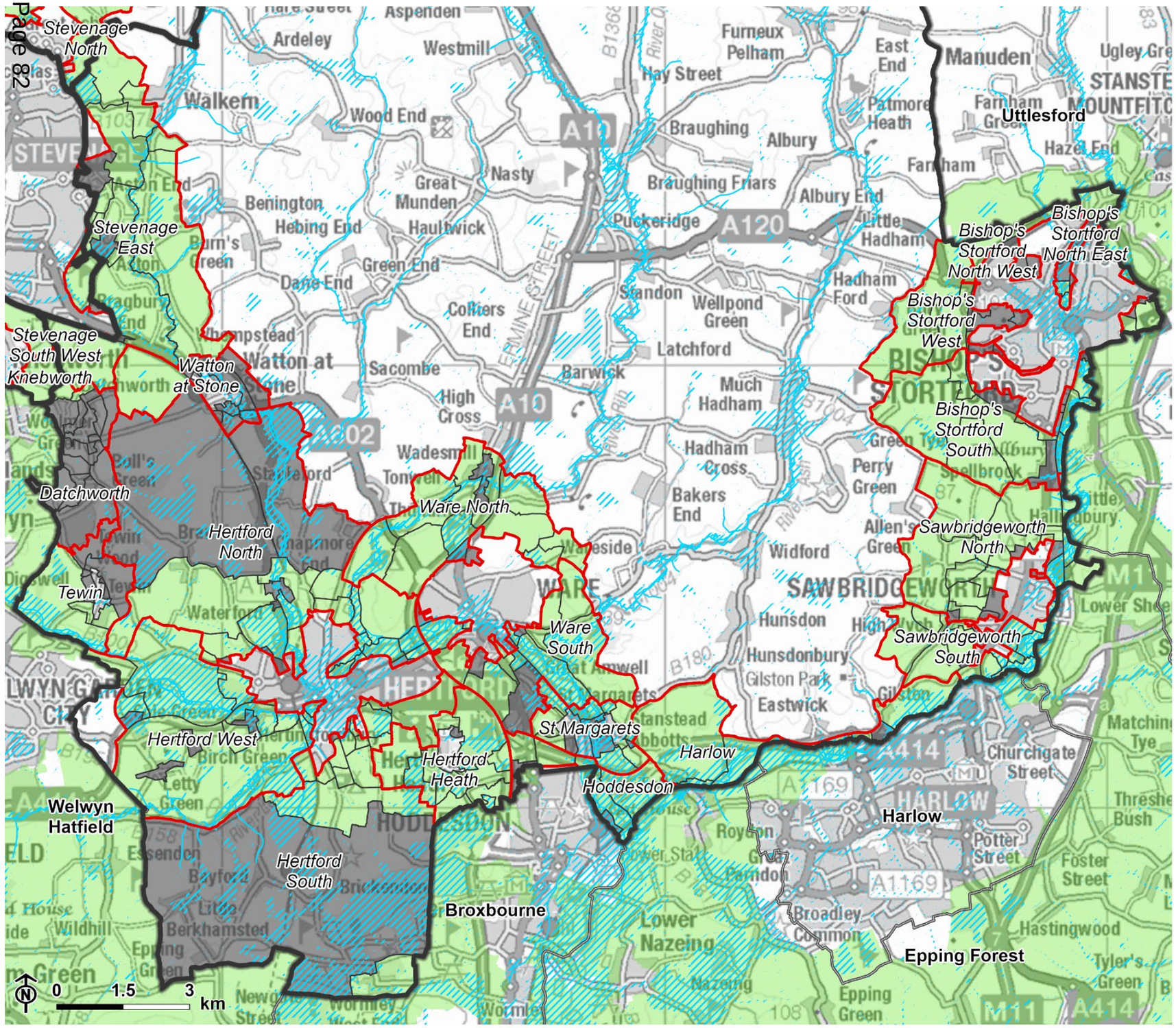


Footnote 7 designations note:
Listed Buildings have not been included to improve legibility. These assets may provide a strong reason for refusing or restricting development and therefore should be reviewed separately. The locations of these assets are illustrated in parcel proforma reports. Each NPPF footnote 7 designation is individually mapped on Figure 3.1.

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Figure 4.12: Areas potentially suitable for definition as grey belt (south-east)

Note: Detail ratings for North Herts omitted from below figures



Legend

- East Herts, North Herts, and Stevenage
- Neighbouring authority
- Green Belt
- Parcel
- Assessment area around settlement
- Potentially suitable for definition as grey belt land in the district
- Footnote 7 designation

Footnote 7 designations note:
Listed Buildings have not been included to improve legibility. These assets may provide a strong reason for refusing or restricting development and therefore should be reviewed separately. The locations of these assets are illustrated in parcel proforma reports. Each NPPF footnote 7 designation is individually mapped on Figure 3.1.

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Potential for Fundamental Impacts

4.4 Paragraph 155a within the NPPF states that development in the Green Belt should not be regarded as inappropriate where the development would utilise grey belt land and would not fundamentally undermine the purposes (taken together) across the plan area as a whole. As noted in Chapter 3, in the absence of specific development proposals, the variations in contribution to each Green Belt purpose identified in this assessment highlight the areas where Green Belt contribution is at its greatest within the Local Plan area. These areas of highest contribution help give an indication of where release or development could fundamentally and meaningfully undermine the purposes.

Note: References and analysis relating to findings in North Herts should be treated as 'Draft'.

4.5 Figures 4.9 – 4.10. illustrate the strongest level of contribution each area of the district's Green Belt land makes to Green Belt purposes A, B, C and D (noting that all Green Belt land is judged to make an equal contribution to Purpose E).

4.6 Urban development in the assessment area is focused around three principal north-south transport corridors: the A1(M) (with a railway line following a nearby route), the A10 and the M11. There are relatively fragile gaps between settlements along these corridors, but typically more robust east-west gaps between the corridors.

A1(M) corridor

4.12 Detail analysis omitted as relates to North Herts only.

A10 corridor

4.13 The towns of Hertford and Ware lie to either side of the A10 – both abutting it but with a gap in between. Development further weakening this gap, and the separating role of the A10, has the potential to fundamentally undermine Purposes A and B. The gap to the west between Hertford and Welwyn Garden City is more substantial but significant intervening development could still risk coalescence, in particular in the vicinity of the A414.

4.14 The buffer between Ware and the outer edge of the Green Belt to the east of the town is relatively narrow following Green Belt release, less than 500m at

its narrowest point, so development negating the role of this buffer would constitute a fundamental undermining of the Green Belt purposes.

4.15 Both Hertford and Ware are historic towns but land making a strong contribution to Purpose D is generally limited to area close to the historic cores, which are less significant in terms of separation between towns. The main exception is land south of the River Lea between the A10 and central Ware, which has a relationship with the historic core and is also key to the separation of the two towns.

4.16 To the south of Ware, inset development at St Margarets and washed-over but urbanising development at Great Amwell mean that there is relatively fragile separation between Ware and the town of Hoddesdon, which is contiguous with development stretching south into Greater London. Coalescence of settlements in this gap and in particular any perceived loss of separation from Hoddesdon, would be likely to fundamentally undermine Purpose A and potentially also Purpose B.

4.17 Urban development at Hertford Heath weakens separation between Hertford and Hoddesdon, limiting potential for development without fundamentally undermining the separation of towns. In particular any expansion of Hoddesdon across the A10 in the vicinity of Hertford Heath would have the potential to undermine.

M11 corridor

4.18 The towns of Bishop's Stortford, Sawbridgeworth and Harlow lie to the west of the M11. To the north and east of Bishop's Stortford there are relatively narrow strips of Green Belt preventing merger with Stansted Mountfitchet and London Stanstead Airport, both of which lie beyond the Green Belt's outer edge. Significant development in these areas would be likely to fundamentally undermine Purpose A.

4.19 The valley of the River Stort forms a narrow gap between Sawbridgeworth and Harlow and also forms the outer edge of the Green Belt to the north-west of Harlow. The approval of the substantial Gilston development outside of the Green Belt immediately north of the Stort Valley makes preservation of this narrow strip important to retention of a sense of separation between Harlow and development outside of the Green Belt. With almost 10,000 proposed homes Gilston, although designed as seven separate but nearby villages, will in terms of its overall size be large enough to treat as a town and large built-up area in terms of the Green Belt purposes.

4.20 The potential to fundamentally undermine Purpose A is greatest where clear, consistent boundary features would be breached by development, or where development would risk merging a distinct settlement into one of the large built-up areas. Development of the areas noted above in relation to Purpose B would also represent significant impact in relation to Purpose A: development crossing the A1M or railway lines, the A10 between Hertford and Ware, or significant loss of separation between Knebworth and Stevenage, or Stevenage from Hitchin, Letchworth Garden City or Baldock.

Other locations

4.21 Development in countryside areas that are more remote from any substantial urban area, such as in the parcels in the more rural area between Stevenage and Luton, will have a significant impact on Purpose C but, unless particularly large in scale, is unlikely to affect any other Green Belt purpose and so less likely to be considered to fundamentally undermine the Green Belt purposes. Most of this area was added to the Green Belt in the 2022 North Hertfordshire Local Plan in order to direct development away from this rural area and towards more sustainable locations in the vicinity of larger settlements.

4.22 The omission of Green Belt Purpose C – safeguarding the countryside from encroachment – from consideration in the identification of grey belt means that most of the Green Belt area added in 2022 has been defined as potential grey belt, but it should be noted that in order for any development proposals to be considered inappropriate they must, as part of the requirements set out in NPPF paragraph 155 (quoted in paragraph 5.8 below) be shown to be in sustainable locations. This reflects a key intention of the added Green Belt.

4.23 It should also be noted that, whilst there is potential in rural areas such as this for new development that would not significantly affect Purposes A or B, substantial development could still be considered to have a significant impact in terms of one or more of those Green Belt purposes. This would certainly be the case were development to constitute a new town, but for a smaller though still substantial development consideration would also need to be given as to:

- Whether separation from the nearest large built-up area would be weakened, such that land adjacent to the new/expanded development area could now be considered close enough for Purpose A to be relevant; and

- Whether separation between towns would be weakened to the extent that the relevance of Purpose B would be significantly increased.

Making judgements

4.24 It is not possible to make any more definitive judgements on what constitutes a fundamental impact without a clearer understanding of the exact location of release or development in the district, its scale and land use, including what Green Belt land would remain within a plan area.

4.25 Once the Councils are in a position to evaluate specific proposals for Green Belt release or development, it will be possible to make a definitive judgement as to whether they would (individually or cumulatively) fundamentally undermine the purposes (taken together) of the remaining Green Belt across the plan area as whole. The development of parcels individually identified as grey belt could still, as part of a cumulative set of developments or a single very substantial development, have sufficient impact to cause a fundamental undermining of the Green Belt purposes.

Parcel Assessments

4.26 Parcel outputs are detailed in Appendix A below. These are organised by settlement area (the assessment areas around settlements shown on the overview maps in **Figures 4.1** to **4.12**), with reference codes assigned for each settlement. In cases where a parcel lies adjacent to more than one settlement it has been assigned a code relating to one of them, but the assessment considers the impact of expansion of all adjacent settlements.

4.27 The outputs for each parcel include:

- A map to show the location of the parcel, indicating any Footnote 7 designations (with separate key entries to show what the constraints are)
- An aerial view, with the parcel boundaries indicated
- Boxes and wording to indicate ratings for contribution to each of the five Green Belt Purposes, followed by a conclusion as to whether the parcel is considered to be grey belt.
- A brief locational description of the parcel, noting its relationship with settlement(s) and its size, followed by a description of the relationship between the parcel, urban areas and the wider Green Belt countryside.

- A summary of the key factors supporting the assessed contribution rating for each the purposes A-D (as described under each Purpose heading above).
- For Purpose E the rating is ‘equal’, with text stating that “All Green Belt land plays an equal role in relation to this purpose”.
- Concluding text to indicate whether the parcel is identified, provisionally, as grey belt, on the basis of its contribution ratings and in line with the February 2025 PPG.

Chapter 5
Next steps

5.1 This chapter sets out the key issues that the Councils will need to have regard for when considering the findings of this report and if they decide to proceed with the release of land from the Green Belt.

Exceptional Circumstances

5.2 In considering the potential release of Green Belt land, whether identified as grey belt or otherwise, the Councils will need to weigh a number of interrelated factors to ensure decisions are both robust and consistent with national policy.

5.3 For plan-making purposes, the first step will be to consider whether exceptional circumstances exist to justify changes to Green Belt boundaries. Paragraph 147 of the NPPF states that:

"Before concluding that exceptional circumstances exist to justify changes to Green Belt boundaries, the strategic policy-making authority should be able to demonstrate that it has examined fully all other reasonable options for meeting its identified need for development."

5.4 This includes considering: a) the prioritisation of brownfield sites and underutilised land outside of the Green Belt; b) optimisation of the density of development; and c) having discussion with neighbouring authorities about whether they could accommodate any of the identified need for development.

Prioritisation

5.5 Should it be considered that exceptional circumstances are justified then priority should be given to Green Belt land in the following order:

- Previously developed land (PDL), including land that is Grey Belt;
- Grey Belt which is not previously developed land;
- Other Green Belt locations (prioritising least strong areas)

5.6 PDL, by definition, generally makes a more limited contribution to the purposes of the Green Belt and is generally regarded as being more suitable for development, subject to detailed considerations. Where PDL is not available or

insufficient to meet identified needs, attention may then focus on other areas of grey belt.

5.7 Any assessment of the impact of releasing sites for development will also need to:

- Consider whether the application of policies relating to the areas or assets in footnote 7 would provide a strong reason for restricting development. This may require further analysis. It is noted that the proposed NPPF reforms published for consultation in December 2025 include a change to the definition of grey belt to remove the need to consider impact on footnote 7 areas or assets in order to determine whether land can be identified as grey belt. This change, if it goes ahead, does not negate the need to consider the impact of specific development proposals on footnote 7 areas and assets alongside wider sustainability considerations. The guidance note describing the proposed reforms states that the revised definition “seeks to enable grey belt to be identified with greater certainty, whilst continuing to ensure that these areas receive the same level of protection as elsewhere in the Framework.”
- Address the potential for the purposes of the Green Belt to be fundamentally undermined across the plan area as a whole. For a local plan, this will require the cumulative effect of any proposed allocations to be considered: while the incremental release of individual sites may appear limited the combined impact could be significantly greater. The Council should, therefore, take a broad strategic perspective when identifying potential allocations.

5.8 As set out in NPPF paragraph 155, the utilisation of grey belt land and avoidance of fundamentally undermining the Green Belt purposes are not sufficient to render development in the Green Belt ‘not inappropriate’. There is also a requirement for:

- Demonstration of unmet need for the type of development proposed;
- The development to be in a sustainable location;
- The ‘Golden Rules’ to be met.

5.9 The paragraphs below make further reference to sustainability and the Golden Rules.

Sustainability

5.10 Notwithstanding the above hierarchy of Green Belt land, in all instances the need to promote sustainable development in accordance with paragraphs 110 and 115 of the NPPF is determinative. In short, where land is not in a location that is, or can reasonably be made, sustainable, its release for development would be inappropriate. The question of sustainability should be judged in relation to local context and the characteristics of the site or proposed development (particularly if development is "significant"), though authorities are expected to maximise opportunities for sustainable transport solutions in line with NPPF paragraphs 110 and 115 (albeit whilst acknowledging these opportunities will vary between urban and rural areas).

5.11 It is important to recognise that despite grey belt policy seeking to unlock more Green Belt locations for development, in practice the Council is still required to meet its development needs in a sustainable way. This is explicit in paragraph 148 of the NPPF which concludes:

"Strategic policy-making authorities should consider the consequences for sustainable development of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary".

5.12 Where identified need, cannot be met through PDL and Grey Belt land alone, and other Green Belt locations are required, using the Sustainability Appraisal underpinning the Local Plan Evidence Base alongside this assessment will allow for the identification of alternative site options in a manner that likely achieves the sustainable development objectives sought by paragraphs 110, 115 and 148 of the NPPF.

5.13 Finally, should the Councils conclude that Green Belt release is necessary, close attention must be given to the redefinition of Green Belt boundaries. Paragraph 149 of the NPPF makes clear that new boundaries must be defined clearly, using physical features that are readily recognisable and likely to be permanent. Establishing clear and defensible boundaries is central to ensuring the long-term integrity of the Green Belt.

The Golden Rules

5.14 NPPF paragraph 155 states that "Where major development involving the provision of housing is proposed on land released from the Green Belt through

plan preparation or review, or on sites in the Green Belt subject to a planning application, the following contributions ('Golden Rules') should be made:

- affordable housing which reflects either: (i) development plan policies produced in accordance with paragraphs 67-68 of this Framework; or (ii) until such policies are in place, the policy set out in paragraph 157 below;
- necessary improvements to local or national infrastructure; and
- the provision of new, or improvements to existing, green spaces that are accessible to the public. New residents should be able to access good quality green spaces within a short walk of their home, whether through onsite provision or through access to offsite spaces.

5.15 NPPF paragraph 157 provides further detail in relation to affordable housing, stating that "Before development plan policies for affordable housing are updated in line with paragraphs 67-68 of this Framework, the affordable housing contribution required to satisfy the Golden Rules is 15 percentage points above the highest existing affordable housing requirement which would otherwise apply to the development, subject to a cap of 50%. In the absence of a pre-existing requirement for affordable housing, a 50% affordable housing contribution should apply by default. The use of site-specific viability assessment for land within or released from the Green Belt should be subject to the approach set out in national planning practice guidance on viability."

5.16 The Golden Rules do not apply to developments brought forward on land released from the Green Belt through plans that were adopted prior to the publication of this Framework, or to developments that were granted planning permission on Green Belt land prior to the publication of the NPPF.

5.17 The 50% cap for affordable housing does not apply to rural exception sites or community-led development exception sites, or if the local planning authority has a relevant existing policy which would apply to the development which is above 50%.

Enhancement of Green Belt

5.18 The 'Golden Rules' are supported by the NPPG which suggests the following considerations:

- New residents and the wider public should be able to access good quality green spaces which are safe; visually stimulating and attractive; well-designed; sustainably managed and maintained; and seek to meet the needs of the communities which they serve.

- Accessible green spaces are areas of vegetation set within a landscape or townscape, often including blue space, which are available for public use free of charge and with limited time restrictions.
- Where possible access to green spaces should include safe active travel routes and should be served by public transport, which also means providing the necessary infrastructure (such as footpaths and bridleways).
- Proposals should consider how the creation or enhancement of existing green spaces can contribute to the priorities for nature recovery set out within the relevant Local Nature Recovery Strategies, providing greater benefit to nature and contributing to the delivery of wider environmental outcomes.
- Where appropriate, authorities should consider the use of conditions or planning obligations. The Community Infrastructure Levy can also be used to fund improvements to existing greenspaces or the provision of new ones. Local authorities should consider arrangements for the long-term maintenance of green spaces.

5.19 It is therefore important that the Councils consider where and how the Green Belt can be enhanced, particularly the relationship between the Councils preferred sustainable pattern of development and the designations' potential for new and improved appropriate uses. Introducing or enhancing uses of Green Belt land that add to its value will strengthen the case for that land's future protection. Some examples are provided in the list below:

- Improving access. Enhancing the coverage and condition of the rights of way network and increasing open space provision is a key enhancement opportunity.
- Providing locations for outdoor sport. Some outdoor sports can represent an urbanising influence; an emphasis on activities which do not require formal facilities is less likely to harm Green Belt purposes.
- Landscape and visual enhancement. Using landscape character assessment as guidance, intrusive elements can be reduced and positive characteristics reinforced.
- Increasing biodiversity. Most Green Belt land has potential for increased biodiversity value – for example the management of hedgerows and agricultural field margins, provision of habitat connectivity and planting of woodland. There may also be opportunities to link enhancements with requirements to deliver 'biodiversity net gain' associated with development proposals.

- Improving damaged and derelict land. Giving land a functional, economic value is a key aspect in avoiding damage and dereliction through lack of positive management, but this needs to be achieved with minimum harm to characteristics/qualities which help it contribute to Green Belt purposes.

5.20 Beneficial uses could be achieved through planning conditions, Section 106 obligations and/or the Community Infrastructure Levy (CIL) policies; however, the Levelling Up and Regeneration Act 2023 will introduce a new Infrastructure Levy (IL), which is intended to replace CIL and certain Section 106 obligations over time. It remains to be seen how and when this new levy will be rolled out and whether the Councils will be required to implement it.

5.21 There is benefit in early engagement with landowners and other interested parties, to obtain the necessary local consents, establish a detailed scope of works and identify a means of funding design, construction and management.

Definition of Green Belt Boundaries

5.22 NPPF paragraph 149 requires Green Belt boundaries to be defined clearly, “using physical features that are readily recognisable and likely to be permanent”.

5.23 Boundary treatment can help to limit the impact of development on remaining Green Belt land, so the Council could give consideration to the following:

- Using landscape to help integrate a new Green Belt boundary with the existing edge, aiming to maximise consistency over a longer distance. This can help to maintain a sense of separation between urban and open land. A boundary that is relatively homogeneous over a relatively long distance, such as a main road, is likely to be stronger than one which has more variation.
- Strengthening boundaries at weak points – for example where ‘breached’ by roads. This can help reduce opportunities for sprawl. The use of buildings and landscaping can create strong ‘gateways’ to strengthen settlement-edge function.
- Defining Green Belt edges using strong, natural elements which form a visual barrier – for example a woodland belt. This can help to reduce the perception of urbanisation and may also screen residents from intrusive landscape elements within the Green Belt (for example major roads). Boundaries that create visual and movement barriers can however

potentially have detrimental effects on the character of the enclosed urban areas and the amenity of residents so this needs to be carefully considered.

- The ownership and management of landscape elements which contribute to Green Belt purposes. Control of boundary features can help to ensure the permanence of Green Belt: trees and hedgerows require management to maintain their value in Green Belt terms, and the visual screening value that can be attributed to them is more limited if they are under private control (for example within back gardens).
- Use of sustainable drainage features to define/enhance separation between settlement and countryside. This can help to strengthen the separation between urban and open land. It is important however to determine if local topography and ground conditions are suitable.

Appendix A
Parcel Assessments

A.1 See separate documents for parcel assessment outputs, organised by settlement area.

A.2 The following copyright information is applicable to the mapping accompanying parcel assessments:

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A.3 NPPF Footnote 7 designations not listed and mapped in Appendix A parcel figures are generally not located within the study area or local data sets were not readily available.

A.4 Available listed building point data has been mapped to draw attention to the location of these NPPF footnote 7 assets. Like other footnote 7 areas and assets, their presence highlights the need for further detailed work to establish the effects on these assets.

References

1 Ministry of Housing, Communities and Local Government published a revised version of the National Planning Policy Framework (December 2024.). Available at: https://www.gov.uk/government/publications/national-planning-policy-framework--2

2 Footnote 55 of the National Planning Policy Framework (December 2024.) Available at: https://www.gov.uk/government/publications/national-planning-policy-framework--2

3 Ministry of Housing, Communities and Local Government (2025) Planning Practice Guidance (PPG) Available at: https://www.gov.uk/government/collections/planning-practice-guidance.

4 Peter Brett Associates (2015), East Herts Green Belt Review.

5 North Herts District Council (2018), North Hertfordshire Local Plan 2011-2031 - Green Belt Review Update 2018.

6 North Herts District Council (2016), North Hertfordshire Green Belt Review.

7 Amec Foster Wheeler (2015), Review of the Green Belt around Stevenage.

8 NPPF definition of 'Habitat Site': Any site which would be included within the definition at regulation 8 of the Conservation of Habitats and Species Regulations 2017 for the purpose of those regulations, including candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation, Special Protection Areas and any relevant Marine Sites.

9 NPPF definition of 'Heritage Asset': A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

10 Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.

11 Some Irreplaceable Habitat data sets are more up-to-date than others. Consequently, their extent mapped in this study may require refinement

following detailed site-specific work through the typical development management process.

12 Robin Buchanan, January 2025 with regards to Suite 1, The Stables, Cannons Mill Lane, Bishop's Stortford CM23 2BN (Appeal Ref: APP/J1915/W/24/3339916)

13 The Court of Appeal decision in R (Lee Valley Regional Park Authority) v Epping Forest DC [2016] EWCA Civ 404 included reference to openness in relation to appropriate development, with the judgement that appropriate development cannot be considered to have an urbanising influence and therefore harm Green Belt purposes.

14 The Court of Appeal decision in R (Lee Valley Regional Park Authority) v Epping Forest DC [2016] EWCA Civ 404 included reference to openness in relation to appropriate development, with the judgement that appropriate development cannot be considered to have an urbanising influence and therefore harm Green Belt purposes.

15 Hansard HC Deb 08 November 1988 vol 140 c148W 148W; referenced in Historic England (2018) response to the Welwyn Hatfield Local Plan – Green Belt Review – Stage 3.

16 Planning Inspectorate, David Smith, Report to the Council of the London Borough of Redbridge regarding the Examination of the Redbridge Local Plan 2015-2030 (January, 2018). Available at: https://www.redbridge.gov.uk/media/4732/redbridge-local-plan-inspectors-report.pdf

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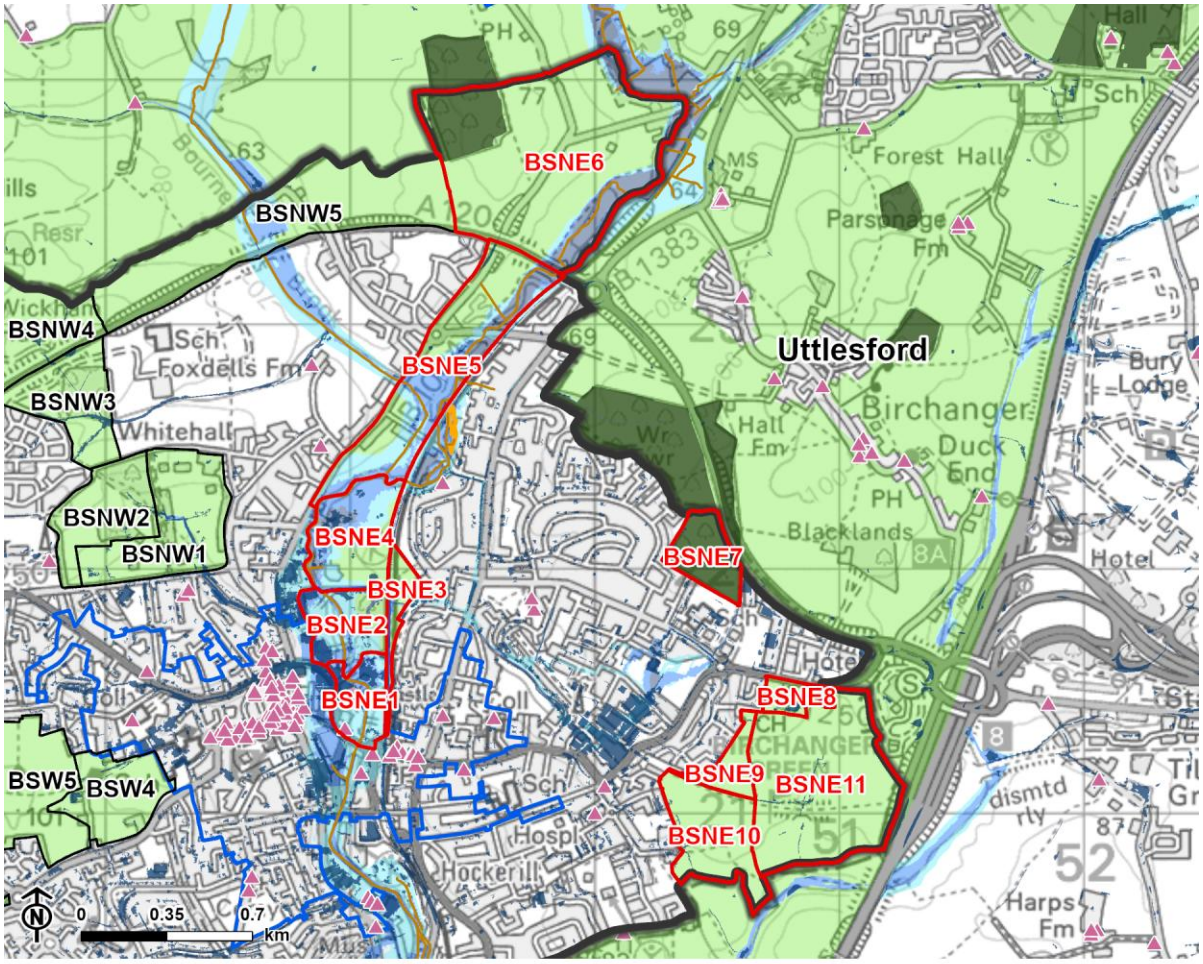
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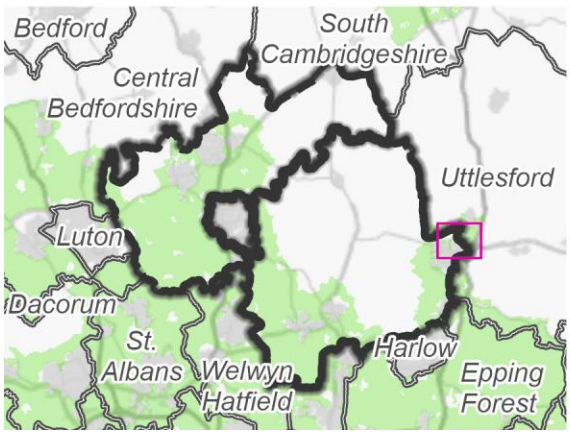
Designations in Bishop's Stortford North East



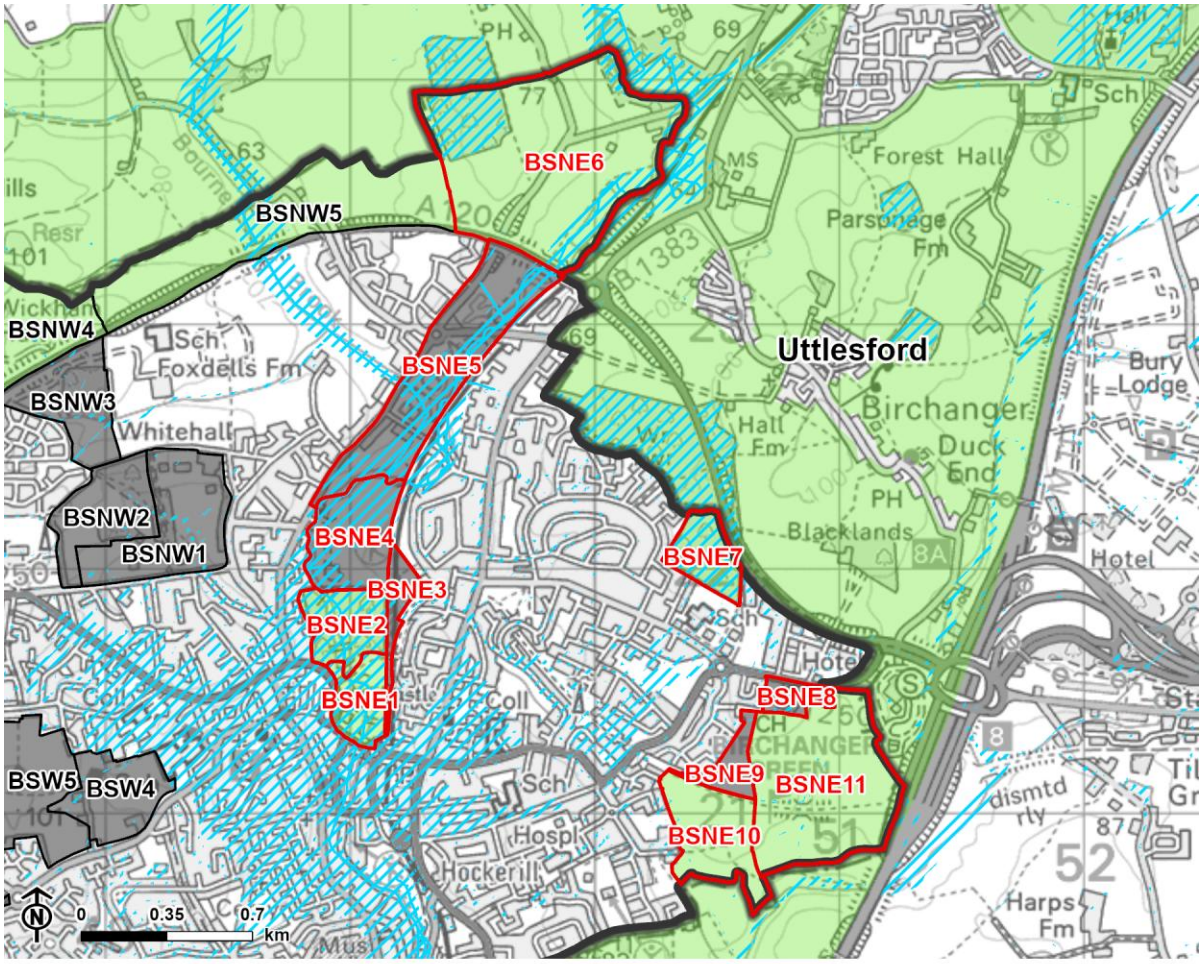
- Bishop's Stortford North East parcel
- Neighbouring parcel
- Local authority
- Neighbouring authority
- Green Belt

NPPF Footnote 7 designations

- Listed building
- Chalk river
- Ancient woodland
- Lowland fens
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area
- Scheduled monument



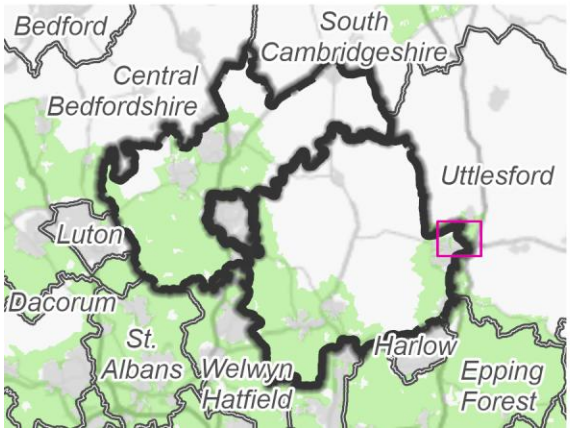
Potential grey belt in Bishop's Stortford North East



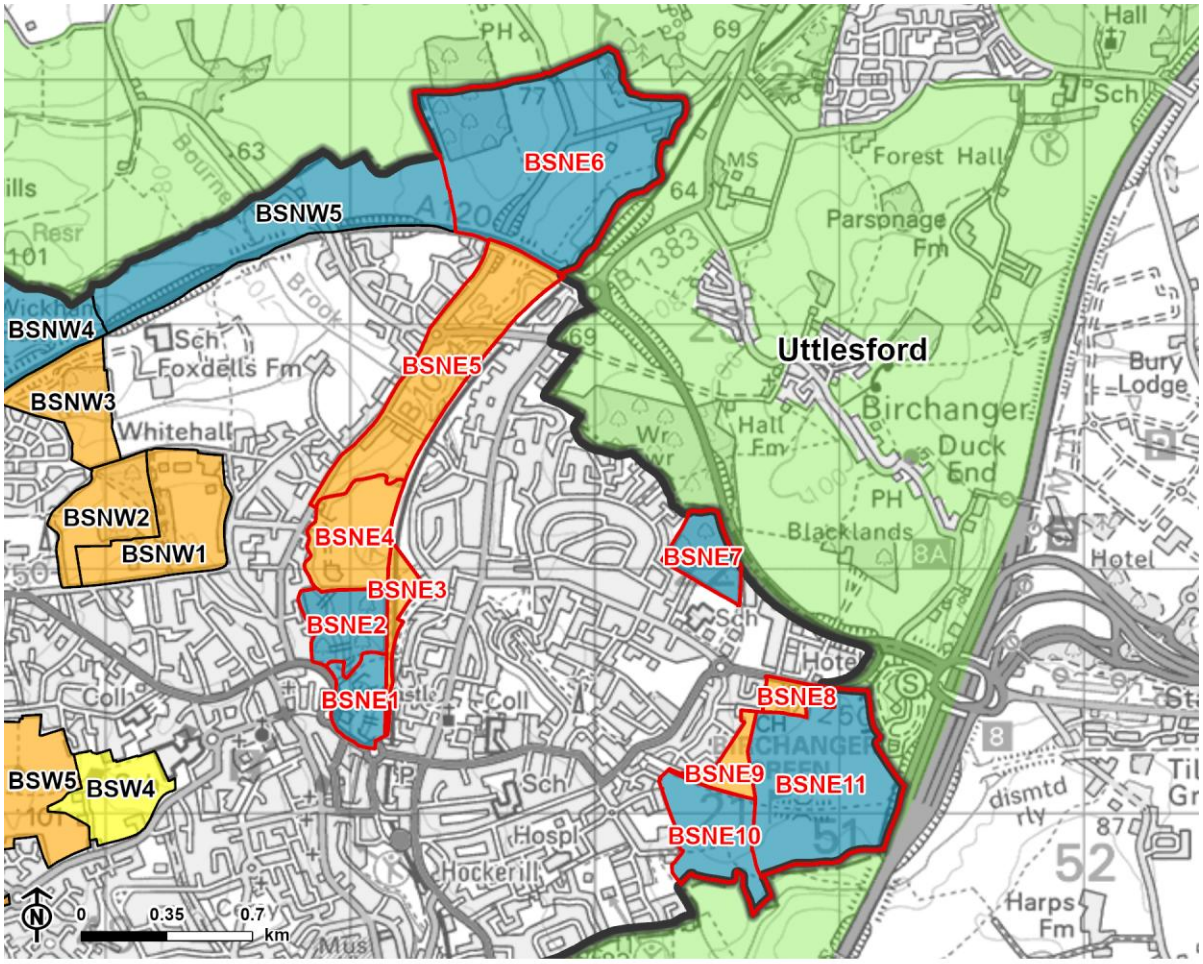
- Bishop's Stortford North East parcel
- Neighbouring parcel
- Local authority
- Neighbouring authority
- Green Belt

Potential grey belt

- Potentially suitable for definition as grey belt land in the borough
- Footnote 7 designation



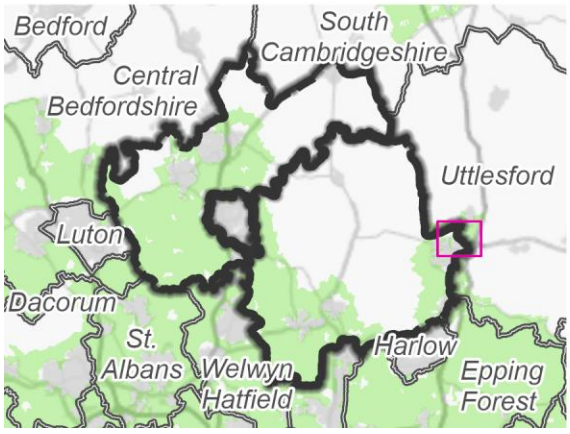
Highest rating in Bishop's Stortford North East



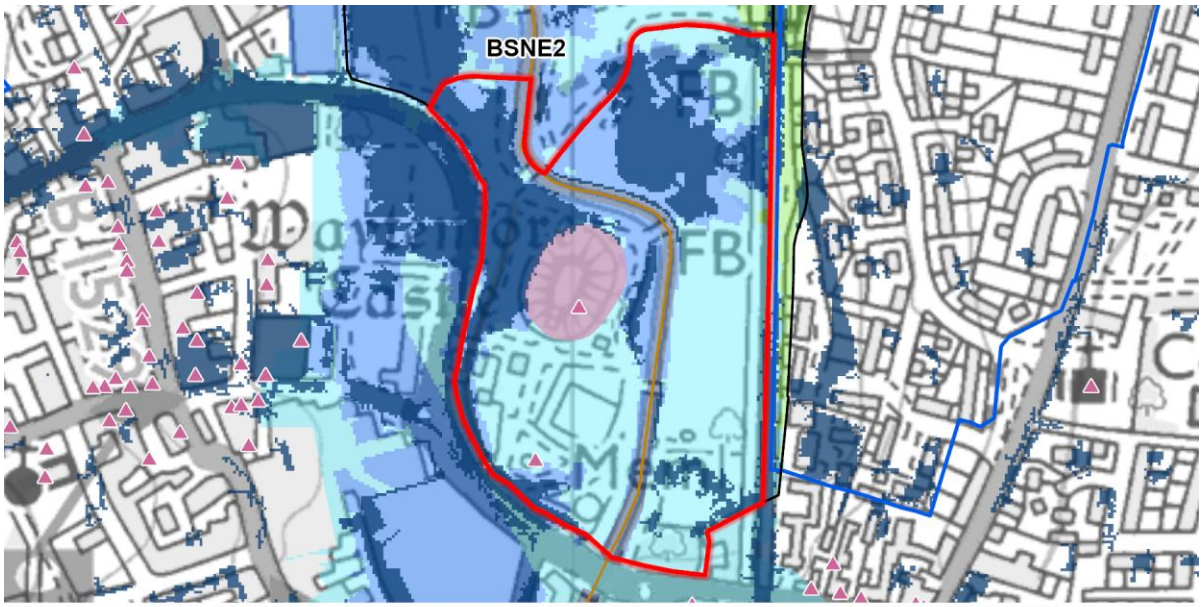
- Bishop's Stortford North East parcel
- Neighbouring parcel
- Local authority
- Neighbouring authority
- Green Belt

Highest Contribution to NPPF purposes A, B, C and D

- Strong
- Moderate
- Weak/no



Parcel BSNE1





Parcel BSNE1 Neighbouring parcel Green Belt

NPPF Footnote 7 designations

- Listed building
- Chalk river
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area
- Scheduled monument

Contribution of land in Parcel BSNE1

Parcel BSNE1 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Weak/No	Weak/No	Weak/No	Strong	Equal	No

Parcel BSNE1 Description

Parcel Location, Land Uses and Boundaries
Land located in the centre of Bishop's Stortford. Parcel size: 7ha. The A1250 forms a moderate boundary feature between the parcel and the settlement. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a strong perception of urban development outside of the parcel. Land use creates some association with the urban area but there is little urbanising activity in the parcel. Urbanising development limits perception of the wider countryside.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Weak/No contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Bishop's Stortford is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is substantial urbanising influence associated with development outside of the parcel. The proximity of the urban area and lack of a strong boundary feature allows for a significant influence from the urban area.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The woodland to the north of the parcel forms a strong outer boundary which would limit the urbanising impact of development on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. The parcel is subject to significant urbanising influence.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Weak/No contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel has uses associated with the urban area which limit the extent to which it is perceived as being part of the countryside.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is substantial urbanising influence associated with development outside of the parcel. The proximity of the urban area and lack of a strong boundary feature allows for a significant influence from the urban area.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Development in the parcel would not increase urbanising influence on any land which is not already subject to at least as much urbanising influence as this parcel.

Purpose D: Preserving the setting and special character of historic towns:

Strong contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Bishop's Stortford.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes a considerable contribution to the town's special character. The parcel is located within the Bishop's Stortford conservation area which covers the historic town and contains the remains of Waytemore Castle, which is a key heritage asset associated with the medieval historic town. Therefore it has a strong relationship with the historic town and makes a considerable contribution to the special character of Bishop's Stortford.

Purpose E – Assisting in urban regeneration:

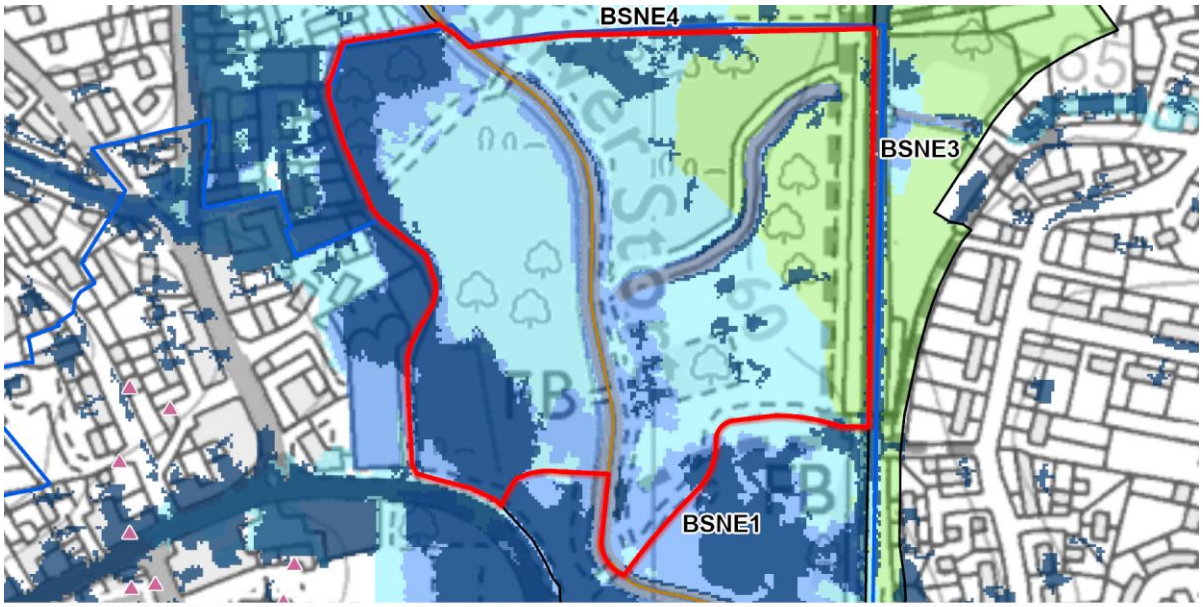
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose D and therefore does not meet the definition of grey belt land.

Parcel BSNE2





Parcel BSNE2 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Chalk river
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area

Contribution of land in Parcel BSNE2

Parcel BSNE2 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Moderate	Strong	Equal	No

Parcel BSNE2 Description

Parcel Location, Land Uses and Boundaries
Land located in the centre of Bishop's Stortford. Parcel size: 10ha. Strong boundary features within the gap between the settlement and the parcel combine to create strong separation. The River Stort, woodland and the railway form a strong boundary. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a some perception of urban development outside of the parcel. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Bishop's Stortford is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of the River Stour and railway track which currently give the parcel a strong sense of separation from urbanising influences.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would create an incongruous pattern of development by breaching strong physical features currently restricting and containing an urban area. Boundary features between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel, although it retains rural land uses, is entirely contained by urban edges, limiting the extent to which it can be considered part of the countryside.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.

Parcel BSNE2

Assessment Considerations	Assessment
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Development in the parcel would not increase urbanising influence on any land which is not already subject to at least as much urbanising influence as this parcel.

Purpose D: Preserving the setting and special character of historic towns:

Strong contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Bishop's Stortford.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes a considerable contribution to the town's special character. The parcel comprises the area known as Castle Gardens and is located within the Bishop's Stortford conservation area which covers the historic town. Therefore it has a strong relationship with the historic town and makes a considerable contribution to the special character of Bishop's Stortford.

Purpose E – Assisting in urban regeneration:

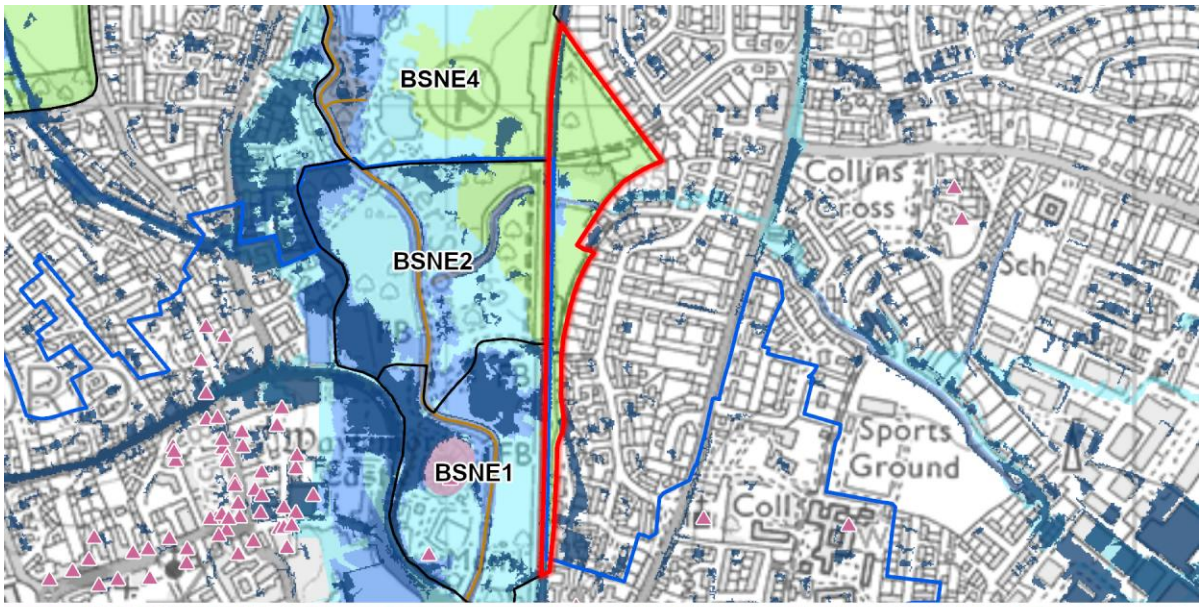
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purposes A and D and therefore does not meet the definition of grey belt land.

Parcel BSNE3





Parcel BSNE3 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Chalk river
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area
- Scheduled monument

Contribution of land in Parcel BSNE3

Parcel BSNE3 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Weak/No	Weak/No	Weak/No	Equal	Yes

Parcel BSNE3 Description

Parcel Location, Land Uses and Boundaries
Land located in the centre of Bishop's Stortford. Parcel size: 4ha. There is a moderate boundary feature between the settlement and the parcel. A small woodland/mature tree line separates the parcel and the settlement. This boundary is weaker in the north where Property boundaries form the boundary between the parcel and the settlement. There is no significant change in landform to create a sense of separation between the settlement and the parcel. The parcel is adjacent to a 'typical' urban development where there isn't a strong year-round boundary feature or significant landform change to reduce perception. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Bishop's Stortford is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The railway line feature forms a strong outer boundary which would limit the urbanising impact of development on adjacent open land.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would not represent an incongruous pattern of development because of strong physical features restricting and containing development within it.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Weak/No contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel, although it retains rural land uses, is entirely contained by urban edges, limiting the extent to which it can be considered part of the countryside.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The railway line and woodland forms a strong outer boundary which would limit the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Bishop's Stortford.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel is located within a thin area of green space to the east of Castle Gardens and Grange Paddocks, alongside the railway line. While the areas of open space around the parcel contribute to the significance of the historic town of Bishop's Stortford, the parcel itself, with its separation from these other areas by the railway line does not contribute to the significance/ special character of the historic town, due to the lack of a historic functional relationship with the key heritage assets within the area.

Purpose E – Assisting in urban regeneration:

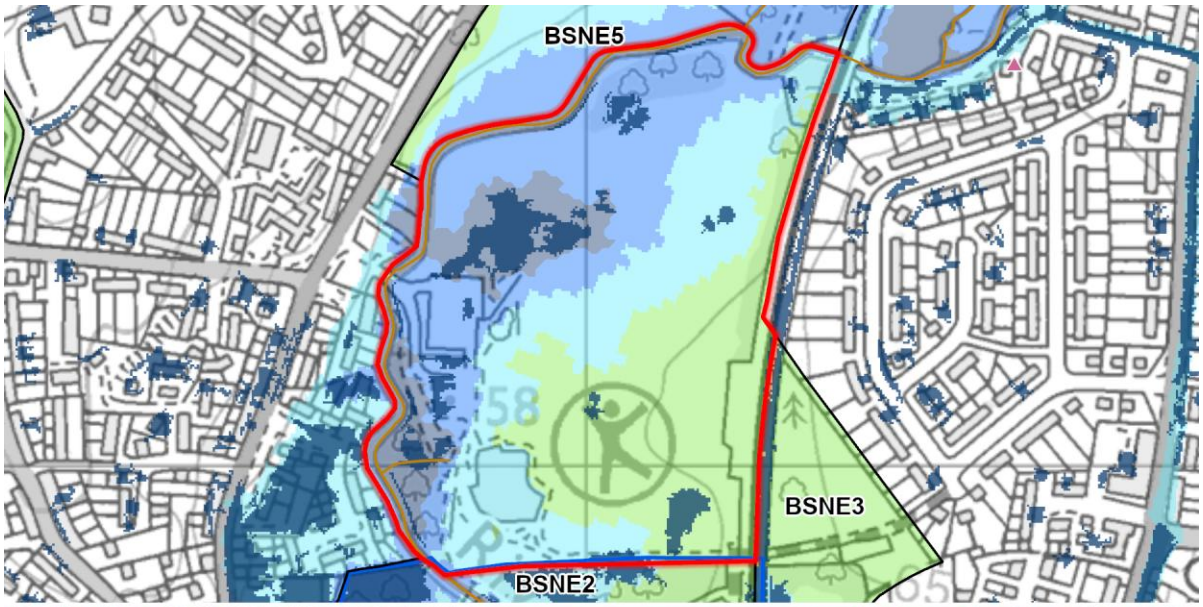
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

Parcel BSNE4





Parcel BSNE4 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Chalk river
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area

Contribution of land in Parcel BSNE4

Parcel BSNE4 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Weak/No	Moderate	Moderate	Equal	Yes

Parcel BSNE4 Description

Parcel Location, Land Uses and Boundaries
Land located in the centre of Bishop's Stortford. Parcel size: 14ha. There is a strong boundary feature between the settlement and the parcel. The River Stort and mature tree line to west and railway and small woodland to the east. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the Green Belt. Land use creates some association with the urban area but there is little urbanising activity in the parcel. Leisure centre, car park and artificial pitch with floodlights. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Bishop's Stortford is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. Grange Paddocks Leisure centre has some urbanising influence.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. Woodland clearly marks the parcel boundary. Development in the parcel could have some urbanising impact on land beyond but would not significantly weaken its contribution to Purpose A.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. The parcel is subject to some urbanising influence and has features that would restrict and contain development, preventing any incongruous impact on the wider countryside.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel has uses associated with the urban area which limit the extent to which it is perceived as being part of the countryside.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. Grange Paddocks Leisure centre has some urbanising influence.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Woodland tree cover forms a strong outer

Assessment Considerations	Assessment
	boundary which would limit the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Bishop's Stortford.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. Grange Paddocks Leisure centre has some urbanising influence.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes some contribution to the town's special character. The parcel contains an area of land known as Grange Paddocks, which is an open space identified within the Bishop's Stortford Conservation Area Appraisal as a key open space which contributes to the special character of the town centre conservation area. However, the parcel only makes some contribution to the significance of the historic town of Bishop's Stortford, given the presence of development within the parcel consisting of the Grange Paddock Leisure Centre, associated car parks and pitch infrastructure.

Purpose E – Assisting in urban regeneration:

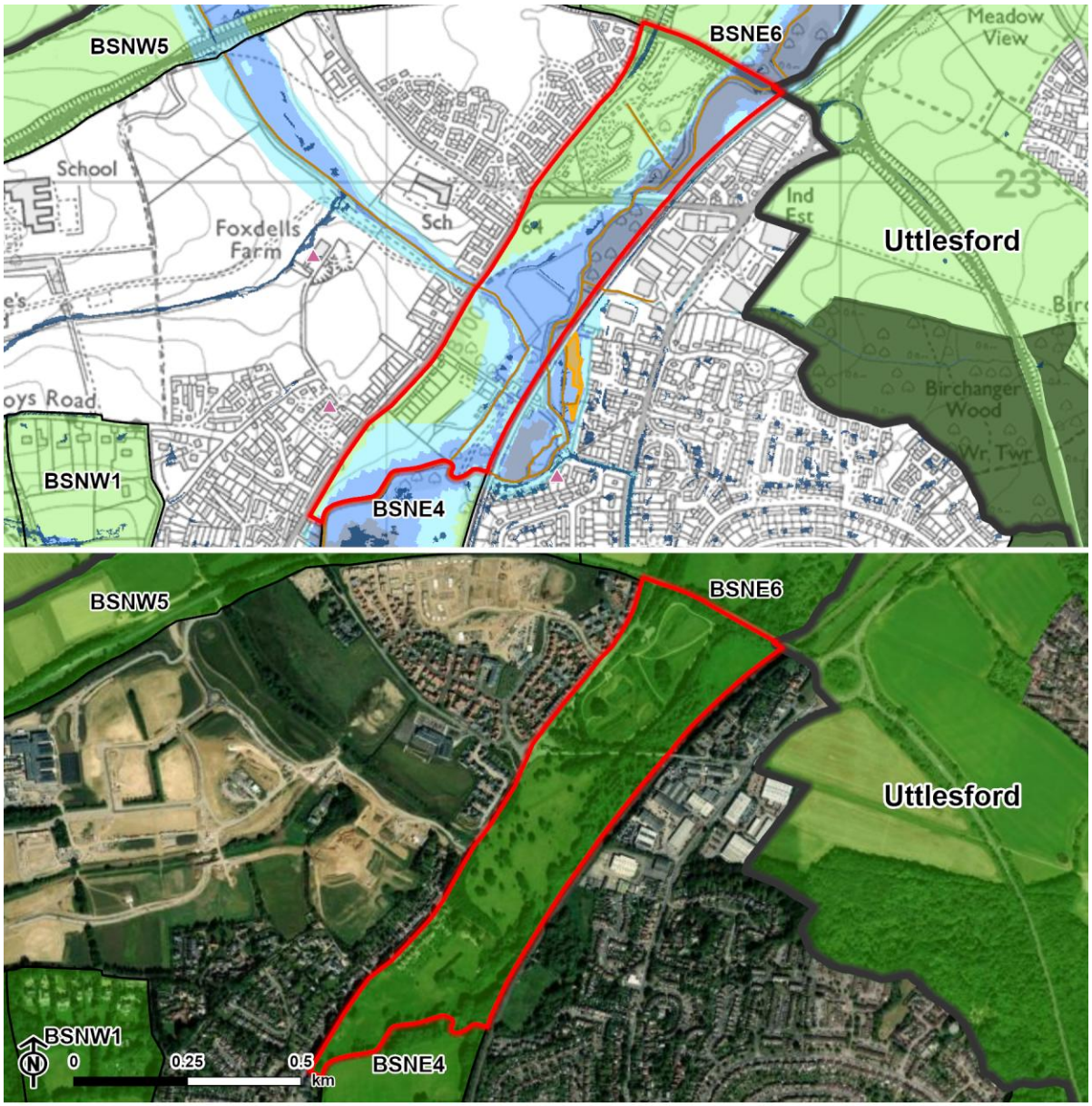
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

Parcel BSNE5



Contribution of land in Parcel BSNE5

Parcel BSNE5 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Weak/No	Moderate	Weak/No	Equal	Yes

Parcel BSNE5 Description

Parcel Location, Land Uses and Boundaries
Land contained to the north of Bishop's Stortford. Parcel size: 28ha. There is a moderate boundary feature between the settlement and the parcel. A B road forms a moderate boundary to the west. The River Stort and railway form a strong boundary to the east. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. Parcel is adjacent to 'typical' urban development where there isn't a strong year-round boundary feature or significant landform change to reduce perception. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. Some connectivity to parcel to north and south.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Bishop's Stortford is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The River Stort and the A120 form strong outer boundaries which would limit the urbanising impact of development on adjacent open land.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. The parcel is subject to some urbanising influence and has features that would restrict and contain development, preventing any incongruous impact on the wider countryside.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The River Stort and the A120 form strong outer

Assessment Considerations	Assessment
	boundaries which would limit the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Bishop's Stortford.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel contains two country parks between two areas of modern development activity, which form part of the wider surroundings of Bishop's Stortford. The parcel has no visual, physical or experiential connection to the historic aspects of the town and cannot therefore contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

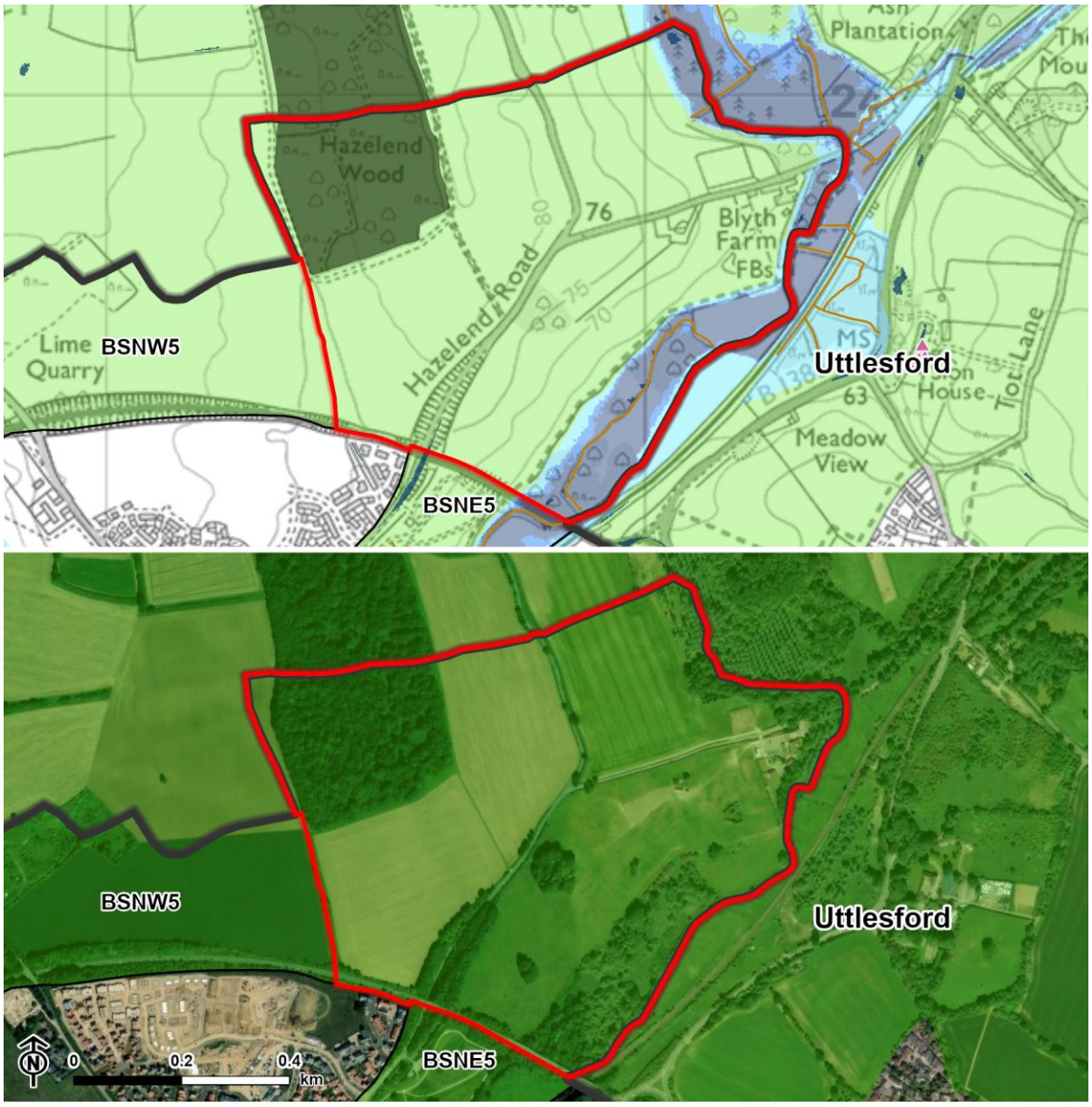
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

Parcel BSNE6



Contribution of land in Parcel BSNE6

Parcel BSNE6 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Strong	Strong	Weak/No	Equal	No

Parcel BSNE6 Description

Parcel Location, Land Uses and Boundaries
Land to the north-east of Bishop's Stortford. Parcel size: 61ha. Strong boundary features within the gap between the settlement and the parcel combine to create strong separation. The A120 Bishops Stortford Bypass to the SE, combined with mature woodland to west and east form strong boundaries. There is no significant change in landform to create a sense of separation between the settlement and the parcel. Light, rolling landscape has little impact on sense of separation from settlement of Bishops Stortford. There is a weak perception of urban development outside of the parcel. Enclosure of woodland belt to east and west limits perception of urban area. There is no significant urbanising development or activity in the Green Belt affecting this parcel. isolated dwellings and suitable use converted agricultural buildings only. Natural features limit perception of the wider countryside. enclosing woodland boundaries limit perception of wider GB.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Bishop's Stortford is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of the A120 and associated vegetation which currently give the parcel a strong sense of separation from urbanising influences.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would create an incongruous pattern of development by breaching strong physical features currently restricting and containing an urban area.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. In addition to the loss of visual separating features the development of land in this parcel would also be likely to increase urbanising influence on remaining land in the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerow boundaries, so development

Assessment Considerations	Assessment
	within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Bishop's Stortford.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel forms part of the wider agricultural landscape which surrounds Bishop's Stortford, but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purposes A and B and therefore does not meet the definition of grey belt land.

Parcel BSNE7



Parcel BSNE7
Green Belt
Local authority

NPPF Footnote 7 designations

Ancient woodland
Flood zone 3
Flood zone 3b
High risk of surface water flooding

Contribution of land in Parcel BSNE7

Parcel BSNE7 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Moderate	Strong	Weak/No	Equal	No

Parcel BSNE7 Description

Parcel Location, Land Uses and Boundaries
Land located to the north east of Bishop's Stortford. Parcel size: 7ha. There is a Strong consistent boundary feature between the settlement and the parcel. Woodland forms a strong consistent boundary feature. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. Although woodland forms a strong year-round boundary feature, the parcel is contained on three sides. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is some perception of connectivity with the wider countryside, limiting the impact of existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Bishop's Stortford is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of woodland which currently give the parcel a strong sense of separation from urbanising influences.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would create an incongruous pattern of development by breaching strong physical features currently restricting and containing an urban area.

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel lies in the gap between Bishop's Stortford and Stanstead Mountfichet.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. The development of land in this parcel would be unlikely to significantly increase urbanising influence on adjacent land in the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The woodland forms a strong outer boundary

Assessment Considerations	Assessment
	which would limit the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Bishop's Stortford.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel contains an area of woodland and forms part of the wider surroundings of Bishop's Stortford, but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel BSNE8



Contribution of land in Parcel BSNE8

Parcel BSNE8 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Weak/No	Moderate	Weak/No	Equal	Yes

Parcel BSNE8 Description

Parcel Location, Land Uses and Boundaries
Land located to the east of Bishops Stortford. Parcel size: 3ha. There is a moderate boundary feature between the settlement and the parcel. Dunmow Road and and mature trees combine to form a moderate boundary. The boundary is weaker in the west where garden boundaries define the settlement edge. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. There isn't a strong year-round boundary feature to reduce perception. There is some urbanising activity in the parcel but land use also associates the area with the wider countryside. The golf course club house and car park creates some urbanising influence. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Bishop's Stortford is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. The golf course club house and car park creates some urbanising influence.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has a mix of mature trees and gappy scrub boundaries , so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. Although development in the parcel would not be restricted and contained, there is sufficient urbanising containing influence to limit the extent to which it would be incongruous with the current pattern.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. The golf course club house and car park creates some urbanising influence.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Development in the parcel would not increase urbanising influence on any land which is not already

Assessment Considerations	Assessment
	subject to at least as much urbanising influence as this parcel.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Bishop's Stortford.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. The golf course club house and car park creates some urbanising influence.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel largely contains a car park associated with the Bishop's Stortford Golf Course. The parcel forms part of the wider surroundings of Bishop's Stortford, but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

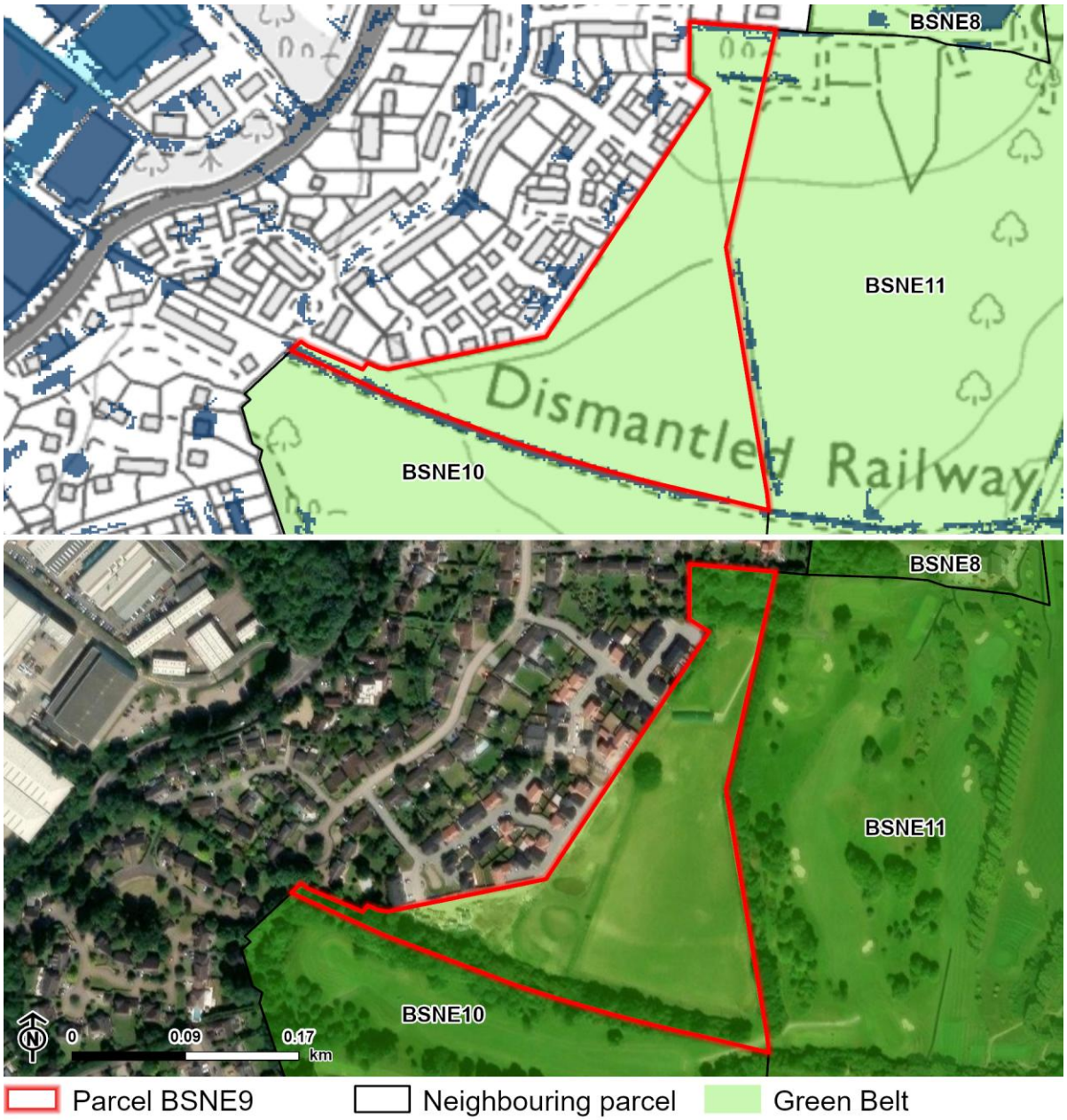
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

Parcel BSNE9



NPPF Footnote 7 designations

Flood zone 2

High risk of surface water flooding

Contribution of land in Parcel BSNE9

Parcel BSNE9 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Weak/No	Moderate	Weak/No	Equal	Yes

Parcel BSNE9 Description

Parcel Location, Land Uses and Boundaries
Land located to the east of Bishop's Stortford. Parcel size: 4ha. There are no significant boundary features to separate the parcel from the settlement. property boundaries. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Bishop's Stortford is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. The parcel is located on the edge of the settlement.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. Mature tree lines clearly mark the parcel boundary to the south and east.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. The parcel is subject to some urbanising influence and has features that would restrict and contain development,

Assessment Considerations	Assessment
	preventing any incongruous impact on the wider countryside.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. The parcel is located on the edge of the settlement.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Mature tree lines clearly mark the parcel boundary to the south and east. Although development in the parcel would have some urbanising impact on land beyond, it would not significantly weaken its contribution to Purpose C.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Bishop's Stortford.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel forms part of the wider agricultural landscape which surrounds Bishop's Stortford, but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

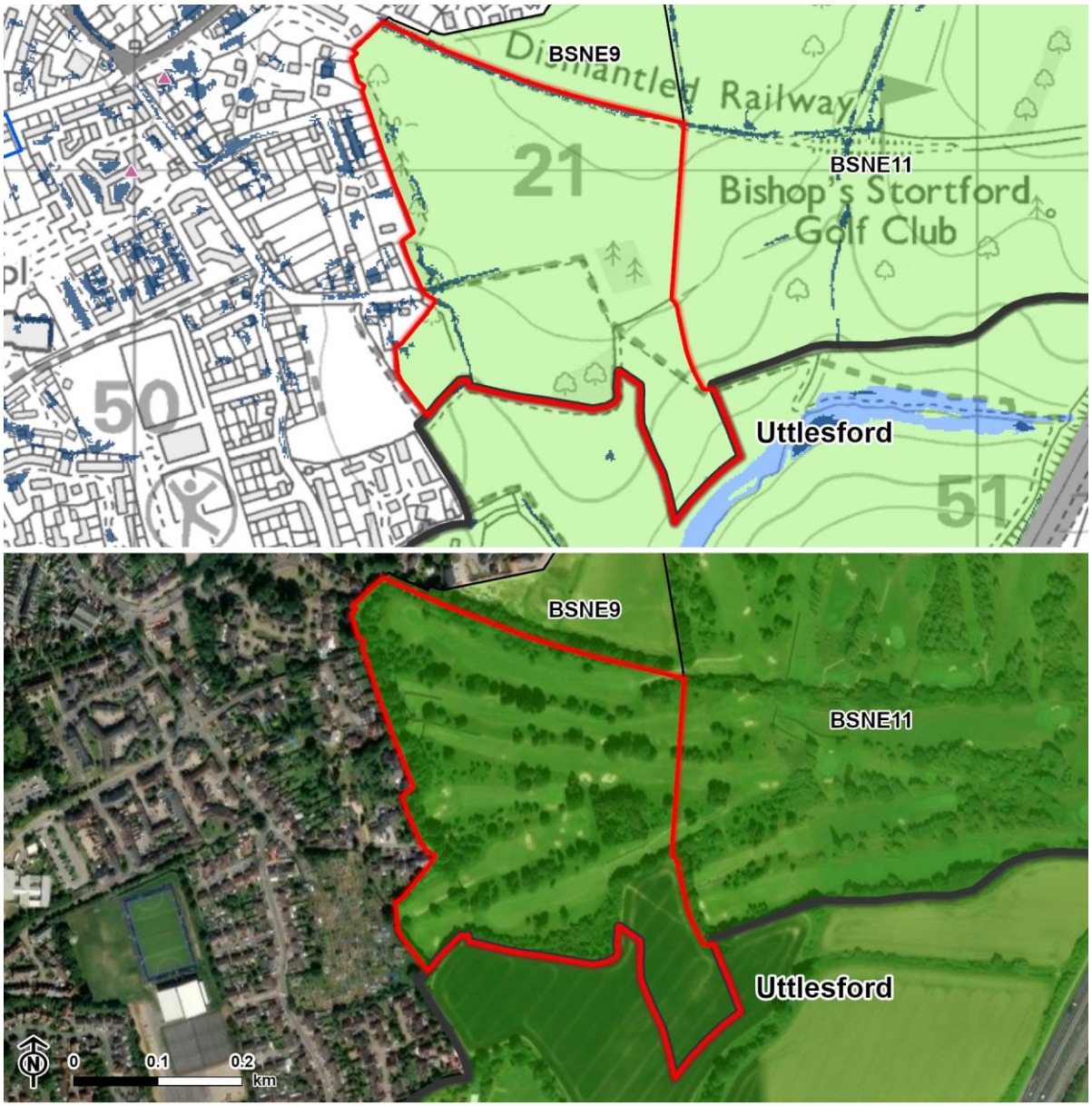
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

Parcel BSNE10



Contribution of land in Parcel BSNE10

Parcel BSNE10 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Weak/No	Equal	No

Parcel BSNE10 Description

Parcel Location, Land Uses and Boundaries
Land located to the east of Bishop's Stortford. Parcel size: 14ha. There is a moderate boundary feature between the settlement and the parcel. The mature tree belt forms a moderate feature on the inner boundary. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Natural features limit perception of the wider Countryside.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Bishop's Stortford is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has a mix of tree belts and open boundaries, so development within it would in turn increase the urbanising impact of development on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The lack of features to restrict and contain development mean that, although the parcel is subject to some urbanising

Assessment Considerations	Assessment
	influence, development here would have an incongruous impact.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has a mix of tree belts and open boundaries, so development within it would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Bishop's Stortford.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel contains part of the Bishop's Stortford Golf Course and forms part of the surroundings of Bishop's Stortford. The parcel does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

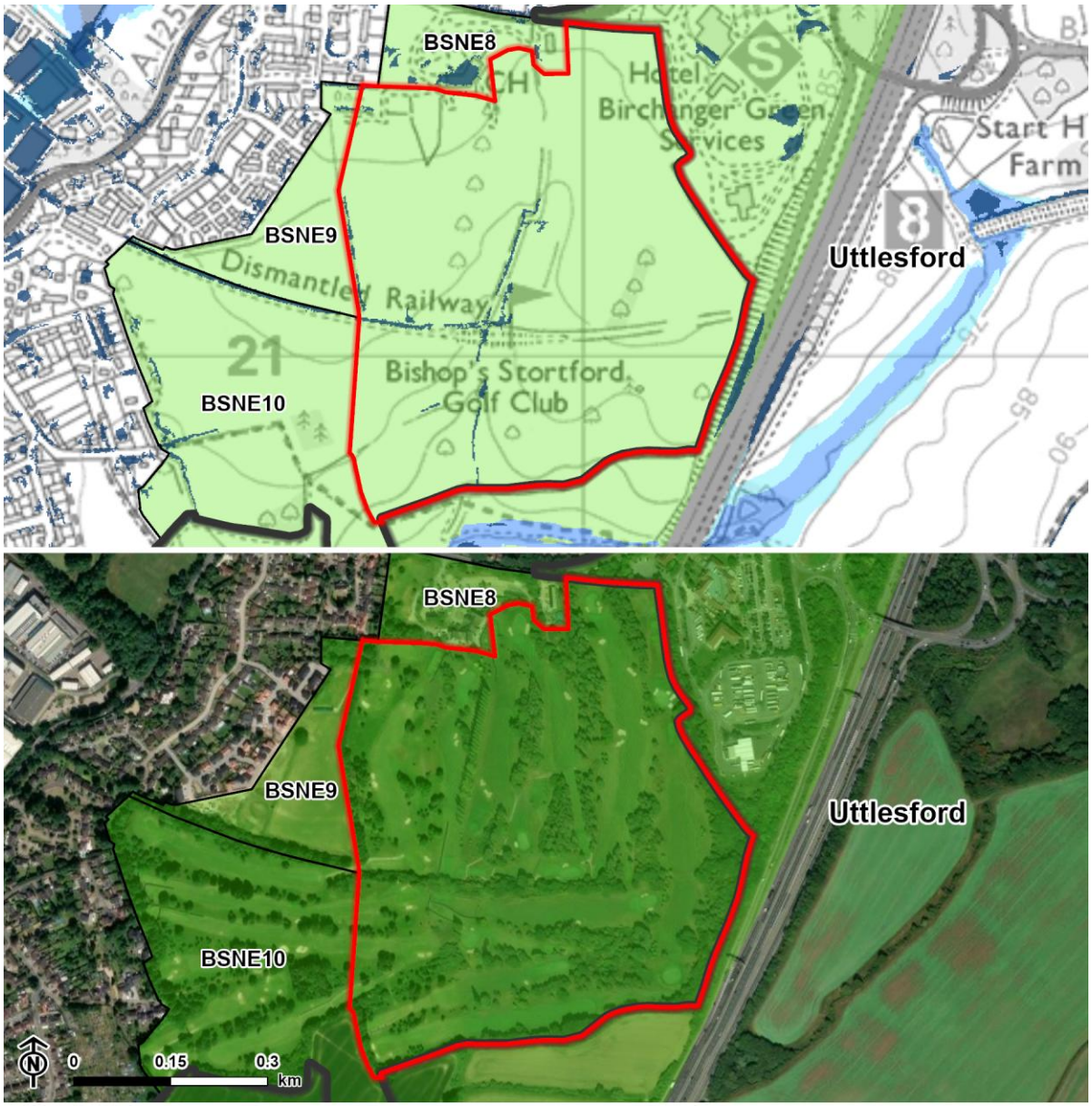
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel BSNE11



Parcel BSNE11
Neighbouring parcel
Green Belt
Local authority

NPPF Footnote 7 designations

Flood zone 3b
Flood zone 2
Flood zone 3
High risk of surface water flooding

Contribution of land in Parcel BSNE11

Parcel BSNE11 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Weak/No	Equal	No

Parcel BSNE11 Description

Parcel Location, Land Uses and Boundaries
Land located to the east of Bishop's Storford. Parcel size: 36ha. Boundary features within the gap between the settlement and the parcel combine to create moderate separation. well treed hedgerows and A roads in the gap between the settlement and the parcel. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Bishop's Stortford is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has only hedgerow boundaries to the south with the wider countryside, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land. The parcel also plays an important role in forming a buffer between

Assessment Considerations	Assessment
	Bishop's Stortford and land beyond the GB's outer edge.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. Boundary features and distance between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern. Development in the parcel would also weaken the buffer between Bishop's Stortford and land beyond the GB's outer edge.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.

Parcel BSNE11

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	The parcel is free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Bishop's Stortford.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel contains part of the Bishop's Stortford Golf Course and forms part of the surroundings of Bishop's Stortford. The parcel does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

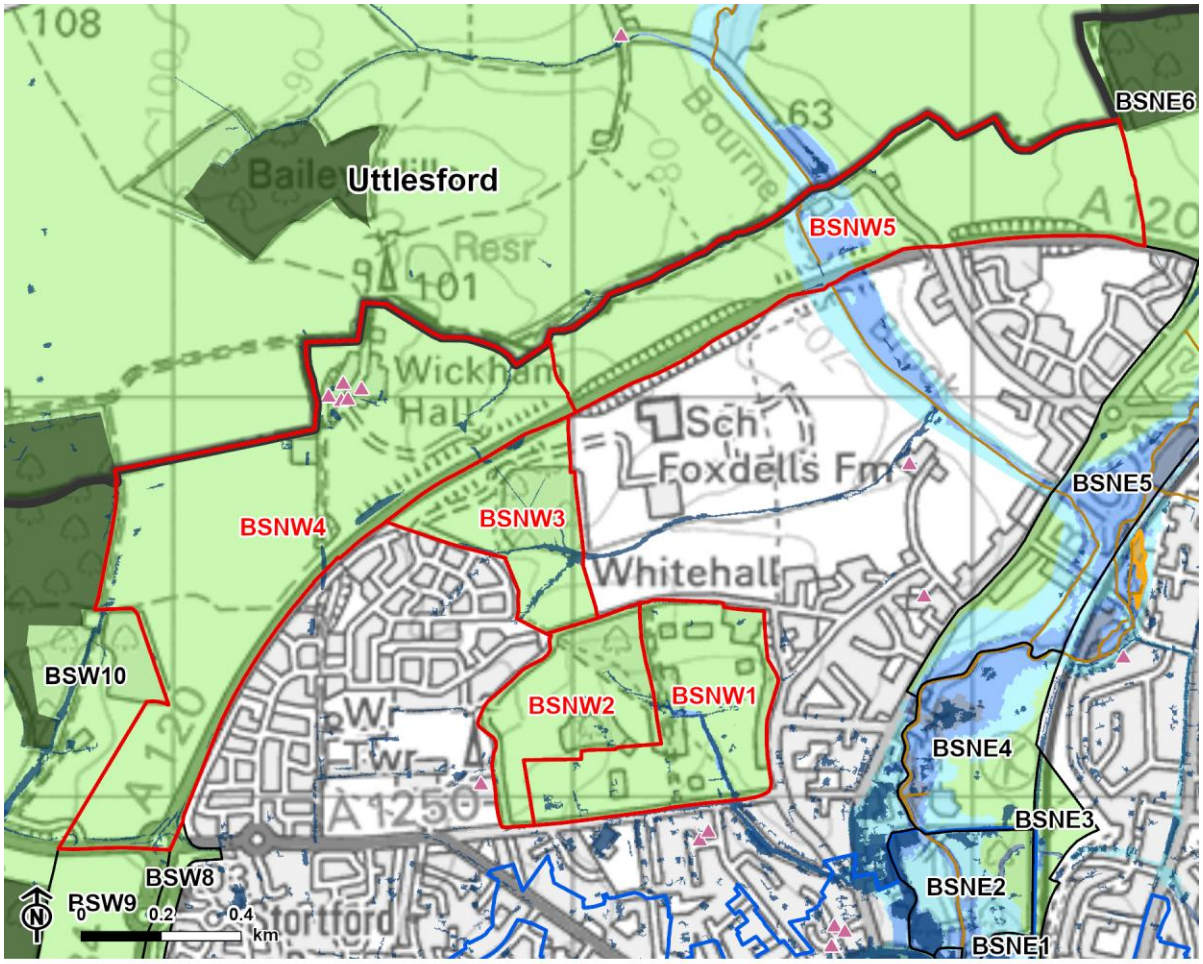
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

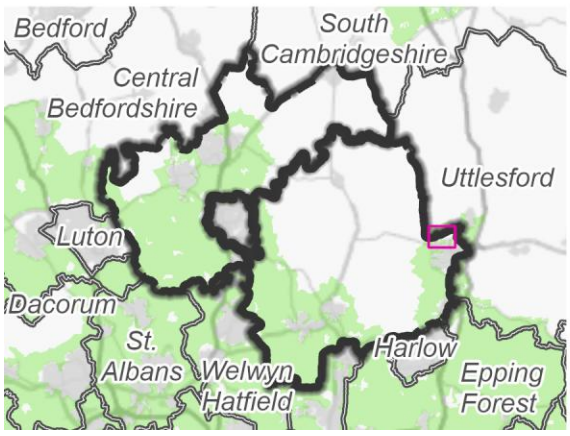
Designations in Bishop's Stortford North West



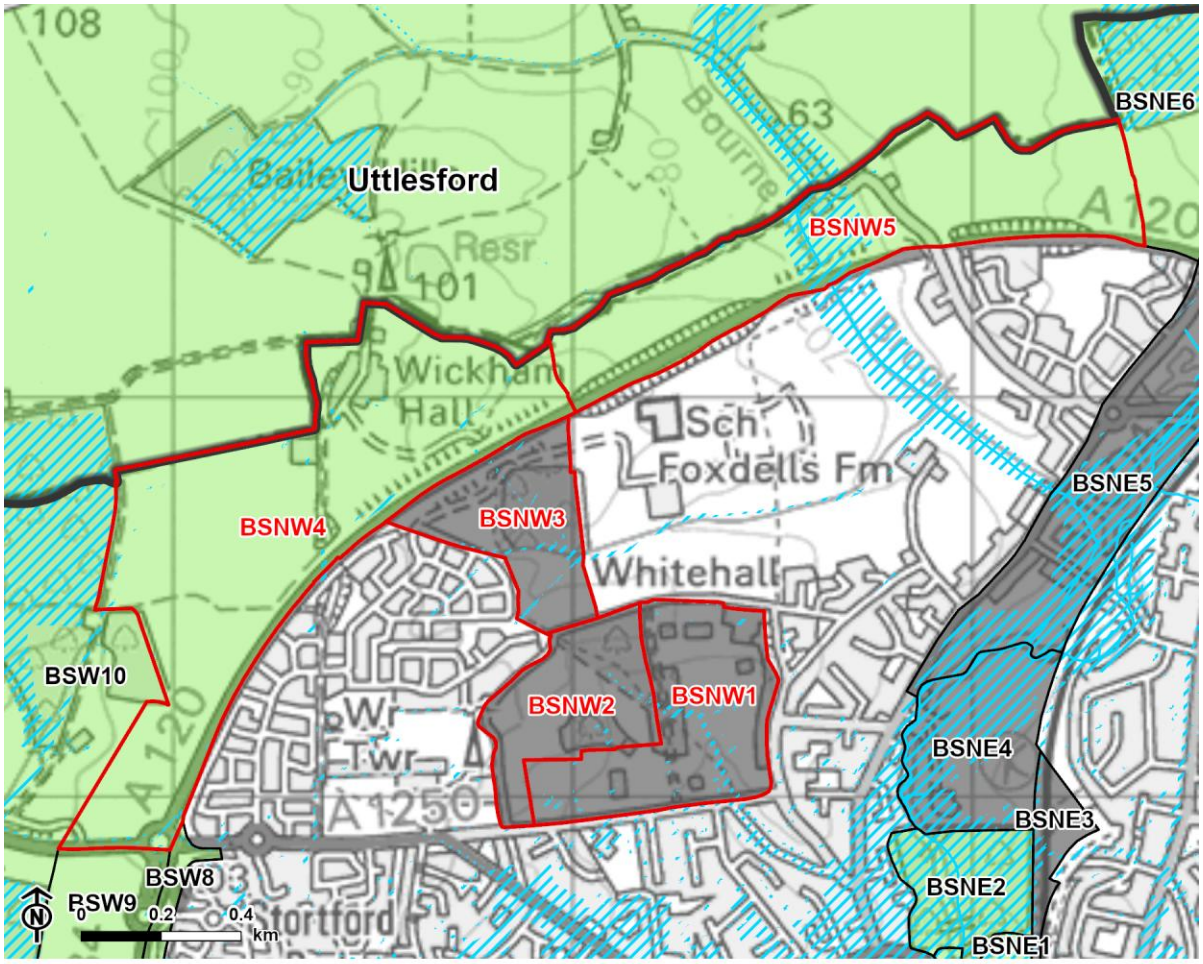
- Bishop's Stortford North West parcel
- Neighbouring parcel
- Local authority
- Neighbouring authority
- Green Belt

NPPF Footnote 7 designations

- Listed building
- Chalk river
- Ancient woodland
- Lowland fens
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area



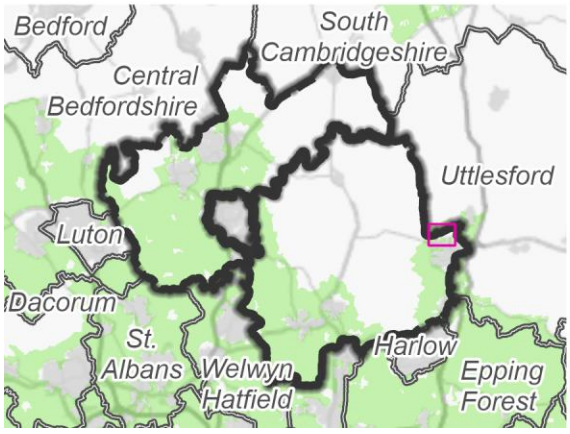
Potential grey belt in Bishop's Stortford North West



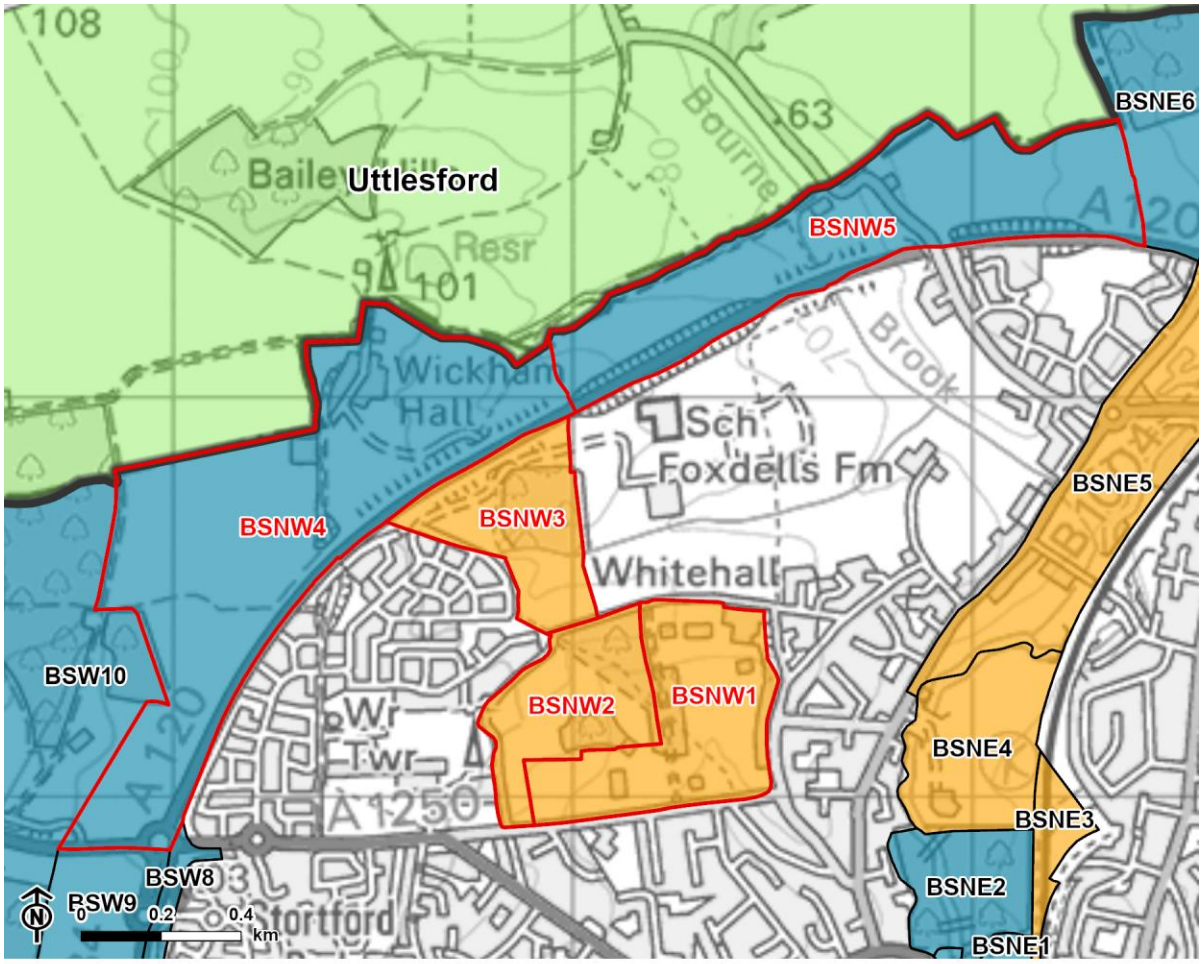
- Bishop's Stortford North West parcel
- Neighbouring parcel
- Local authority
- Neighbouring authority
- Green Belt

Potential grey belt

- Potentially suitable for definition as grey belt land in the borough
- Footnote 7 designation



Highest rating in Bishop's Stortford North West



Bishop's Stortford North West parcel

Neighbouring parcel

Local authority

Neighbouring authority

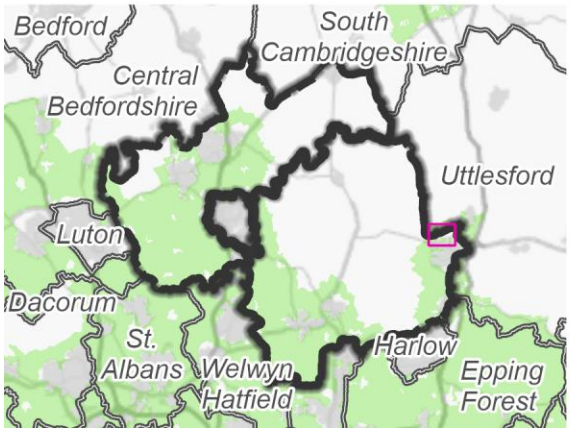
Green Belt

Highest Contribution to NPPF purposes A, B, C and D

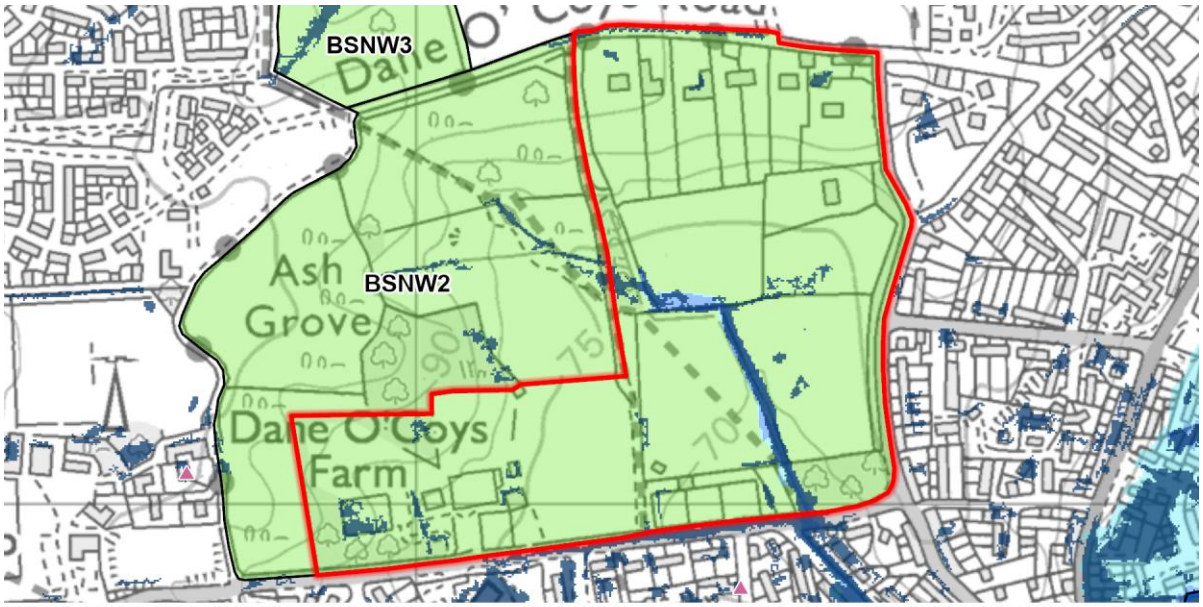
Strong

Moderate

Weak/no



Parcel BSNW1





Parcel BSNW1 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area

Contribution of land in Parcel BSNW1

Parcel BSNW1 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Weak/No	Moderate	Weak/No	Equal	Yes

Parcel BSNW1 Description

Parcel Location, Land Uses and Boundaries
Land located to the north-west of Bishops Stortford. Parcel size: 20ha. A combination of features forms a boundary of moderate strength between the settlement and the parcel. Property boundaries and minor roads form a boundary of moderate strength. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. The parcel is adjacent to a urban development where there is not a strong year-round boundary feature or significant landform change to reduce perception. Land use creates some association with the urban area but there is little urbanising activity in the parcel. Urbanising development limits perception of the wider countryside.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Bishop's Stortford is a town, so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. Existing development along the south and east boundaries has some influence on the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The mature woodland tree cover to the north-west forms a strong outer boundary which would limit the urbanising impact of development on adjacent open land.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. The parcel is subject to some urbanising influence and has features that would restrict and contain development, preventing any incongruous impact on the wider countryside.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel forms part of an area which, although it retains rural land uses, is entirely contained by urban edges, limiting the extent to which it can be considered part of the countryside.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. Existing development along the south and east boundaries has some influence on the parcel.

Assessment Considerations	Assessment
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The mature woodland tree cover to the north-west forms a strong outer boundary which would limit the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The parcel forms part of the setting of the historic town of Bishop's Stortford.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel contains sports pitches and some modern development within the north. The parcel forms part of the wider surroundings of Bishop's Stortford, but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

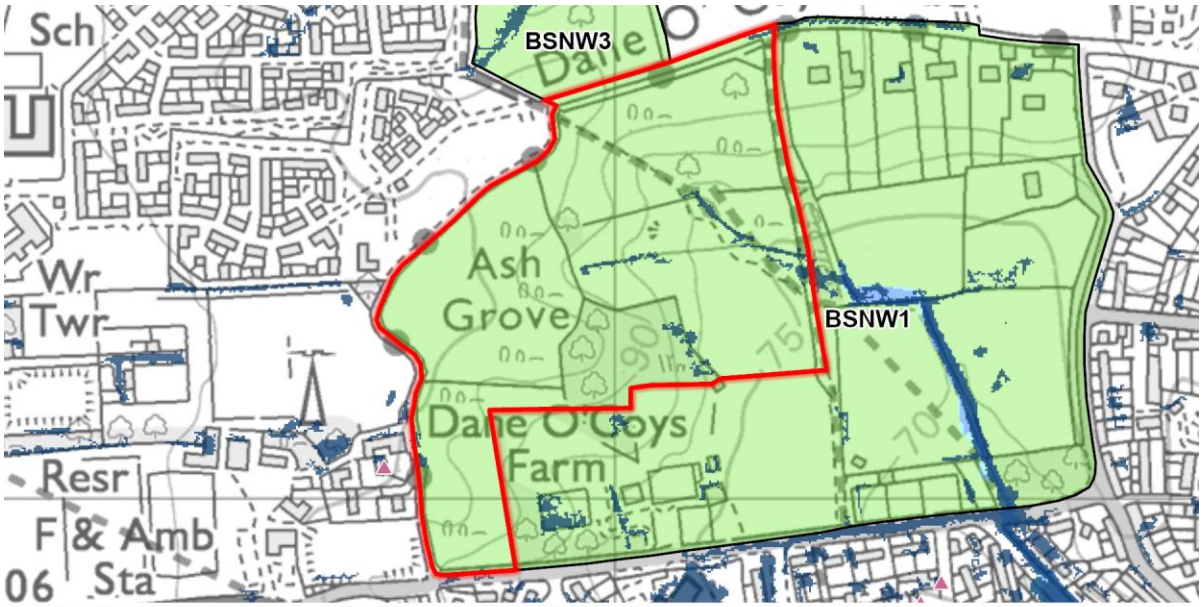
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

Parcel BSNW2





Parcel BSNW2 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Flood zone 2
- Flood zone 3
- High risk of surface water flooding

Contribution of land in Parcel BSNW2

Parcel BSNW2 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Weak/No	Moderate	Weak/No	Equal	Yes

Parcel BSNW2 Description

Parcel Location, Land Uses and Boundaries
Land located to the north-west of Bishops Stortford. Parcel size: 13ha. A combination of features forms a boundary of moderate strength between the settlement and the parcel. An estate road, property boundaries and hedgerows combine to form a moderate boundary. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. The parcel is adjacent to a 'typical' urban development where there isn't a strong year-round boundary feature or significant landform change to reduce perception. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Bishop's Stortford is a town, so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The mature woodland tree cover in the parcel forms a strong outer boundary, which would limit the urbanising impact of development on adjacent open land.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. The parcel is subject to some urbanising influence and has features that would restrict and contain development, preventing any incongruous impact on the wider countryside.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The mature woodland tree cover to the north of the parcel forms a strong outer boundary which would

Assessment Considerations	Assessment
	limit the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Bishop's Stortford.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel forms part of the wider agricultural landscape which surrounds Bishop's Stortford, but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

Parcel BSNW3



Contribution of land in Parcel BSNW3

Parcel BSNW3 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Weak/No	Moderate	Weak/No	Equal	Yes

Parcel BSNW3 Description

Parcel Location, Land Uses and Boundaries
Land located to the north-west of Bishops Stortford. Parcel size: 13ha. There is a moderate boundary feature between the settlement and the parcel. Mature tree lines form the boundary between the parcel and the settlement. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Urbanising development limits perception of the wider countryside. There is large areas of development to the east and west of the parcel.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Bishop's Stortford is a town, so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. The proximity of development and the lack of strong boundary features allows for some influence from the urban area.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The A120 forms a strong outer boundary which would limit the urbanising impact of development on adjacent open land.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. The parcel is subject to some urbanising influence and has features that would restrict and contain development, preventing any incongruous impact on the wider countryside.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. The proximity of development and the lack of strong boundary features allows for some influence from the urban area.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The A120 forms a strong outer boundary which

Assessment Considerations	Assessment
	would limit the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Bishop's Stortford.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel forms part of the wider agricultural landscape which surrounds Bishop's Stortford, but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

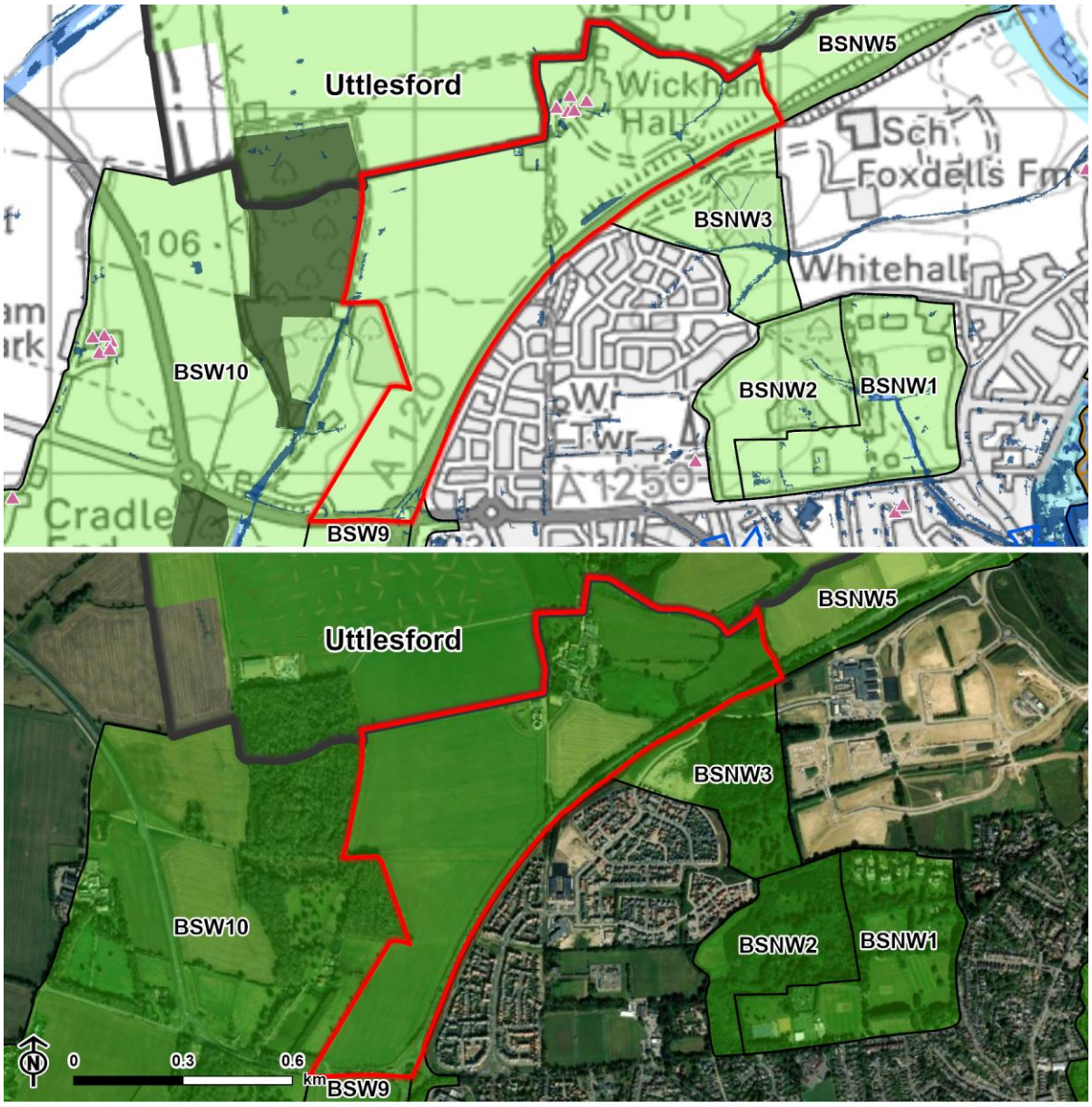
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

Parcel BSNW4



Parcel BSNW4
Neighbouring parcel
Green Belt
Local authority

NPPF Footnote 7 designations

Listed building
Chalk river
Ancient woodland
Flood zone 3b
Flood zone 3
Flood zone 2
High risk of surface water flooding
Conservation area

Contribution of land in Parcel BSNW4

Parcel BSNW4 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Weak/No	Equal	No

Parcel BSNW4 Description

Parcel Location, Land Uses and Boundaries
Land to the north-west of Bishop's Stortford. Parcel size: 60ha. There is a consistent, well-defined boundary between the settlement and the parcel. The A120 and associated hedgerows form the western boundary of the settlement. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. The parcel is adjacent to a 'typical' urban development where there isn't a strong year-round boundary feature or significant landform change to reduce perception. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. Perception strengthens as distance from settlement increases.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Bishop's Stortford is a town and so is defined as a large built up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Development at Wickham Hall, comprising commercial business uses, is not very urban in character.
What is the extent of urbanising influence from outside the parcel?	The parcel is free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of the A120 and associated hedgerows, which currently give the parcel a strong sense of separation from urbanising influences.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would create an incongruous pattern of development by breaching strong physical features currently restricting and containing an urban area. The A120 between the parcel and the urban edge means that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Development at Wickham Hall, comprising commercial business uses, is not very urban in character.
What is the extent of urbanising influence from outside the parcel?	The parcel is free from urbanising influences associated with development outside the parcel.

Assessment Considerations	Assessment
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerow boundaries in the north, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Bishop's Stortford.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Development at Wickham Hall, comprising commercial business uses, is not very urban in character.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel forms part of the wider agricultural landscape which surrounds Bishop's Stortford, but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

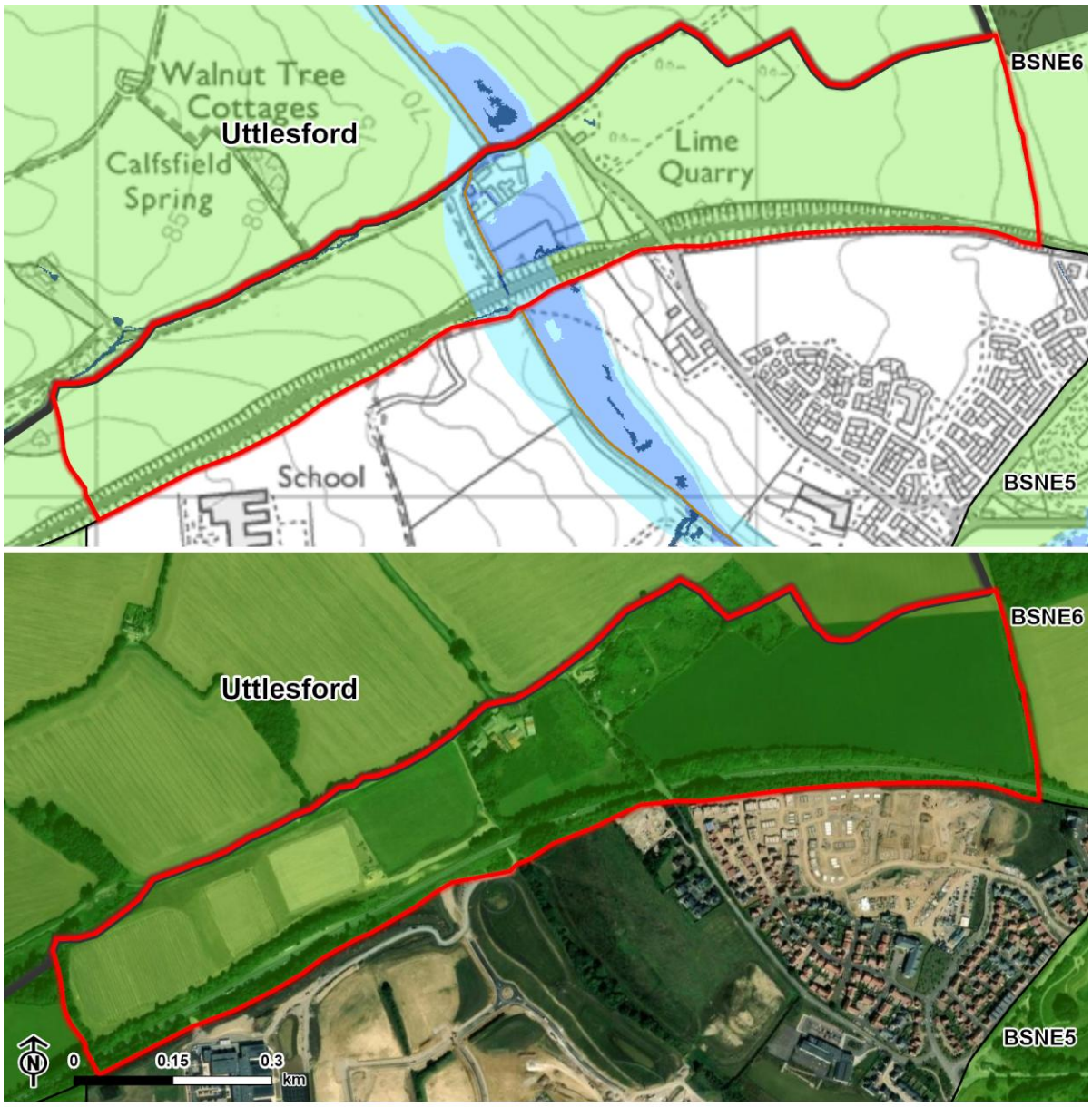
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel BSNW5



Parcel BSNW5
Neighbouring parcel
Green Belt
Local authority

NPPF Footnote 7 designations

Chalk river
Flood zone 3
Ancient woodland
Flood zone 2
Flood zone 3b
High risk of surface water flooding

Contribution of land in Parcel BSNW5

Parcel BSNW5 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Weak/No	Equal	No

Parcel BSNW5 Description

Parcel Location, Land Uses and Boundaries
Land to the north-west of Bishop's Stortford. Parcel size: 37ha. There is a consistent, well-defined boundary between the settlement and the parcel. The A120 Bishops Stortford Bypass forms a consistent boundary. Mature tree cover extends for the majority of the road boundary. There is no significant change in landform to create a sense of separation between the settlement and the parcel. A slight rise in landform towards Bishops Stortford does not significantly increase sense of separation from parcel. There is a weak perception of urban development outside of the parcel. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. Open views to the north and west give a strong perception of wider countryside.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Bishop's Stortford is a town and so is defined as a large built up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	The parcel contains physical features in reasonable proximity to the urban area restricting and containing development. Therefore its weakening or loss would have an adverse impact on this purpose. Development in the parcel would negate the role of the A120 and associated vegetation, which currently give the parcel

Assessment Considerations	Assessment
	a strong sense of separation from urbanising influences.
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would create an incongruous pattern of development by breaching strong physical features currently restricting and containing an urban area. The A120 with its associated tree cover form a strong boundary feature, meaning that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel is peripheral to a moderate gap between towns. The eastern most area of the parcel is peripheral to the gap between Bishops Stortford and Stanstead Mountfitchet.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. Land lies outside of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.

Parcel BSNW5

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerow and minor road boundaries in the north, east and west, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Bishop's Stortford.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel forms part of the wider agricultural landscape which surrounds Bishop's Stortford, but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

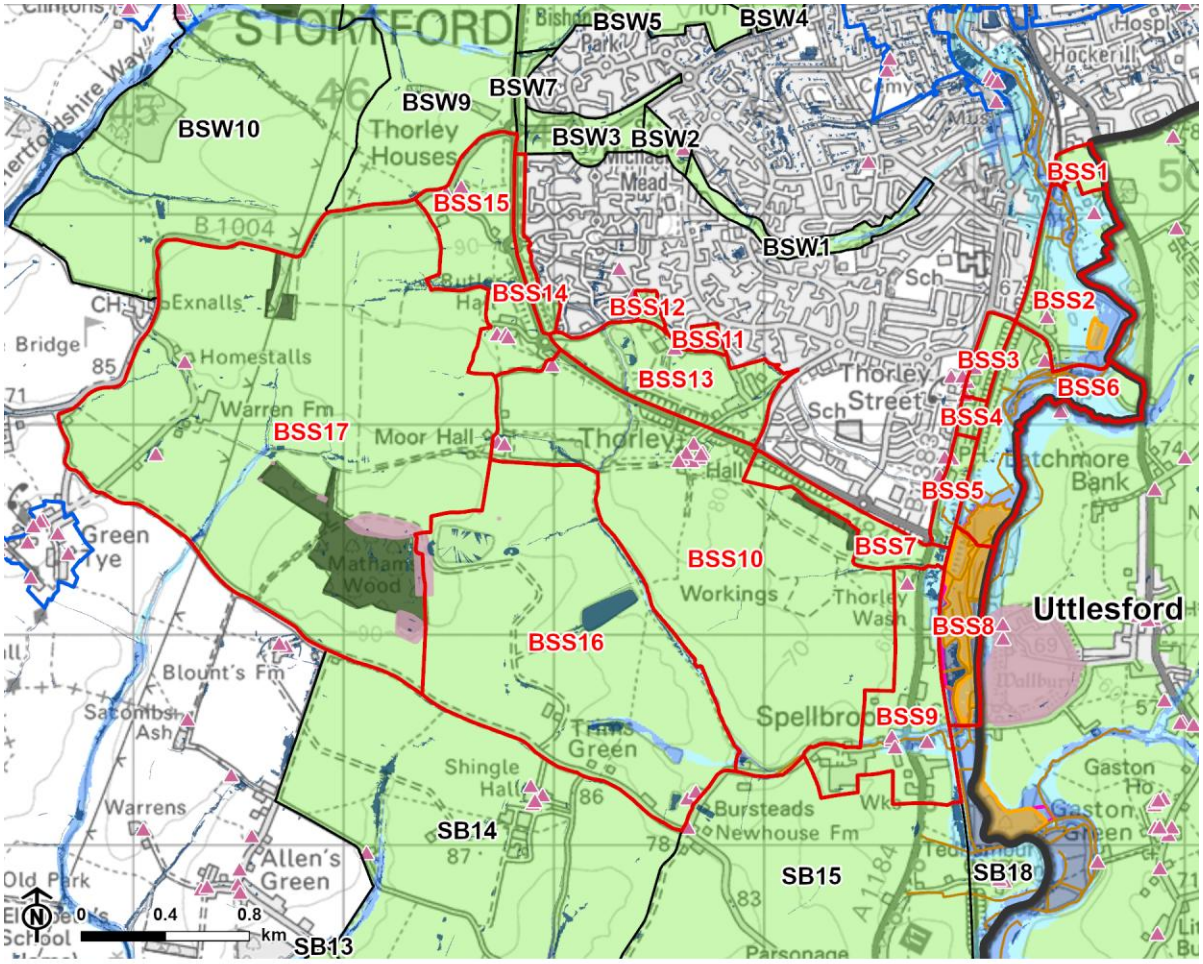
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

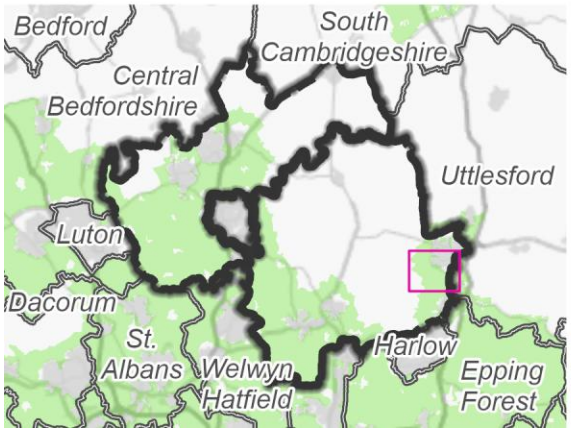
Designations in Bishop's Stortford South



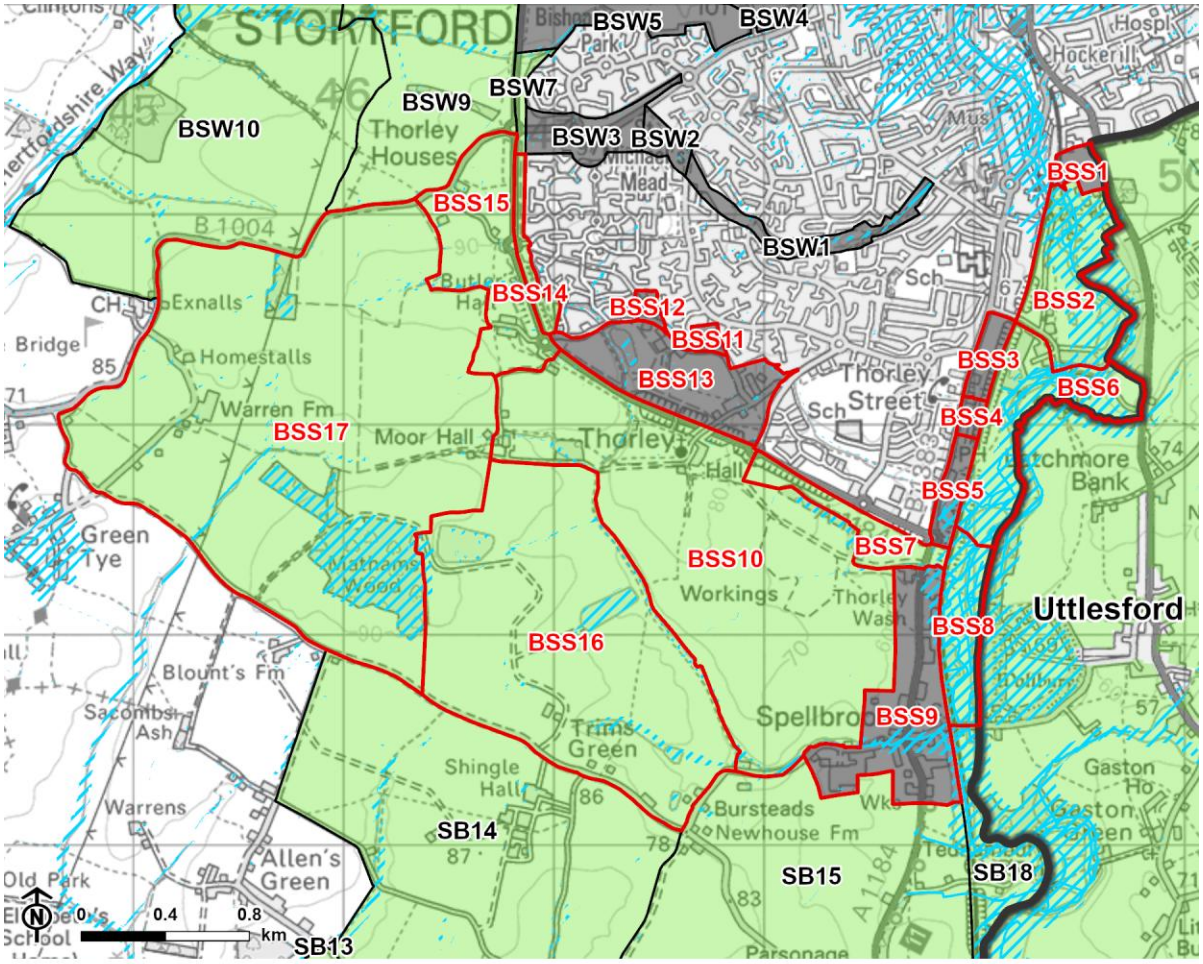
Bishop's Stortford South parcel
Neighbouring parcel
Local authority
Neighbouring authority
Green Belt

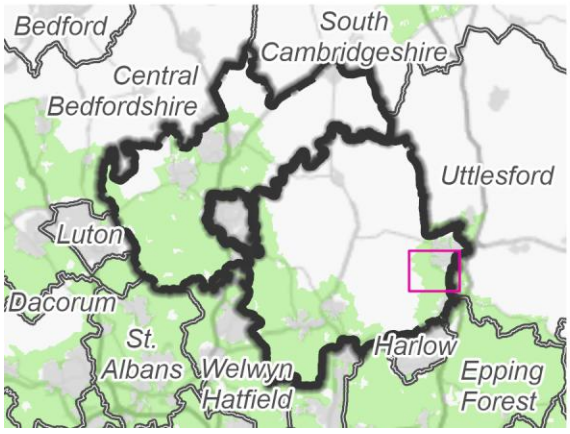
NPPF Footnote 7 designations

Listed building
Chalk river
Site of Special Scientific Interest
Ancient woodland
Lowland fens
Flood zone 3
Flood zone 2
High risk of surface water flooding
Conservation area
Scheduled monument

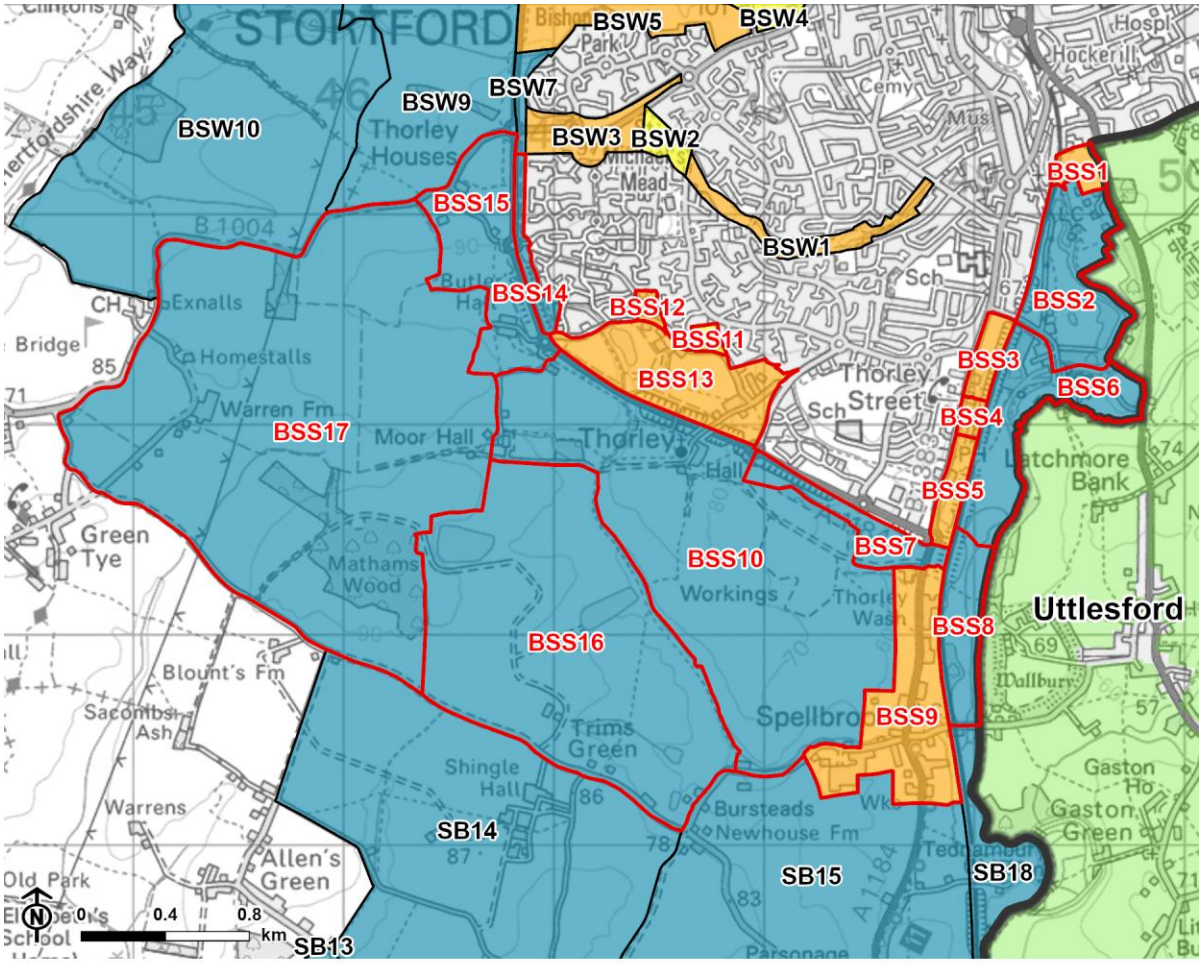


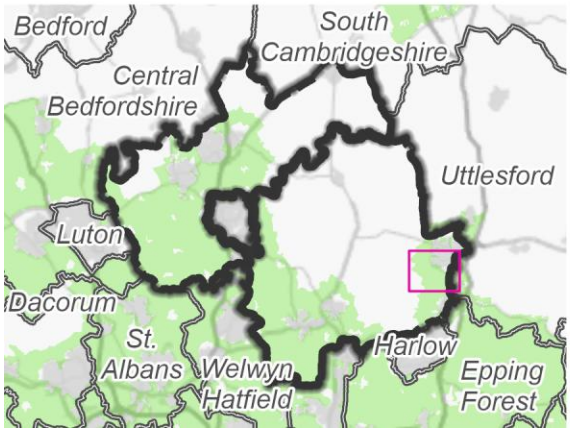
Potential grey belt in Bishop's Stortford South



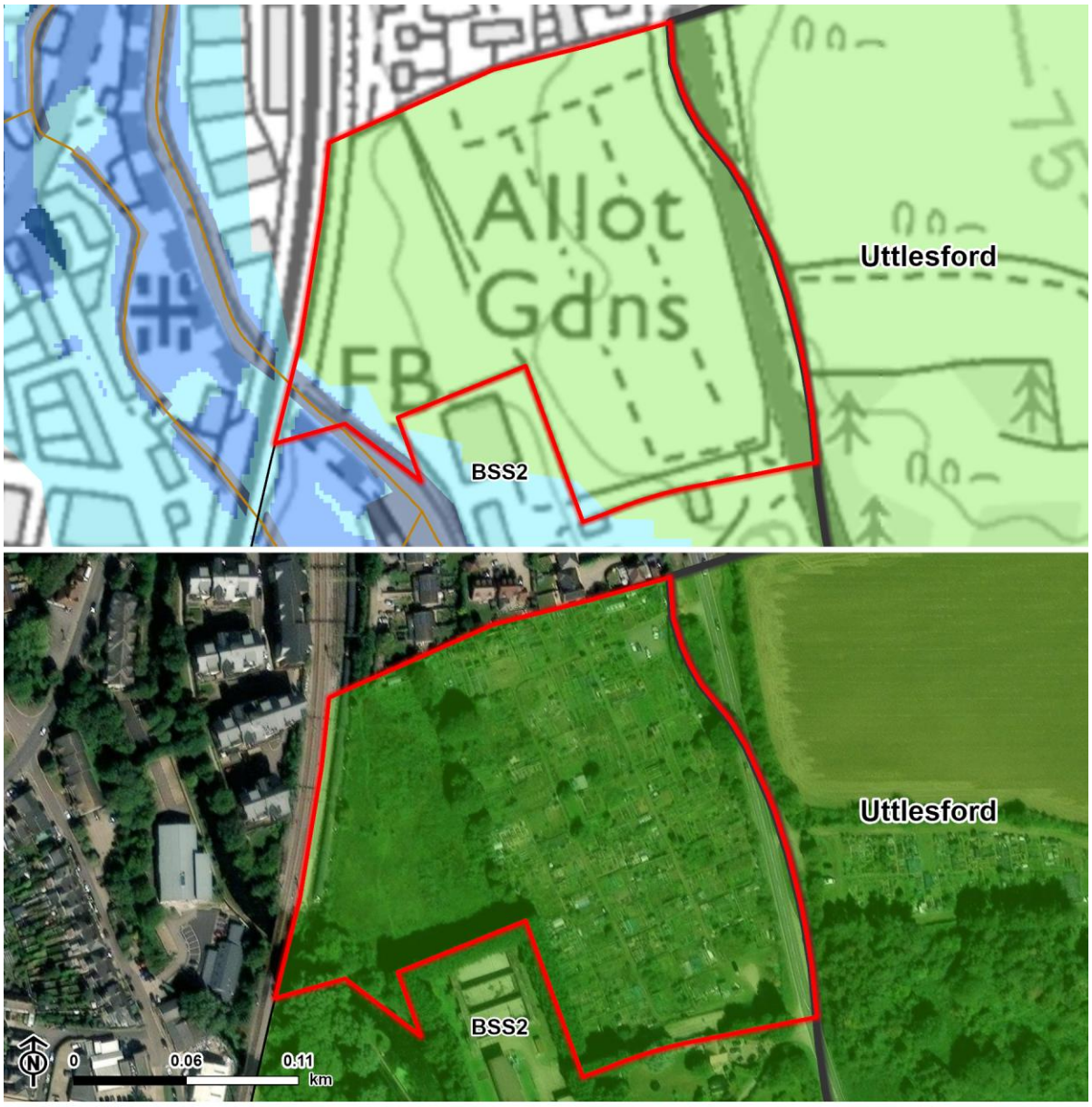


Highest rating in Bishop's Stortford South





Parcel BSS1



Parcel BSS1
Neighbouring parcel
Green Belt
Local authority

NPPF Footnote 7 designations

Chalk river
Flood zone 2
Flood zone 3b
High risk of surface water flooding
Flood zone 3

Contribution of land in Parcel BSS1

Parcel BSS1 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Weak/No	Moderate	Weak/No	Equal	Yes

Parcel BSS1 Description

Parcel Location, Land Uses and Boundaries
Land to the south-east of Bishop's Stortford. Parcel size: 4ha. There are no significant boundary features to separate the parcel from the settlement. Property boundaries separate the parcel from the settlement. There is no significant change in landform to create a sense of separation between the settlement and the parcel. The parcel is adjacent to a 'typical' urban development where there isn't a strong year-round boundary feature or significant landform change to reduce perception. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Bishop's Stortford is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. Mature trees and the A1060 clearly marks the parcel boundary. Development in the parcel could have some urbanising impact on land beyond but would not significantly weaken its contribution to Purpose A.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. The parcel is subject to some urbanising influence and has features that would restrict and contain development, preventing any incongruous impact on the wider countryside.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Mature trees and the A1060 clearly marks the parcel boundary to the east. Although development in

Assessment Considerations	Assessment
	the parcel would have some urbanising impact on land beyond, it would not significantly weaken its contribution to Purpose C.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Bishop's Stortford.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel is mostly occupied by allotments and forms part of the wider surroundings of Bishop's Stortford, but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

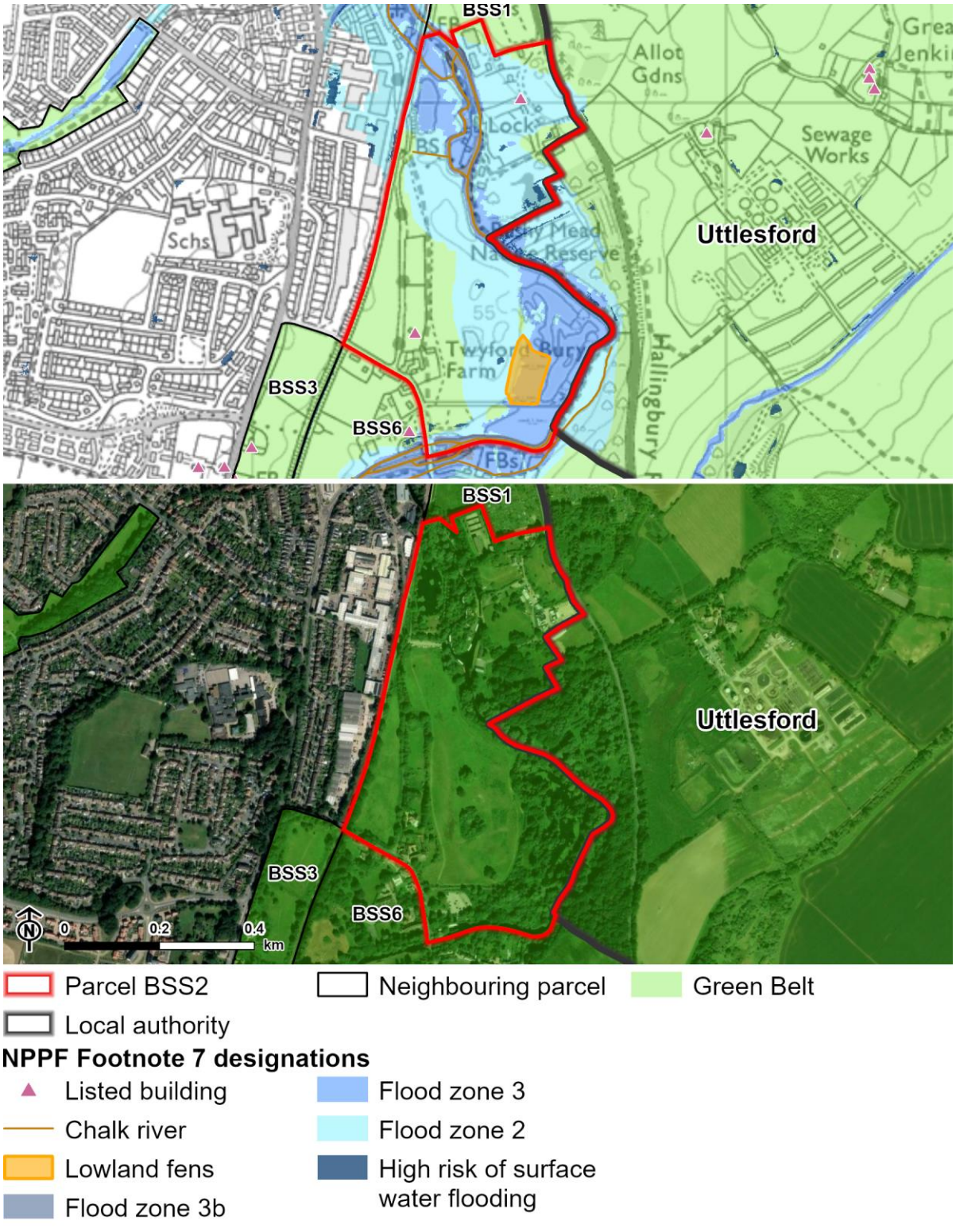
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

Parcel BSS2


BSS1
Allot Gdns
Sewage Works
Uttlesford
Schs
BSS3
BSS6
Twyford Bury Farm
Hallingbury
BSS1
Uttlesford
BSS3
BSS6
0
0.2
0.4
km
Parcel BSS2
Neighbouring parcel
Green Belt
Local authority
NPPF Footnote 7 designations
Listed building
Chalk river
Lowland fens
Flood zone 3b
Flood zone 3
Flood zone 2
High risk of surface water flooding

Contribution of land in Parcel BSS2

Parcel BSS2 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Weak/No	Equal	No

Parcel BSS2 Description

Parcel Location, Land Uses and Boundaries
Land to the south of Bishop's Stortford. Parcel size: 31ha. Strong consistent boundary features within the gap between the settlement and the parcel combine to create strong separation. The River Stort and railway line form a strong boundary in the gap between the parcel and the settlement. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. Boundaries and distance combine to limit perception of the urban area. Land use creates some association with the urban area but there is little urbanising activity in the parcel. There is some land use creating association with the urban area. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Bishop's Stortford is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of physical features which currently give the parcel a strong sense of separation from urbanising influences.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would create an incongruous pattern of development by breaching strong physical features currently restricting and containing an urban area.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The River Stort and A1060 clearly marks the parcel boundary. Although development in the parcel would have some urbanising impact on land beyond, it

Assessment Considerations	Assessment
	would not significantly weaken its contribution to Purpose C.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Bishop's Stortford.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel forms part of the wider agricultural landscape which surrounds Bishop's Stortford, but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

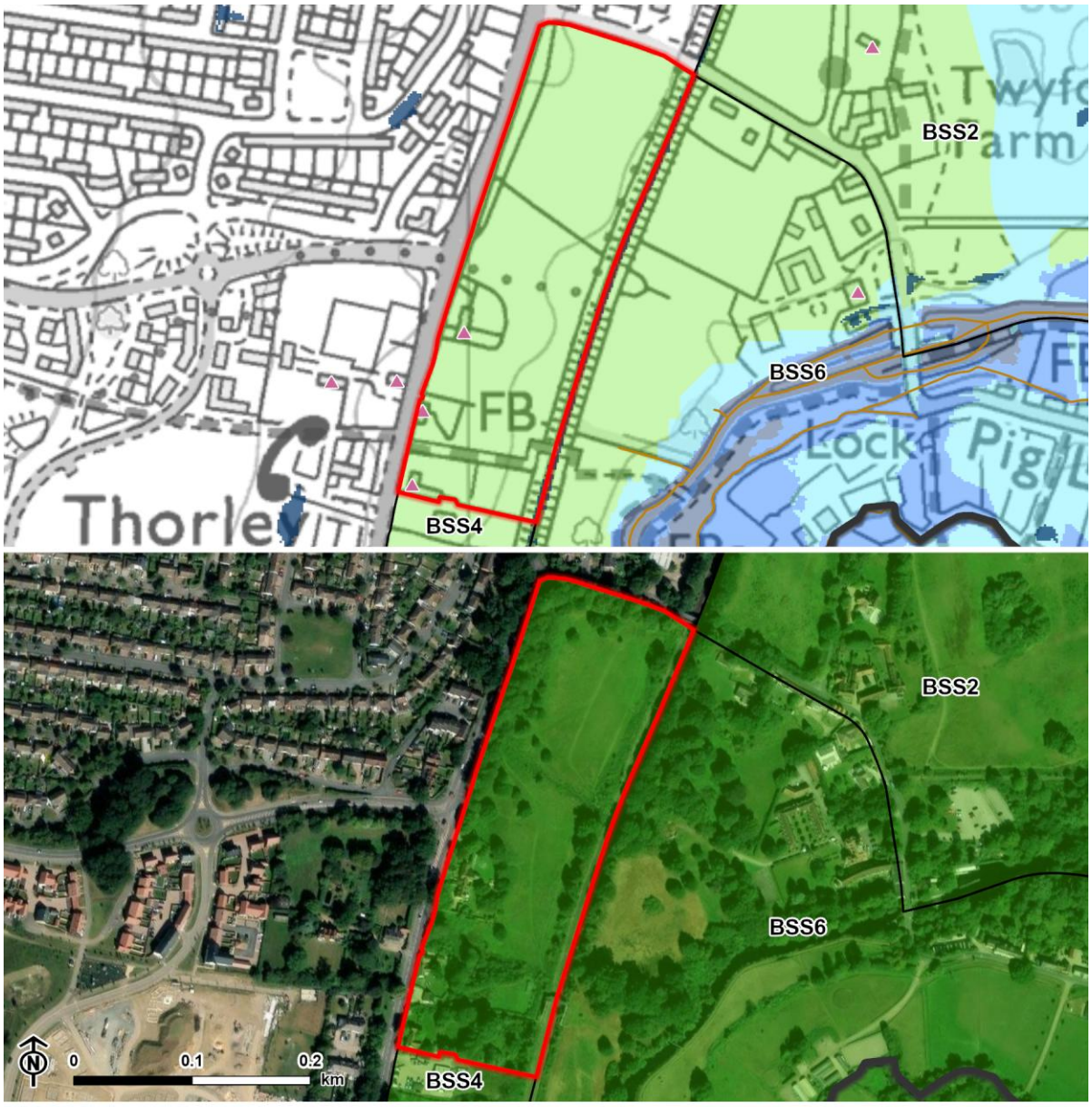
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel BSS3



Parcel BSS3
Neighbouring parcel
Green Belt
Local authority

NPPF Footnote 7 designations

Listed building
Chalk river
Flood zone 3b
Flood zone 3
Flood zone 2
High risk of surface water flooding

Contribution of land in Parcel BSS3

Parcel BSS3 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Weak/No	Moderate	Weak/No	Equal	Yes

Parcel BSS3 Description

Parcel Location, Land Uses and Boundaries
Land to the south of Bishop's Stortford. Parcel size: 5ha. There is a combination of features creating a strong boundary between the settlement and the parcel. The B138 (London Road) and a mature tree line combine to form a strong boundary between the settlement and the parcel. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. The parcel is adjacent to a 'typical' urban development and there isn't a strong year-round boundary feature or significant landform change to reduce perception. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is weak perception of connectivity with the wider countryside. The railway line and associated vegetation to the east of the parcel limit perception.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Bishop's Stortford is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The railway line would restrict and contain development in the parcel.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. The parcel is subject to some urbanising influence and has features that would restrict and contain development, preventing any incongruous impact on the wider countryside.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The railway line forms a strong outer boundary

Assessment Considerations	Assessment
	which would limit the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Bishop's Stortford.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel forms part of the wider agricultural landscape which surrounds Bishop's Stortford, but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

Parcel BSS4



Parcel BSS4
Neighbouring parcel
Green Belt
Local authority

NPPF Footnote 7 designations

Listed building
Flood zone 3
Chalk river
Flood zone 2
Flood zone 3b
High risk of surface water flooding

Contribution of land in Parcel BSS4

Parcel BSS4 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Weak/No	Moderate	Weak/No	Equal	Yes

Parcel BSS4 Description

Parcel Location, Land Uses and Boundaries
Land to the south of Bishop's Stortford. Parcel size: 2ha. There is a consistent, well-defined boundary between the settlement and the parcel. The B1383 London Road defines most of the eastern edge of the settlement. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. The parcel is adjacent to a 'typical' urban development where there isn't a strong year-round boundary feature or significant landform change to reduce perception. There is some urbanising activity in the parcel but land use also associates the area with the wider countryside. Row of houses fronting London Road and allotments have some urbanising influence. There is weak perception of connectivity with the wider countryside. The railway line and associated vegetation limits perception.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Bishop's Stortford is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The railway line that marks the eastern parcel boundary could restrict and contain development.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. The parcel is subject to some urbanising influence and has features that would restrict and contain development, preventing any incongruous impact on the wider countryside.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The railway line forms a strong outer boundary

Assessment Considerations	Assessment
	which would limit the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Bishop's Stortford.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel forms part of the wider agricultural landscape which surrounds Bishop's Stortford, but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

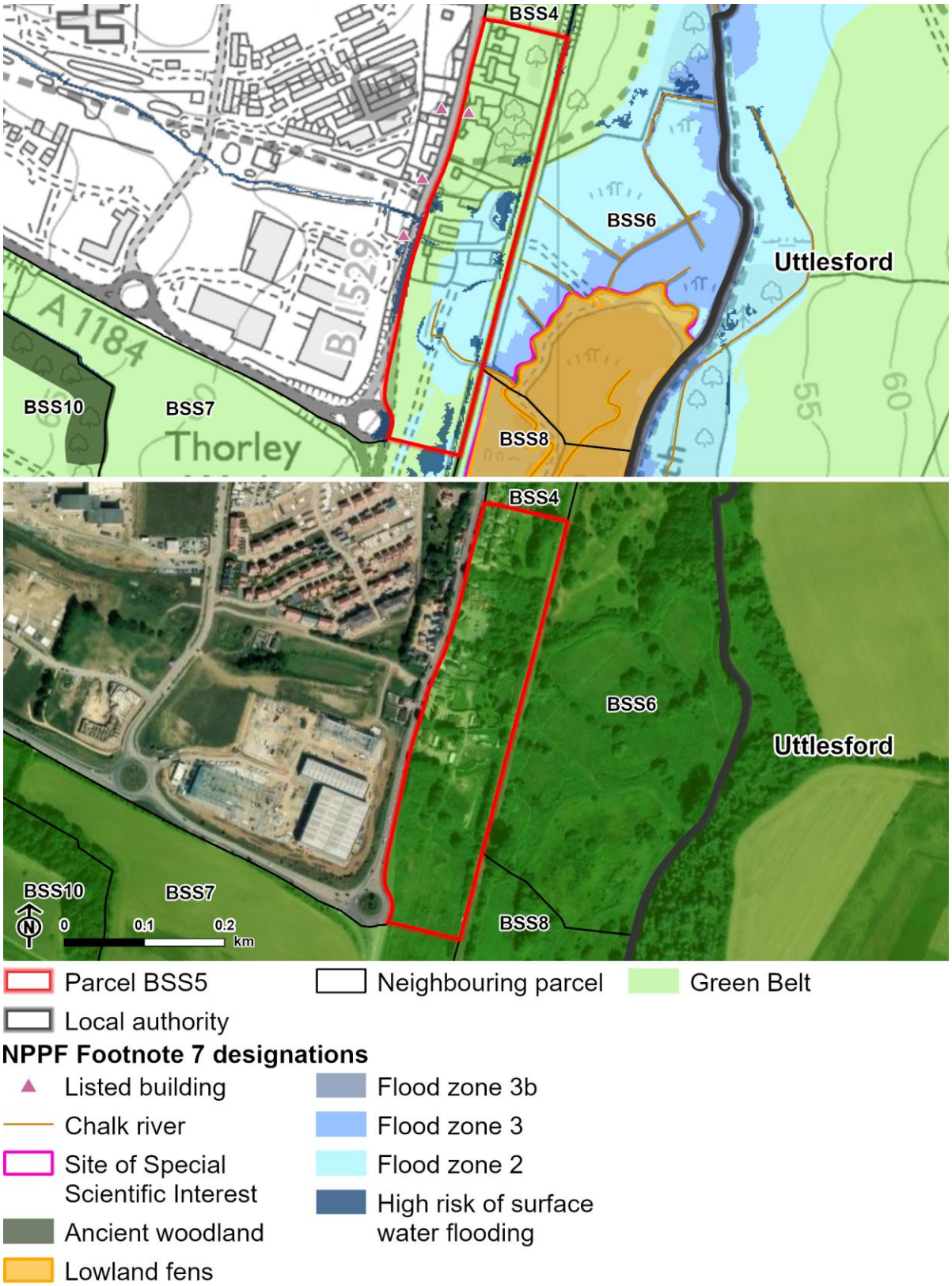
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

Parcel BSS5


BSS4
BSS6
Uttlesford
A1184
B1529
BSS10
BSS7
Thorley
BSS8
55
60
BSS4
BSS6
Uttlesford
BSS10
BSS7
BSS8
N
0
0.1
0.2
km
Parcel BSS5
Neighbouring parcel
Green Belt
Local authority
NPPF Footnote 7 designations
Listed building
Chalk river
Site of Special Scientific Interest
Ancient woodland
Lowland fens
Flood zone 3b
Flood zone 3
Flood zone 2
High risk of surface water flooding

Contribution of land in Parcel BSS5

Parcel BSS5 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Weak/No	Moderate	Weak/No	Equal	Yes

Parcel BSS5 Description

Parcel Location, Land Uses and Boundaries
Land to the south of Bishop's Stortford. Parcel size: 6ha. There is a consistent, well-defined boundary between the settlement and the parcel. The B1383 London Road defines most of the eastern edge of the settlement. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. There isn't a strong year round visual boundary to reduce perception. Existing development in the Green Belt has some urbanising influence. The parcel contains a number of dwellings and a couple of commercial units. There is weak perception of connectivity with the wider countryside. The railway line and associated vegetation to the east of the parcel limit perception.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Bishop's Stortford is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The railway line would restrict and contain development in the parcel.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. The parcel is subject to some urbanising influence and has features that would restrict and contain development,

Assessment Considerations	Assessment
	preventing any incongruous impact on the wider countryside.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The railway line forms a strong outer boundary which would limit the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Bishop's Stortford.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel forms part of the wider agricultural landscape which surrounds Bishop's Stortford, but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

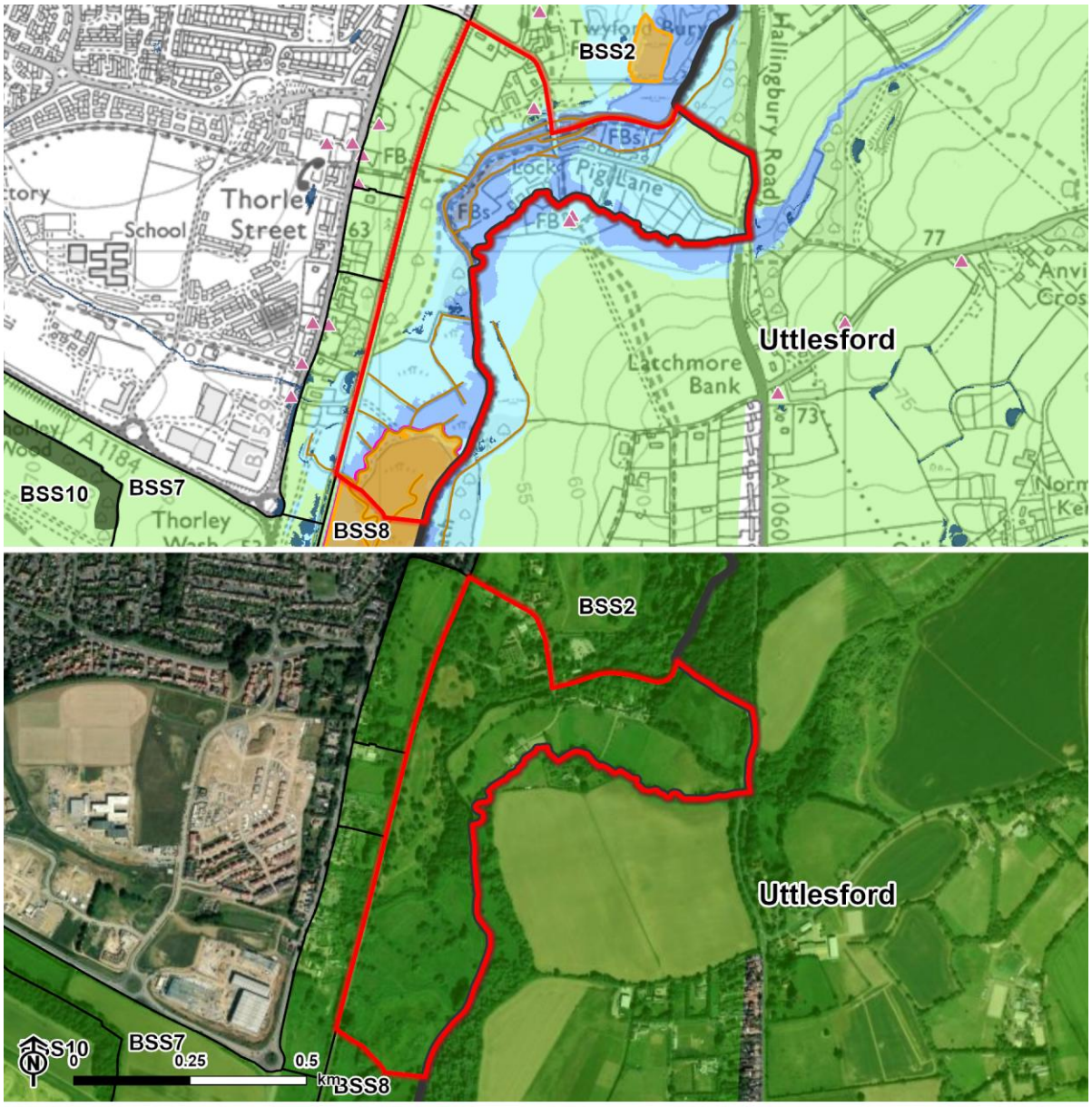
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

Parcel BSS6


BSS2
Thorley Street
School
Hallingbury Road
Pig Lane
Uttlesford
Latchmore Bank
BSS10
BSS7
BSS8
Thorley
BSS2
Uttlesford
BSS10
BSS7
BSS8
0
0.25
0.5
km
Parcel BSS6
Neighbouring parcel
Green Belt
Local authority
NPPF Footnote 7 designations
Listed building
Chalk river
Site of Special Scientific Interest
Ancient woodland
Lowland fens
Flood zone 3b
Flood zone 3
Flood zone 2
High risk of surface water flooding

Contribution of land in Parcel BSS6

Parcel BSS6 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Weak/No	Equal	No

Parcel BSS6 Description

Parcel Location, Land Uses and Boundaries
Land to the south-east of Bishop's Stortford. Parcel size: 33ha. Strong consistent boundary features within the gap between the settlement and the parcel combine to create strong separation. The railway line and A and B roads in the gap between the parcel and the settlement form strong separation. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. Distance and intervening vegetation limit perception. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Bishop's Stortford is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Bishop's Stortford for development here to be associated with it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of physical features which currently give the parcel a strong sense of separation from urbanising influences.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would create an incongruous pattern of development by breaching strong physical features currently restricting and containing an urban area.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The River and associated vegetation clearly marks the parcel boundary. Although development in the parcel would have some urbanising impact on land

Assessment Considerations	Assessment
	beyond, it would not significantly weaken its contribution to Purpose C.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Bishop's Stortford.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel forms part of the wider agricultural landscape which surrounds Bishop's Stortford, but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

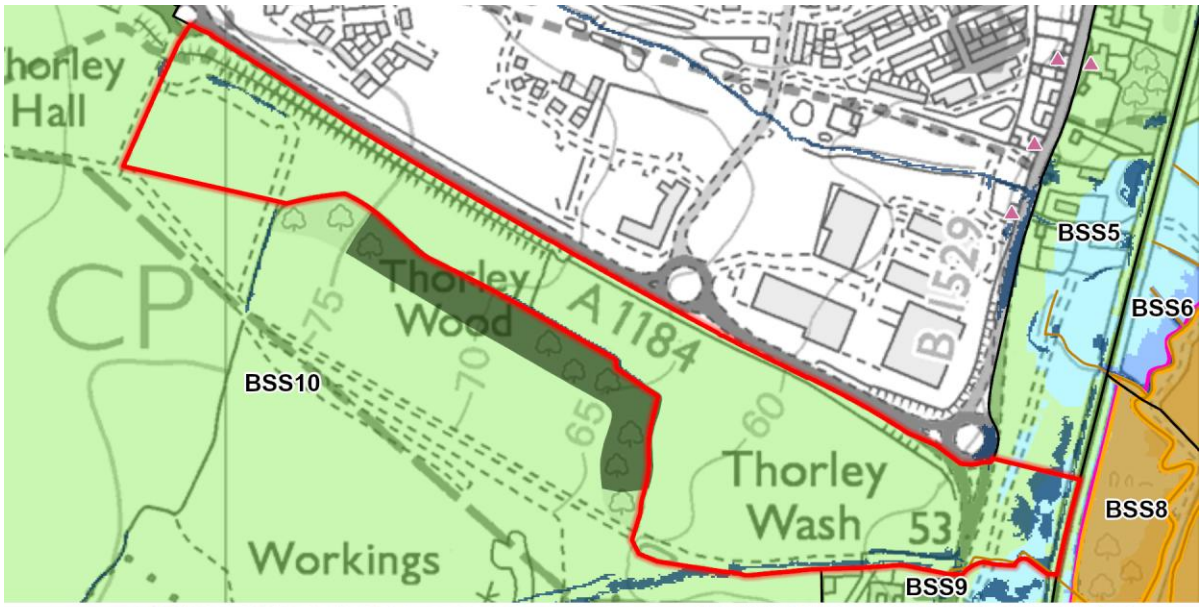
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel BSS7





Parcel BSS7 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Chalk river
- Site of Special Scientific Interest
- Ancient woodland
- Lowland fens
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding

Contribution of land in Parcel BSS7

Parcel BSS7 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Weak/No	Equal	No

Parcel BSS7 Description

Parcel Location, Land Uses and Boundaries
Land to the south of Bishop's Stortford. Parcel size: 13ha. There is a moderate boundary feature between the settlement and the parcel. A1184 forms a moderate boundary. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. parcel to north being developed. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Bishop's Stortford is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has predominantly hedgerow boundaries in places and occasionally no boundary features, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The lack of features to restrict and contain development mean that, although the parcel is subject to some urbanising influence, development here would have an incongruous impact.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a very small part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has predominantly hedgerow boundaries in places and occasionally no boundary features, so development within the parcel would in turn increase

Assessment Considerations	Assessment
	the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Bishop's Stortford.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel forms part of the wider agricultural landscape which surrounds Bishop's Stortford, but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

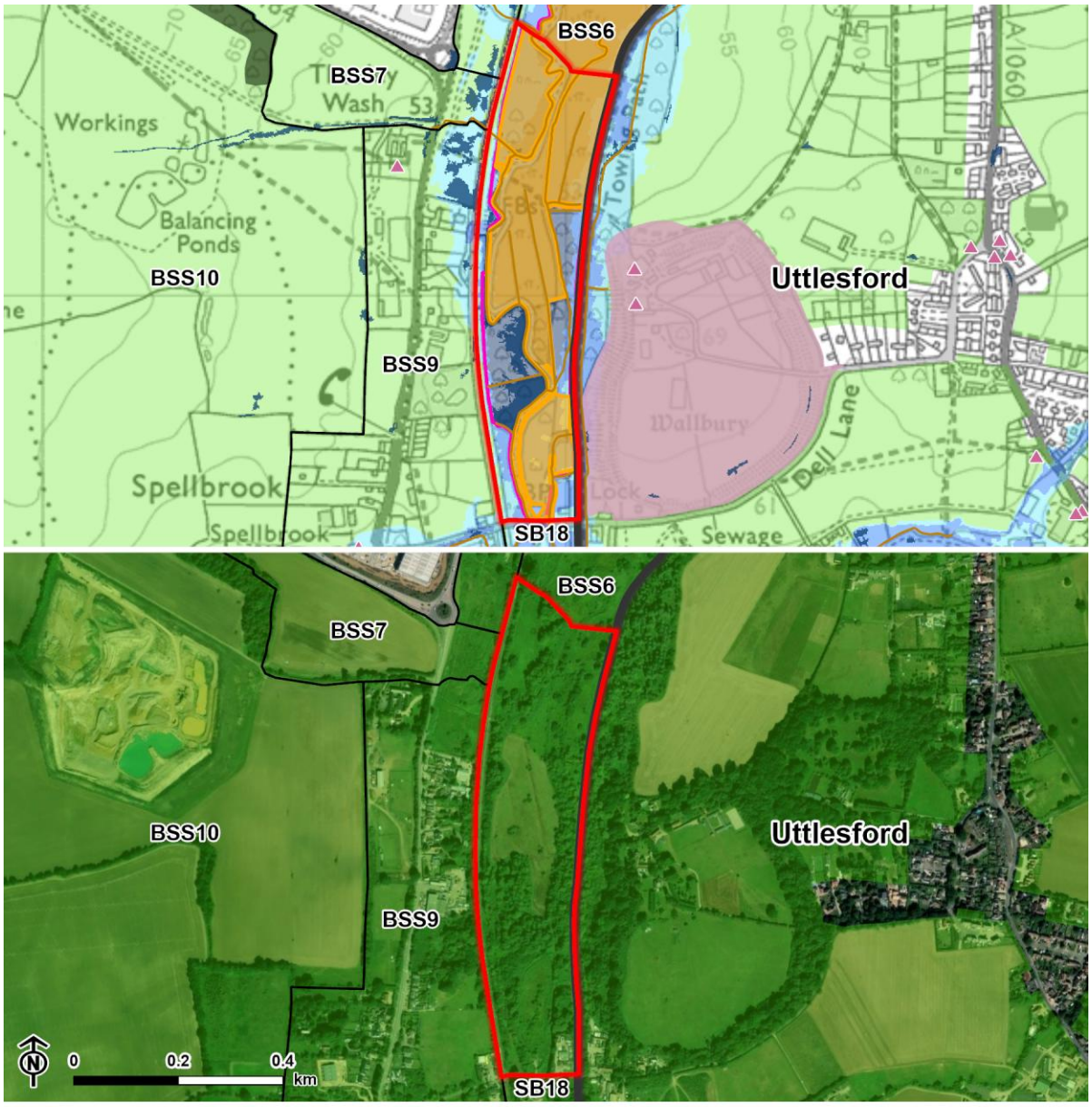
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel BSS8


BSS6
BSS7
Wash
Workings
Balancing Ponds
BSS10
BSS9
Uttlesford
Wallbury
Dell Lane
Spellbrook
Spellbrook
SB18
Sewage
A1060
BSS6
BSS7
BSS10
BSS9
Uttlesford
SB18
0
0.2
0.4
km
Parcel BSS8
Neighbouring parcel
Green Belt
Local authority
NPPF Footnote 7 designations
Listed building
Chalk river
Site of Special Scientific Interest
Ancient woodland
Lowland fens
Flood zone 3b
Flood zone 3
Flood zone 2
High risk of surface water flooding
Scheduled monument

Contribution of land in Parcel BSS8

Parcel BSS8 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Strong	Strong	Weak/No	Equal	No

Parcel BSS8 Description

Parcel Location, Land Uses and Boundaries
Land to the south of Bishop's Stortford. Parcel size: 17ha.
There is a strong consistent boundary feature between the settlement and the parcel. The railway line forms a strong consistent boundary feature in the gap between Bishop's Stortford and the parcel.
There is no significant change in landform to create a sense of separation between the settlement and the parcel.
There is a weak perception of urban development outside of the parcel. The parcel abuts Thorley Wash, which is not very urban in character.
There is no significant urbanising development or activity in the Green Belt affecting this parcel.
Natural features limit perception of the wider countryside. Vegetation associated with the railway line and the River Stort limit perception.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Bishop's Stortford is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Bishop's Stortford for development here to be associated with it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of physical features which currently give the parcel a strong sense of separation from urbanising influences.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would create an incongruous pattern of development by breaching strong physical features currently restricting and containing an urban area.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel occupies land between Bishop's Stortford and Sawbridgeworth.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. In addition to the loss of visual separating features the development of land in this parcel would also be likely to increase urbanising influence on remaining land in the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The railway line and River Stort forms a strong

Assessment Considerations	Assessment
	outer boundary which would limit the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Bishop's Stortford.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel forms part of the wider agricultural landscape which surrounds Bishop's Stortford, but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

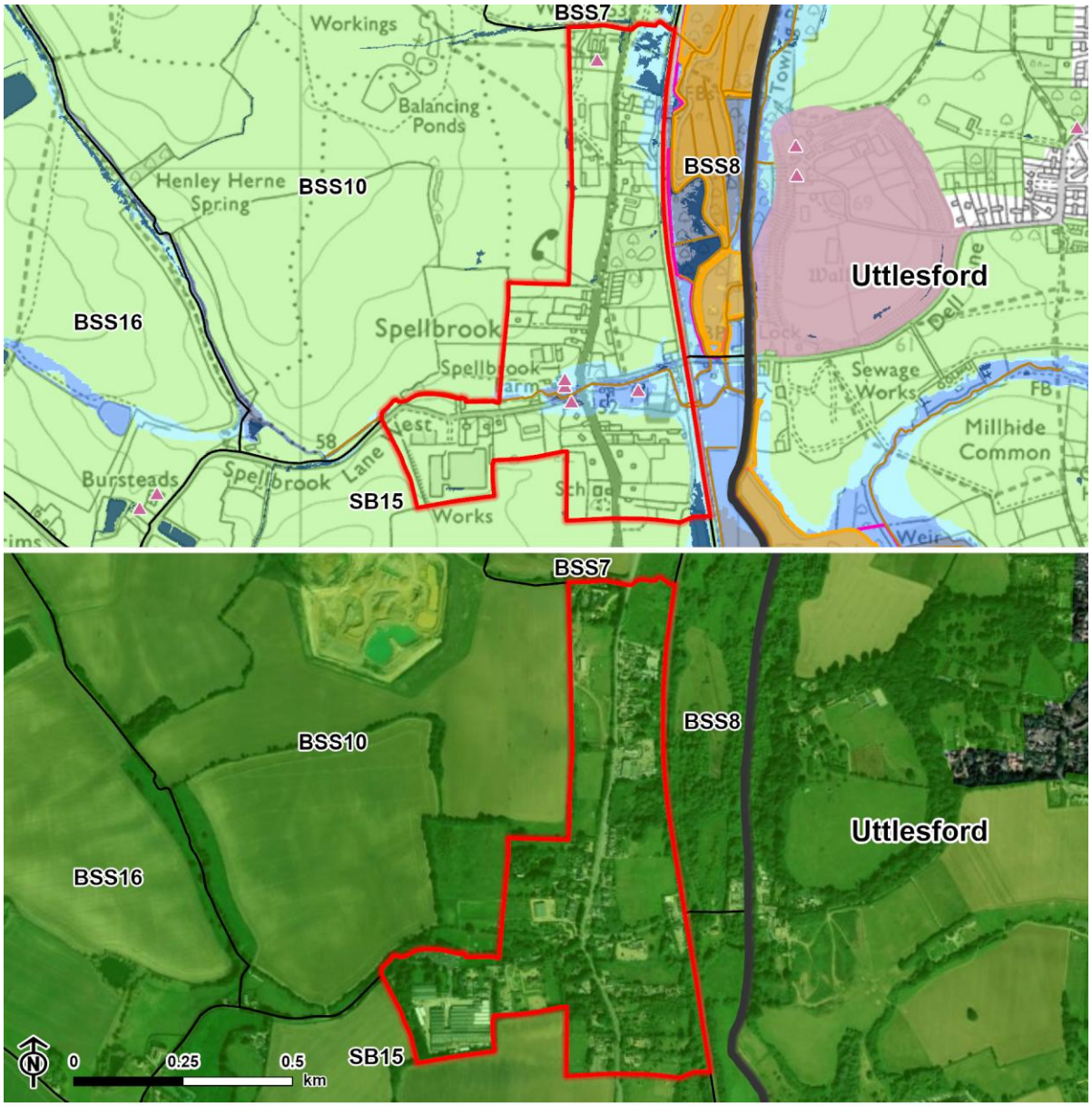
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purposes A and B and therefore does not meet the definition of grey belt land.

Parcel BSS9


BSS7
Workings
Balancing Ponds
Henley Herne Spring
BSS10
BSS8
Uttlesford
BSS16
Spellbrook
Spellbrook Farm
Sewage Works
Millhide Common
Bursteads
Spellbrook Lane
SB15
Works
BSS7
BSS10
BSS8
Uttlesford
BSS16
SB15
0
0.25
0.5
km
Parcel BSS9
Neighbouring parcel
Green Belt
Local authority
NPPF Footnote 7 designations
Listed building
Flood zone 3
Chalk river
Flood zone 2
Site of Special Scientific Interest
High risk of surface water flooding
Lowland fens
Scheduled monument
Flood zone 3b

Contribution of land in Parcel BSS9

Parcel BSS9 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Weak/No	Weak/No	Weak/No	Equal	Yes

Parcel BSS9 Description

Parcel Location, Land Uses and Boundaries
Land to the south of Bishop's Stortford. Parcel size: 39ha. A combination of features forms a boundary of moderate strength between the settlement and the parcel. A1184 and hedgerows in intervening fields. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. Existing development in the Green Belt has some urbanising influence, although Spellbrook village is largely rural in character. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Bishop's Stortford is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Bishop's Stortford for development here to be associated with it.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The parcel is already developed to the extent that further development would not significantly increase urbanising influence on adjacent open land.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would not represent an incongruous pattern of development because of its existing level of development.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel lies in the gap between Bishop's Stortford to the north and Sawbridgeworth to the south. The parcel contains a large amount of existing development so weakens this part of the gap.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The parcel's existing level of development reduces its contribution to the gap strength despite its relative size in the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Weak/No contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel lacks openness and so is part of an urban area rather than part of the countryside.
What is the extent of urbanising development in the parcel?	N/A
What is the extent of urbanising influence from outside the parcel?	N/A
Would development impact adjacent Green Belt land?	N/A

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Bishop's Stortford.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel forms part of the wider agricultural landscape which surrounds Bishop's Stortford, but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

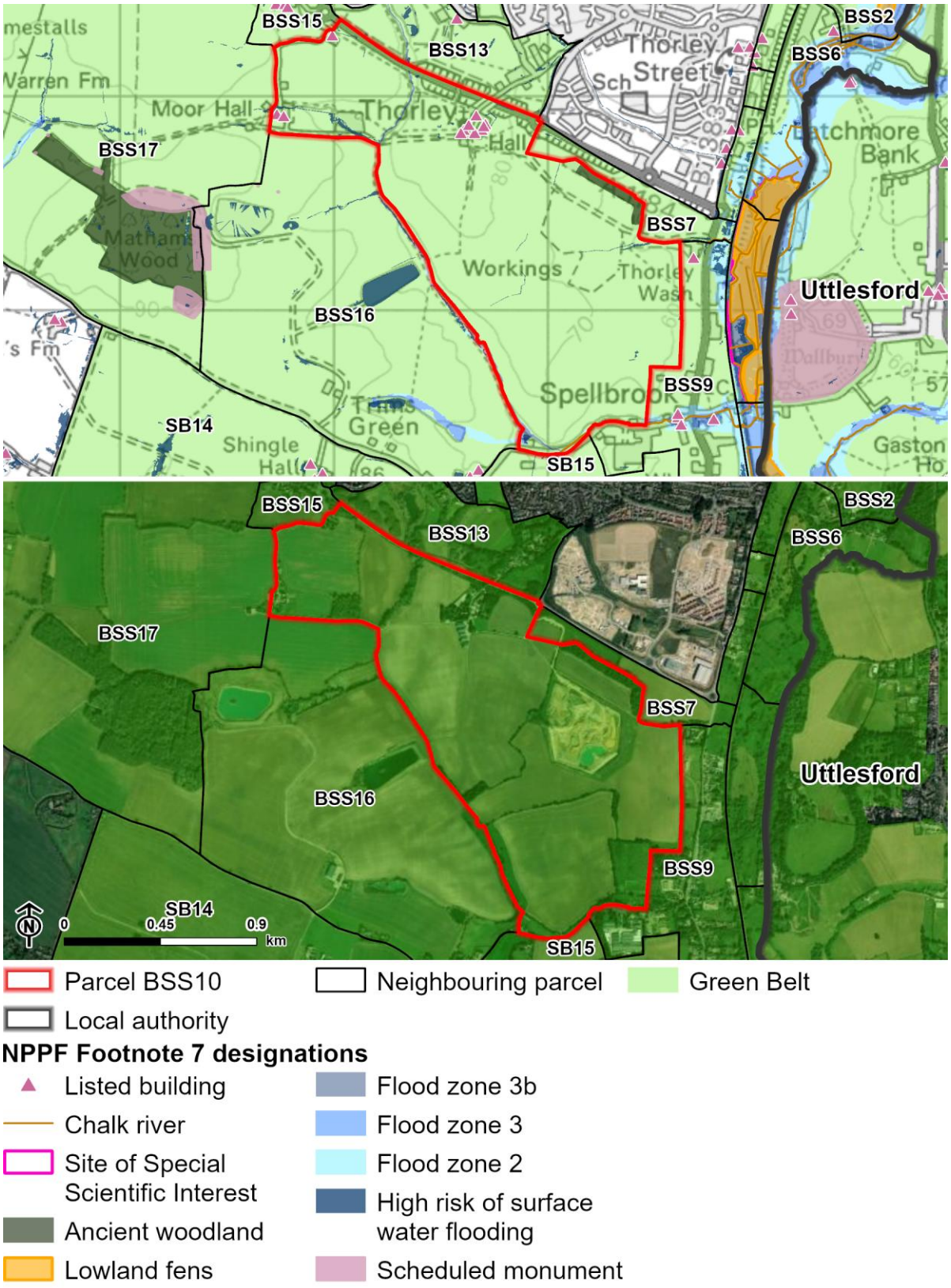
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

Parcel BSS10



Contribution of land in Parcel BSS10

Parcel BSS10 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Strong	Strong	Weak/No	Equal	No

Parcel BSS10 Description

Parcel Location, Land Uses and Boundaries
Land to the south of Bishop's Stortford. Parcel size: 174ha. Boundary features within the gap between the settlement and the parcel combine to create moderate separation. A1184 in the gap between the settlement and the parcel. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. Boundaries and distance combine to limit perception. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Bishop's Stortford is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Bishop's Stortford for development here to be associated with it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Development in the parcel is not very urban in character.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has only hedgerow boundaries, so development within it would in turn increase the urbanising impact of development on adjacent open land.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. Boundary features between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern. The reduction in separation between Bishop's Stortford and Spellbrook would also weaken the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel occupies land between Bishop's Stortford and Sawbridgeworth.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Development in the parcel is not very urban in character.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. In addition to the loss of visual separating features the development of land in this parcel would also be likely to increase urbanising influence on remaining land in the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Development in the parcel is not very urban in character.

Parcel BSS10

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Bishop's Stortford.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Development in the parcel is not very urban in character.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel forms part of the wider agricultural landscape which surrounds Bishop's Stortford, but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purposes A and B and therefore does not meet the definition of grey belt land.

Parcel BSS11





Parcel BSS11 Neighbouring parcel Green Belt

NPPF Footnote 7 designations

Listed building

High risk of surface water flooding

Contribution of land in Parcel BSS11

Parcel BSS11 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Weak/No	Weak/No	Weak/No	Weak/No	Equal	Yes

Parcel BSS11 Description

Parcel Location, Land Uses and Boundaries
Land to the south of Bishop's Stortford. Parcel size: 2ha. There are no significant boundary features to separate the parcel from the settlement. Property boundaries form the boundary between the settlement and the parcel. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a strong perception of urban development outside of the parcel. urban development on 3 sides. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Urbanising development limits perception of the wider countryside. parcel largely contained by urban edges.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Weak/No contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Bishop's Stortford is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is substantial urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. Mature trees associated with Southern Parkland Country Park clearly marks the parcel boundary. Development in the parcel could have some urbanising impact on land beyond but would not significantly weaken its contribution to Purpose A.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. The parcel is subject to significant urbanising influence.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel is peripheral to a moderate gap between towns.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a very small part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Weak/No contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is substantial urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Development in the parcel would not increase urbanising influence on any land which is not already subject to at least as much urbanising influence as this parcel.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Bishop's Stortford.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel contains Thorley Cricket Club grounds and forms part of the surroundings of Bishop's Stortford, but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

Parcel BSS12





Parcel BSS12 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Flood zone 3
- Flood zone 3b
- High risk of surface water flooding

Contribution of land in Parcel BSS12

Parcel BSS12 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Weak/No	Moderate	Weak/No	Equal	Yes

Parcel BSS12 Description

Parcel Location, Land Uses and Boundaries
Land to the south of Bishop's Stortford. Parcel size: 2ha.
Woodland forms a strong boundary feature between the parcel and Bishop's Stortford.
There is no significant change in landform to create a sense of separation between the settlement and the parcel.
There is some perception of urban development outside of the parcel.
There is no significant urbanising development or activity in the Green Belt affecting this parcel.
Tree cover limits perception of the wider countryside.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Bishop's Stortford is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. Tree cover would limit impact on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. The parcel is largely contained by urban development.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Woodland forms a strong outer boundary which would limit the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Bishop's Stortford.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel contains the small wooded area of Rook's Wood which forms part of the wider surroundings of Bishop's Stortford, but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

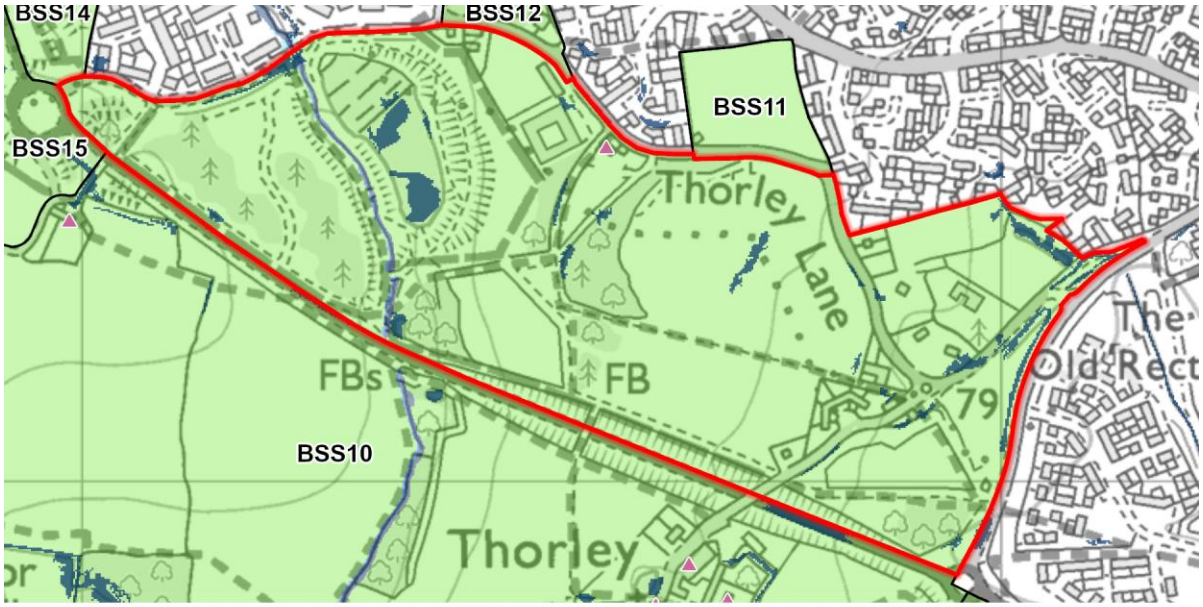
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

Parcel BSS13





Parcel BSS13 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding

Contribution of land in Parcel BSS13

Parcel BSS13 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Weak/No	Moderate	Weak/No	Equal	Yes

Parcel BSS13 Description

Parcel Location, Land Uses and Boundaries
Land to the south of Bishop's Stortford. Parcel size: 32ha. A combination of features forms a boundary of moderate strength between the settlement and the parcel. Property boundaries and a minor road form a moderate boundary. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Bishop's Stortford is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The A1184 and associated vegetation alongside inset edges forms a strong outer boundary which would limit the urbanising impact of development on adjacent open land.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. The parcel is subject to some urbanising influence and has features that would restrict and contain development, preventing any incongruous impact on the wider countryside.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel is peripheral to a moderate gap between towns.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The A1184 and associated vegetation alongside inset edges forms a strong outer boundary which

Assessment Considerations	Assessment
	would limit the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Bishop's Stortford.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel contains the Southern Parkland Country Park which forms part of the wider surroundings of Bishop's Stortford, but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

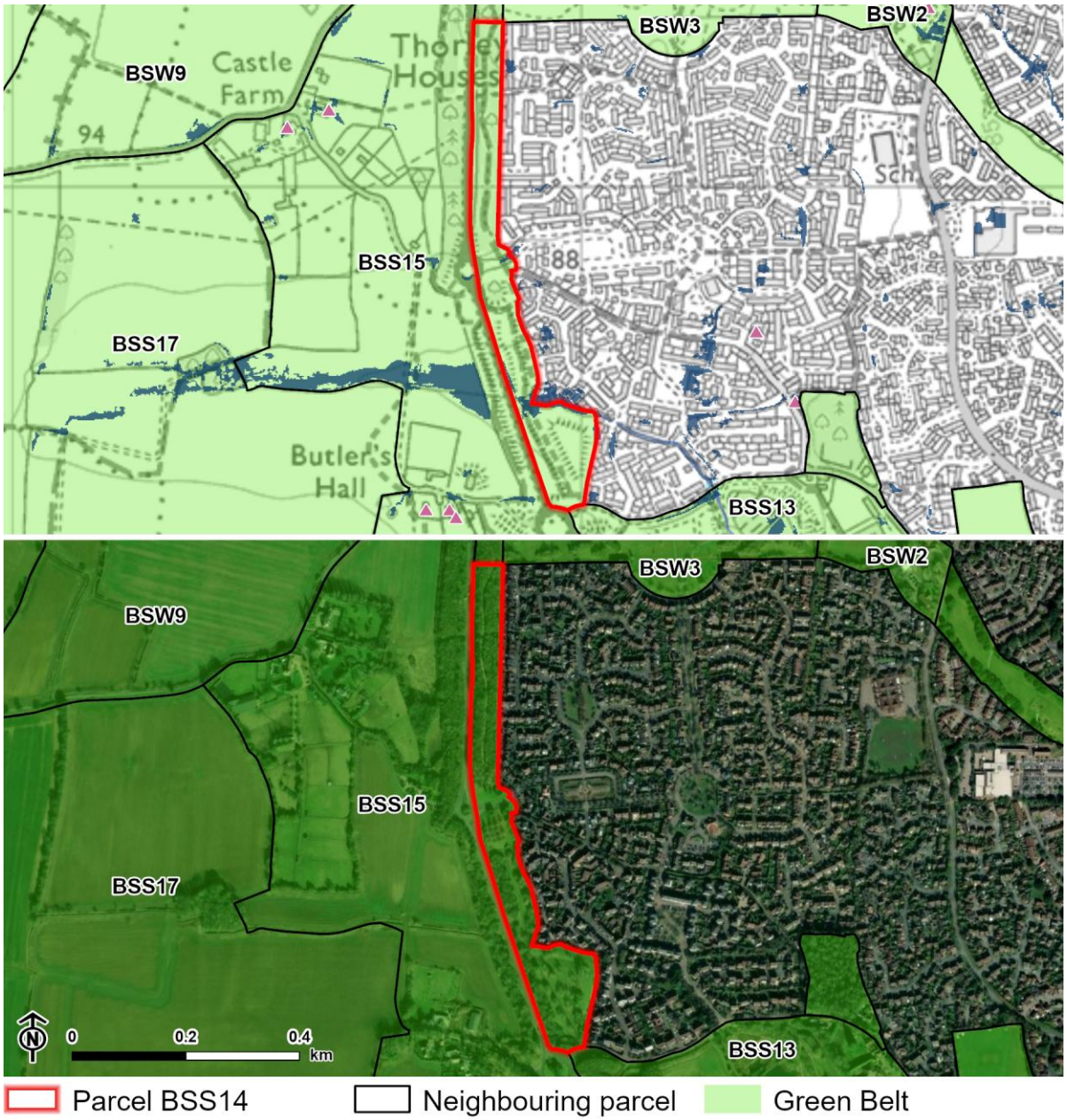
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

Parcel BSS14



NPPF Footnote 7 designations

- Listed building
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding

Contribution of land in Parcel BSS14

Parcel BSS14 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Weak/No	Equal	No

Parcel BSS14 Description

Parcel Location, Land Uses and Boundaries
Land to the south of Bishop's Stortford. Parcel size: 5ha. There is a strong and consistent boundary feature between the settlement and the parcel. Woodland forms a consistent strong boundary feature to the west of Bishop's Stortford. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. Woodland tree cover limits perception of the urban area. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Natural features limit perception of the wider countryside. Vegetation associated with the A1184 limit perception of the wider countryside.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Bishop's Stortford is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	The parcel lies beyond physical features which are restricting and containing urban development. Therefore its weakening or loss would have an adverse impact on this purpose. Development in the parcel would negate the role of woodland which currently gives the parcel a strong sense of separation from urbanising influences.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would create an incongruous pattern of development by breaching strong physical features currently restricting and containing an urban area.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The A1184 and associated vegetation forms a strong boundary feature, limiting the urbanising impact on land beyond.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Bishop's Stortford.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel contains open space between the town of Bishop's Stortford and the A1184 road, but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

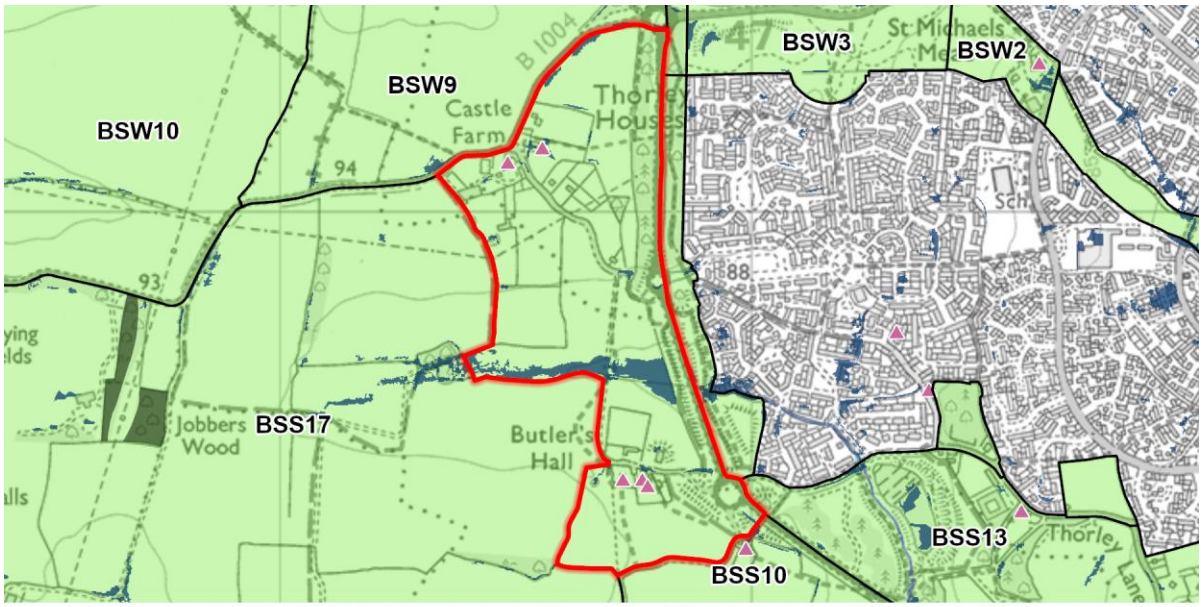
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel BSS15





Parcel BSS15 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Ancient woodland
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding

Contribution of land in Parcel BSS15

Parcel BSS15 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Weak/No	Equal	No

Parcel BSS15 Description

Parcel Location, Land Uses and Boundaries
Land to the south-west of Bishop's Stortford. Parcel size: 38ha.
Boundary features within the gap between the settlement and the parcel combine to create strong separation. Moderate A1184 and weak property boundaries/hedgerows combine to form a strong boundary.
There is no significant change in landform to create a sense of separation between the settlement and the parcel.
There is a weak perception of urban development outside of the parcel. distance and boundaries combine to limit perception.
There is no significant urbanising development or activity in the Green Belt affecting this parcel.
There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Bishop's Stortford is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Bishop's Stortford for development here to be associated with it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Development on the parcel is not very urban in character.
What is the extent of urbanising influence from outside the parcel?	The parcel is free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	The parcel lies beyond physical features which are restricting and containing urban development. Therefore its weakening or loss would have an adverse impact on this purpose.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would create an incongruous pattern of development by breaching strong physical features currently restricting and containing an urban area.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel is peripheral to a moderate gap between towns. The parcel is peripheral to the gap between Bishop's Stortford and Sawbridgeworth.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Development on the parcel is not very urban in character.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. Land does not lie in the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Development on the parcel is not very urban in character.
What is the extent of urbanising influence from outside the parcel?	The parcel is free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Bishop's Stortford.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Development on the parcel is not very urban in character.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel forms part of the wider agricultural landscape which surrounds Bishop's Stortford, but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

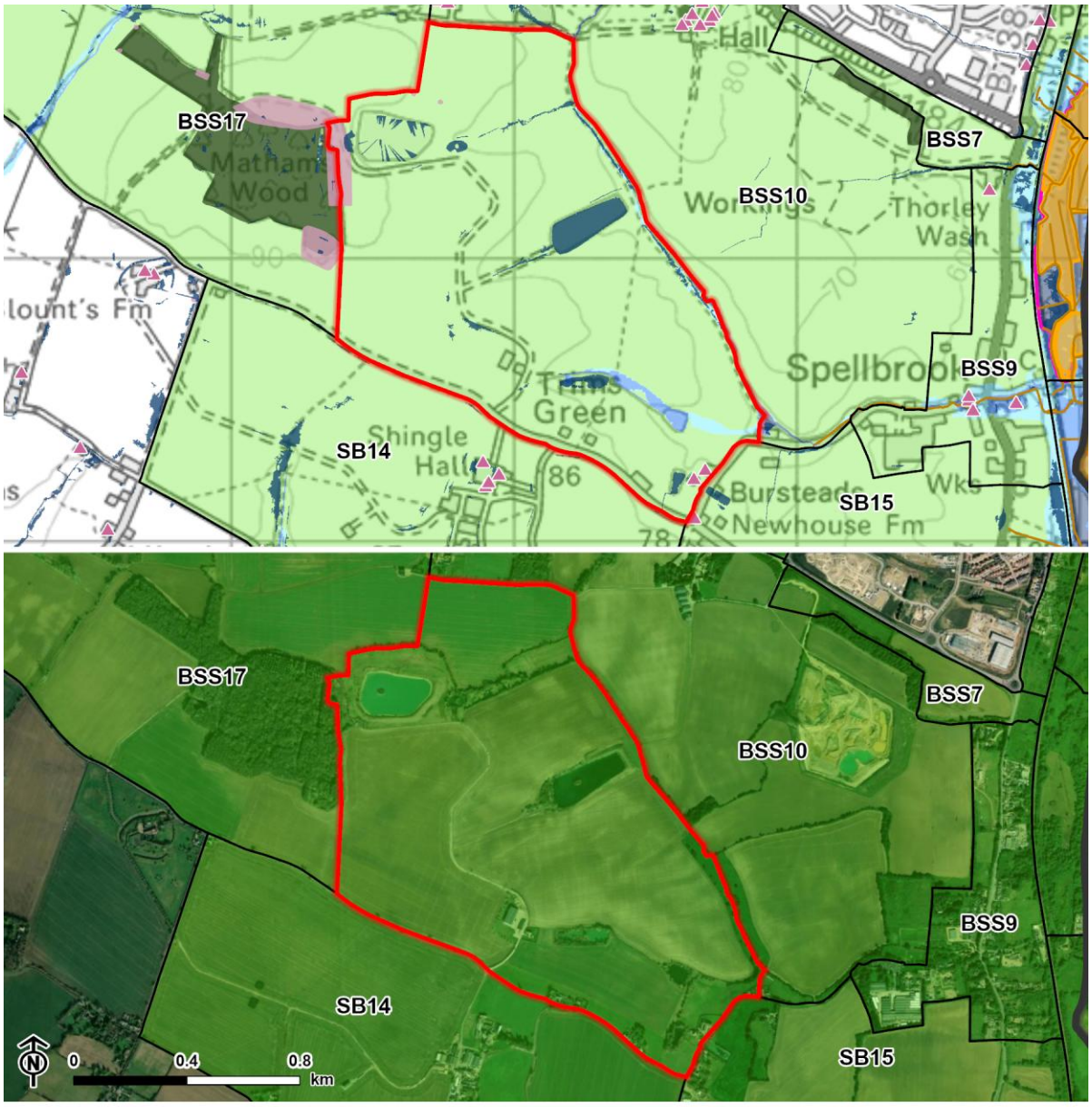
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel BSS16



Parcel BSS16
Neighbouring parcel
Green Belt
Local authority

NPPF Footnote 7 designations

- Listed building
- Chalk river
- Site of Special Scientific Interest
- Ancient woodland
- Lowland fens
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Scheduled monument

Contribution of land in Parcel BSS16

Parcel BSS16 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Strong	Strong	Weak/No	Equal	No

Parcel BSS16 Description

Parcel Location, Land Uses and Boundaries
Land to the south of Bishop's Stortford. Parcel size: 157ha. There is a combination of features creating a strong boundary between the settlement and the parcel. moderate A1184 and weak property boundaries and hedgerows. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. distance and boundaries limit perception. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Bishop's Stortford is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Bishop's Stortford for development here to be associated with it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has only hedgerow boundaries, so development within it would in turn increase the urbanising impact of development on adjacent open land.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would create an incongruous pattern of development by breaching strong physical features currently restricting and containing an urban area.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. Parcel occupies land between Bishop's Stortford and Sawbridgeworth.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. In addition to the loss of visual separating features the development of land in this parcel would also be likely to increase urbanising influence on remaining land in the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerow boundaries, so

Assessment Considerations	Assessment
	development within it would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Bishop's Stortford.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel forms part of the wider agricultural landscape which surrounds Bishop's Stortford, but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

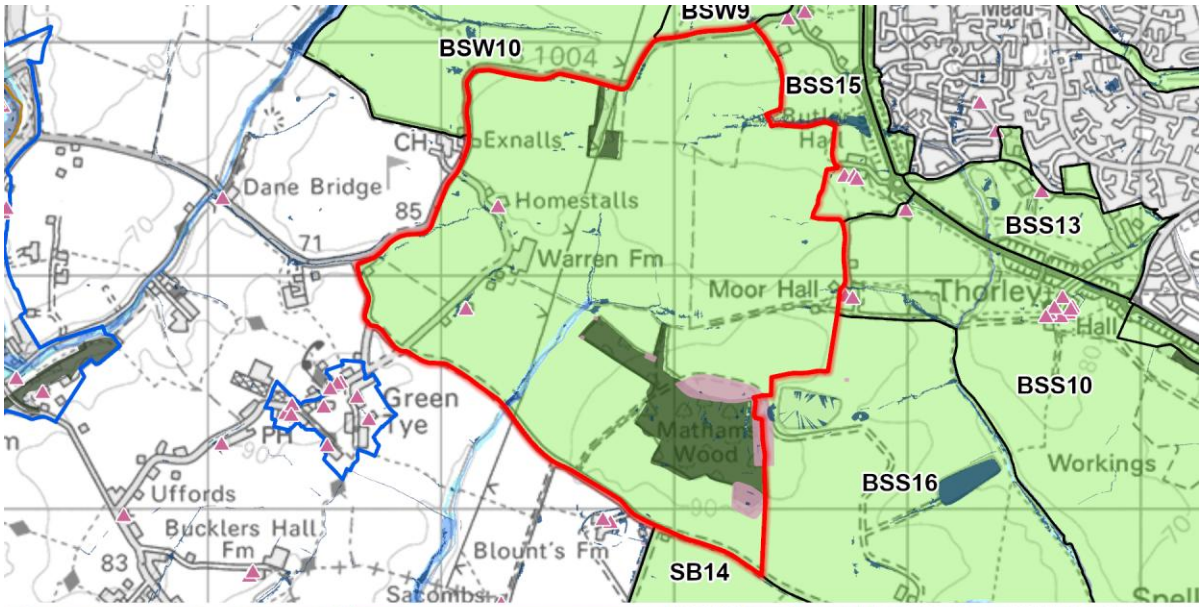
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purposes A and B and therefore does not meet the definition of grey belt land.

Parcel BSS17





Parcel BSS17 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Chalk river
- Ancient woodland
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area
- Scheduled monument

Contribution of land in Parcel BSS17

Parcel BSS17 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Moderate	Strong	Weak/No	Equal	No

Parcel BSS17 Description

Parcel Location, Land Uses and Boundaries
Land to the south-west of Bishop's Stortford. Parcel size: 293ha. There is a combination of features creating a strong boundary between the settlement and the parcel. The A1184, tree lines, and hedgerows combine to create strong separation. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. Distance and boundaries combine to limit perception. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Bishop's Stortford is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Bishop's Stortford for development here to be associated with it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has only hedgerow / minor road boundaries, so development within it would in turn

Assessment Considerations	Assessment
	increase the urbanising impact of development on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would create an incongruous pattern of development by breaching strong physical features currently restricting and containing an urban area.

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel is peripheral to a moderate gap between towns. Parcel is peripheral to a moderate gap between Bishop's Stortford and Sawbridgeworth.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. Development of land in the parcel would not reduce the size of the settlement gap but it would be likely to increase urbanising influence on land which forms a stronger part of it.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.

Parcel BSS17

Assessment Considerations	Assessment
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerow boundaries, so development within it would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Bishop's Stortford.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel forms part of the wider agricultural landscape which surrounds Bishop's Stortford, but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

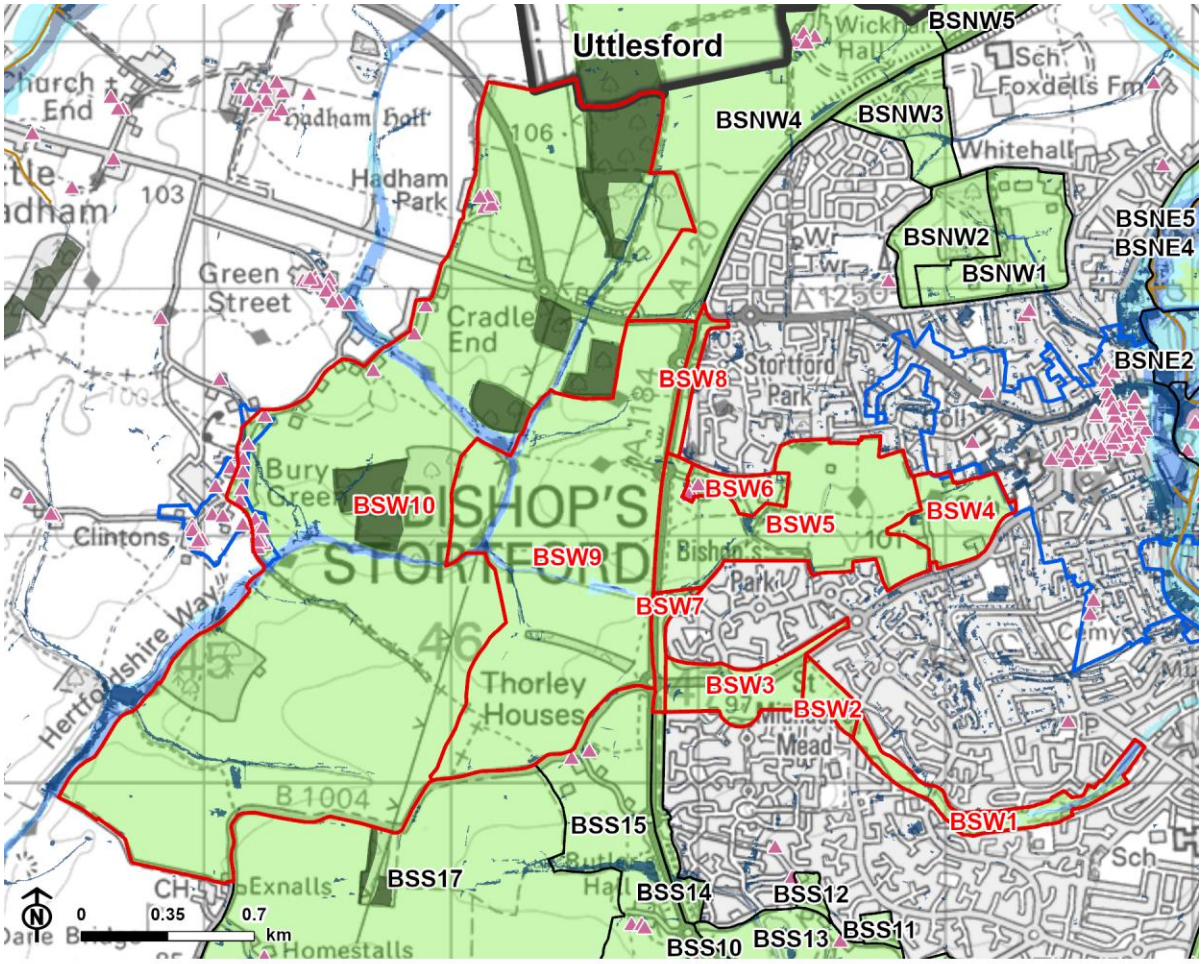
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

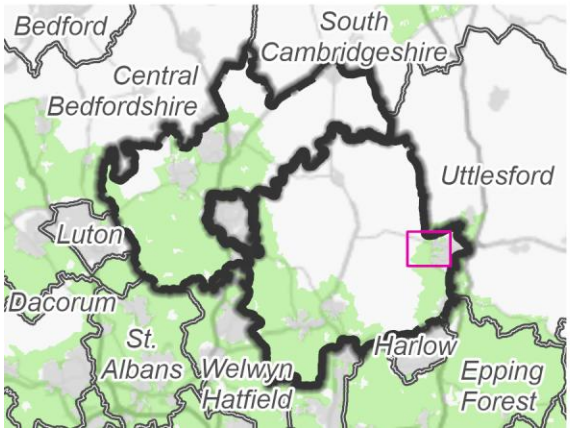
Designations in Bishop's Stortford West



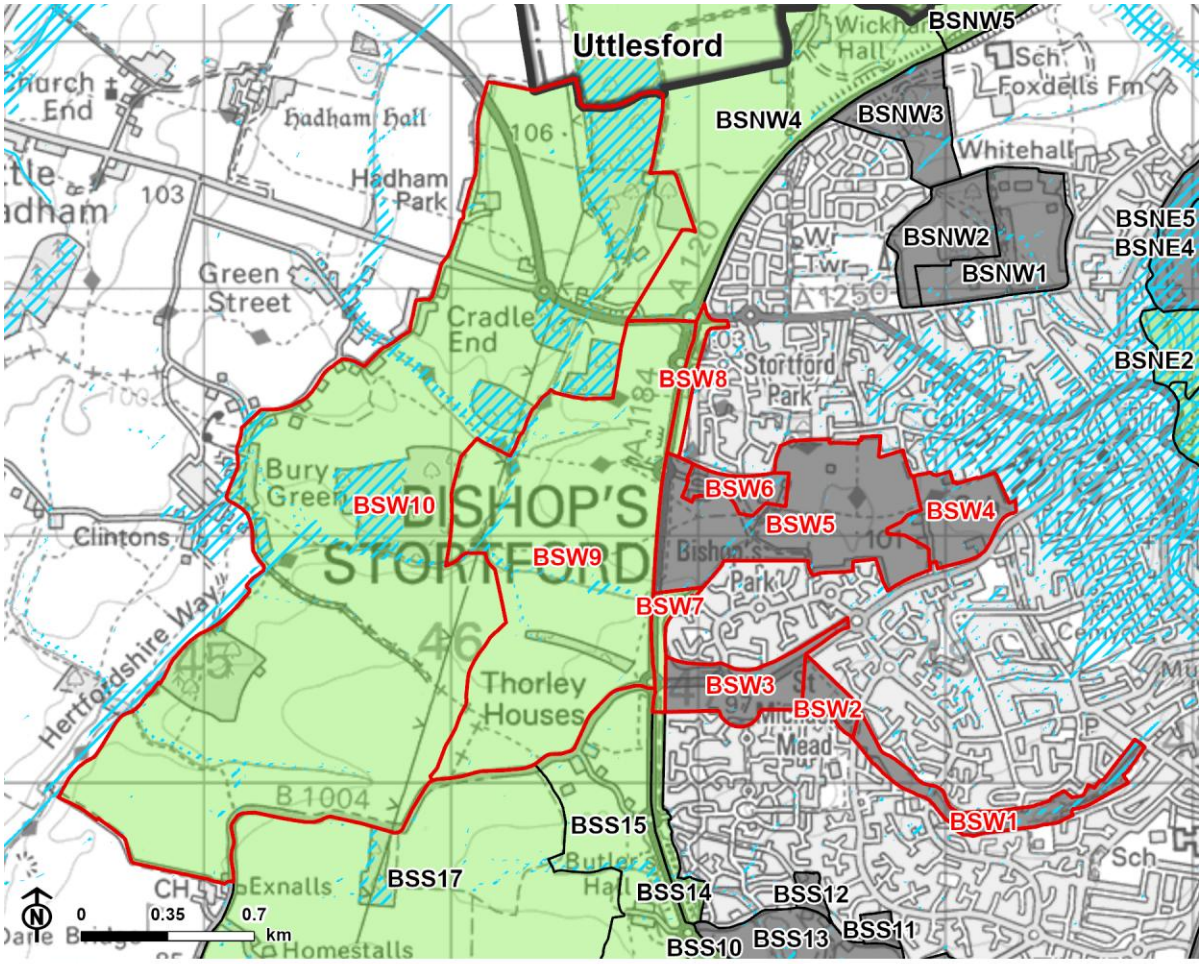
Bishop's Stortford West parcel
Neighbouring parcel
Local authority
Neighbouring authority
Green Belt

NPPF Footnote 7 designations

Listed building
Chalk river
Ancient woodland
Flood zone 3
Flood zone 2
High risk of surface water flooding
Conservation area
Scheduled monument



Potential grey belt in Bishop's Stortford West



Bishop's Stortford West parcel

Neighbouring parcel

Local authority

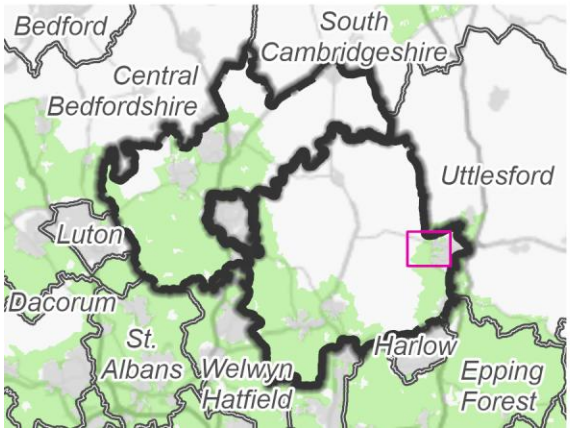
Neighbouring authority

Green Belt

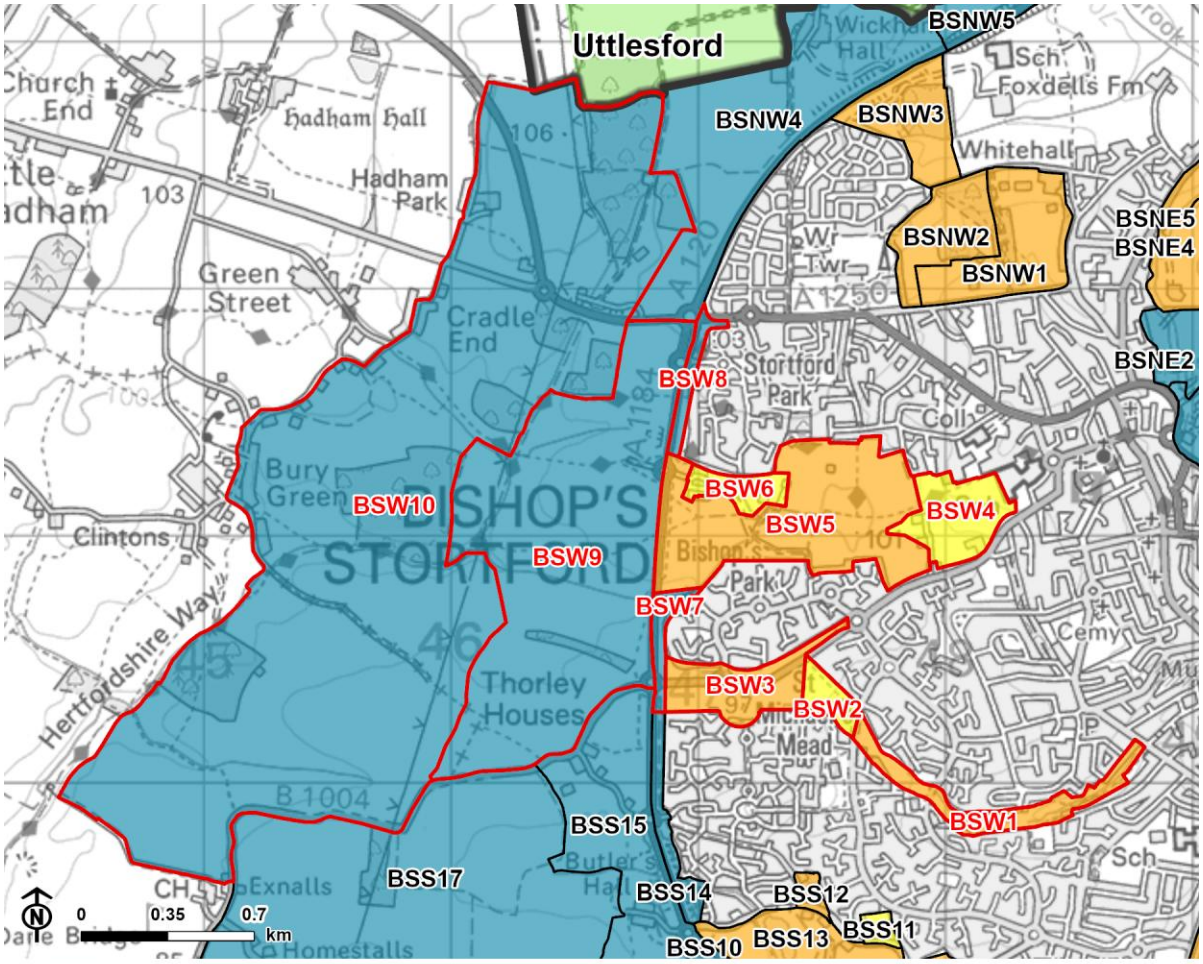
Potential grey belt

Potentially suitable for definition as grey belt land in the borough

Footnote 7 designation



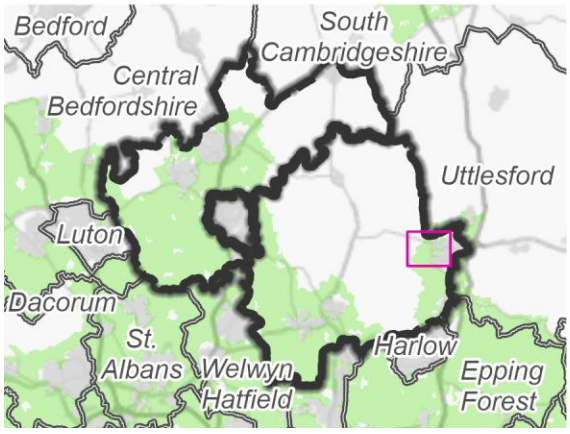
Highest rating in Bishop's Stortford West



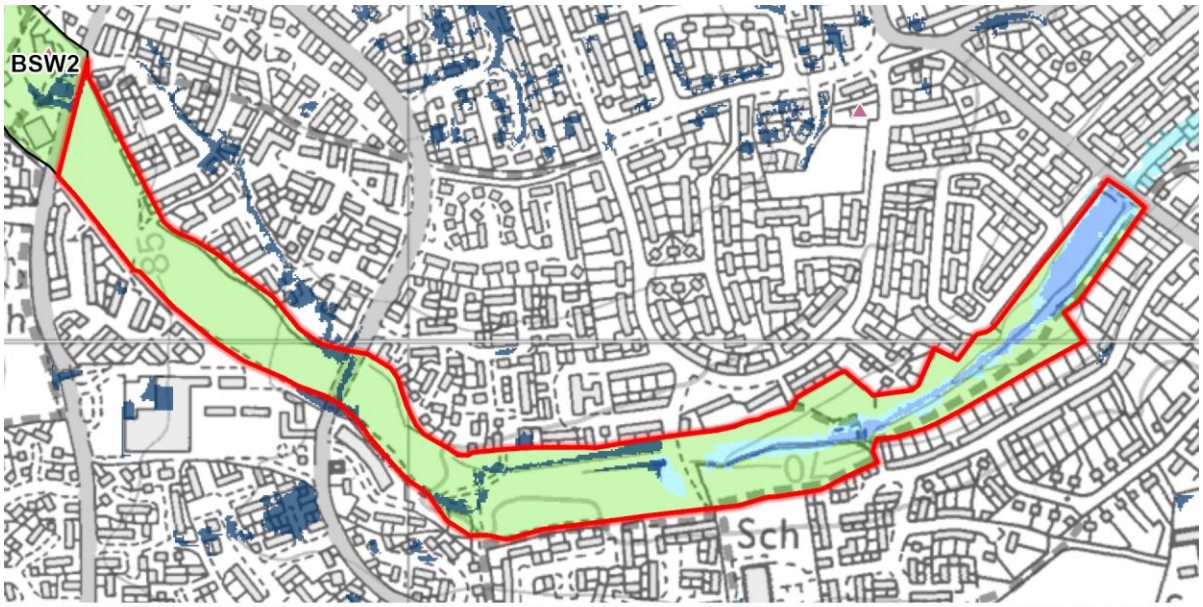
Bishop's Stortford West parcel
Neighbouring parcel
Local authority
Neighbouring authority
Green Belt

Highest Contribution to NPPF purposes A, B, C and D

Strong
Moderate
Weak/no



Parcel BSW1





Parcel BSW1 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Flood zone 2
- Flood zone 3
- High risk of surface water flooding

Contribution of land in Parcel BSW1

Parcel BSW1 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Weak/No	Weak/No	Weak/No	Equal	Yes

Parcel BSW1 Description

Parcel Location, Land Uses and Boundaries
Land contained by Bishop's Stortford. Parcel size: 10ha. There are no significant boundary features to separate the parcel from the settlement. Only property boundaries separate the parcel from the settlement to the north side. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a strong perception of urban development outside of the parcel. Lower level urban development will be visible on more than 2 sides. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Urbanising development limits perception of the wider countryside. The parcel is contained by urban edges.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Bishop's Stortford is a town and so is defined as a larger built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is substantial urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel forms the entirety of the gap between two distinct areas. Any partial development of the parcel would weaken the remainder.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The loss of separation between two distinct areas, causing the two to become a single area, would be a significant change to the urban pattern. The openness of this parcel is playing a role in preventing that.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Weak/No contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is substantial urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Development in the parcel would not increase urbanising influence on any land which is not already

Assessment Considerations	Assessment
	subject to at least as much urbanising influence as this parcel.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Bishop's Stortford.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel comprises a thin area of green space through modern residential developments in the south of Bishop's Stortford, but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

Parcel BSW2



NPPF Footnote 7 designations

- Listed building
- High risk of surface water flooding

Contribution of land in Parcel BSW2

Parcel BSW2 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Weak/No	Weak/No	Weak/No	Weak/No	Equal	Yes

Parcel BSW2 Description

Parcel Location, Land Uses and Boundaries
Land contained by Bishop's Stortford. Parcel size: 4ha. There are no significant boundary features to separate the parcel from the settlement. Property boundaries separate the parcel from the settlement. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a strong perception of urban development outside of the parcel. The parcel is contained by existing development to the north and south. Land use creates some association with the urban area but there is little urbanising activity in the parcel. Parcel contains playing fields and car parking. Urbanising development limits perception of the wider countryside.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Weak/No contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Bishop's Stortford is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is substantial urbanising influence associated with development outside of the parcel. Containment by existing development has a significant influence on the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. A narrow woodland clearly marks the parcel boundary to the west. Development in the parcel could have some urbanising impact on land beyond but would not significantly weaken its contribution to Purpose A.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would create an incongruous pattern of development by significantly weakening the separation between currently distinct urban areas, increasing their combined sprawling influence on the wider Green Belt.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Weak/No contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is substantial urbanising influence associated with development outside of the parcel. Containment by existing development has a significant influence on the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. A linear woodland clearly marks the parcel boundary to the west. Although development in the

Assessment Considerations	Assessment
	parcel would have some urbanising impact on land beyond, it would not significantly weaken its contribution to Purpose C.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Bishop's Stortford.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel comprises a thin area of green space through modern residential developments in the south of Bishop's Stortford, but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

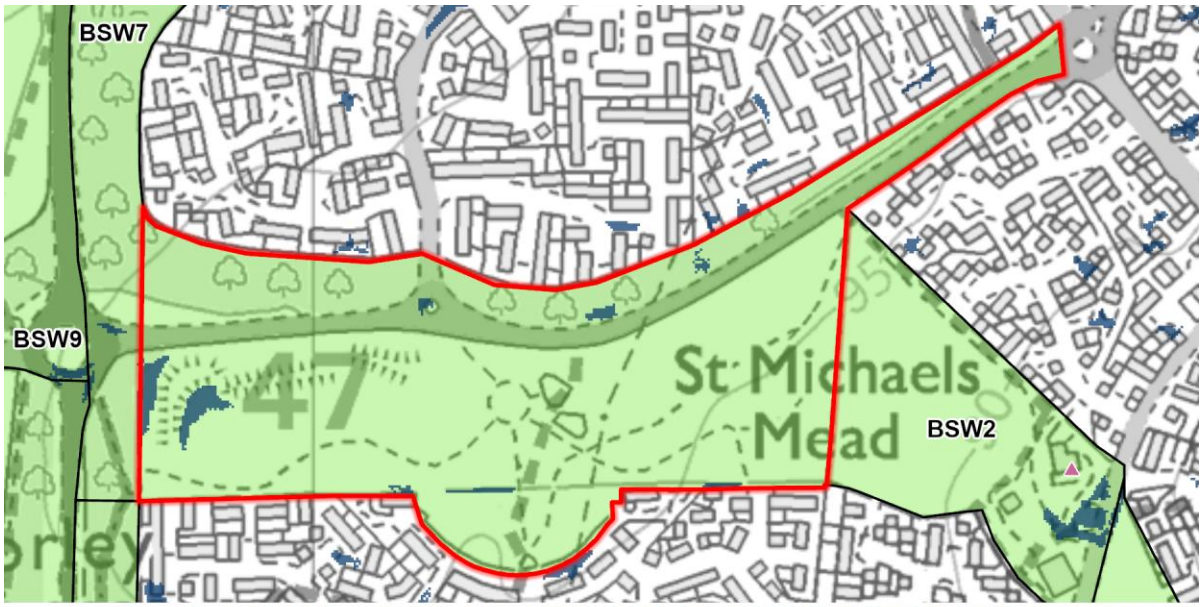
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

Parcel BSW3





Parcel BSW3 Neighbouring parcel Green Belt

NPPF Footnote 7 designations

Listed building

High risk of surface water flooding

Contribution of land in Parcel BSW3

Parcel BSW3 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Weak/No	Moderate	Weak/No	Equal	Yes

Parcel BSW3 Description

Parcel Location, Land Uses and Boundaries
Land contained in the wets of Bishop's Stortford. Parcel size: 12ha. There are no significant boundary features to separate the parcel from the settlement. Property boundaries separate the parcel and the settlement. To the north, a B road and small woodland provide separation but this is weaker to the south. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. The parcel is adjacent to a 'typical' urban development where there isn't a strong year-round boundary feature or significant landform change to reduce perception. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Bishop's Stortford is a town and so is defined as a large built up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. Vegetation associated with the A1184 clearly marks the parcel boundary. Development in the parcel could have some urbanising impact on land beyond but would not significantly weaken its contribution to Purpose A.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would create an incongruous pattern of development by significantly weakening the separation between currently distinct urban areas, increasing their combined sprawling influence on the wider Green Belt.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Vegetation associated with the A1184 clearly marks the parcel boundary to the west. Although development in the parcel would have some urbanising

Assessment Considerations	Assessment
	impact on land beyond, it would not significantly weaken its contribution to Purpose C.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Bishop's Stortford.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel comprises a thin area of green space through modern residential developments in the south of Bishop's Stortford, but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

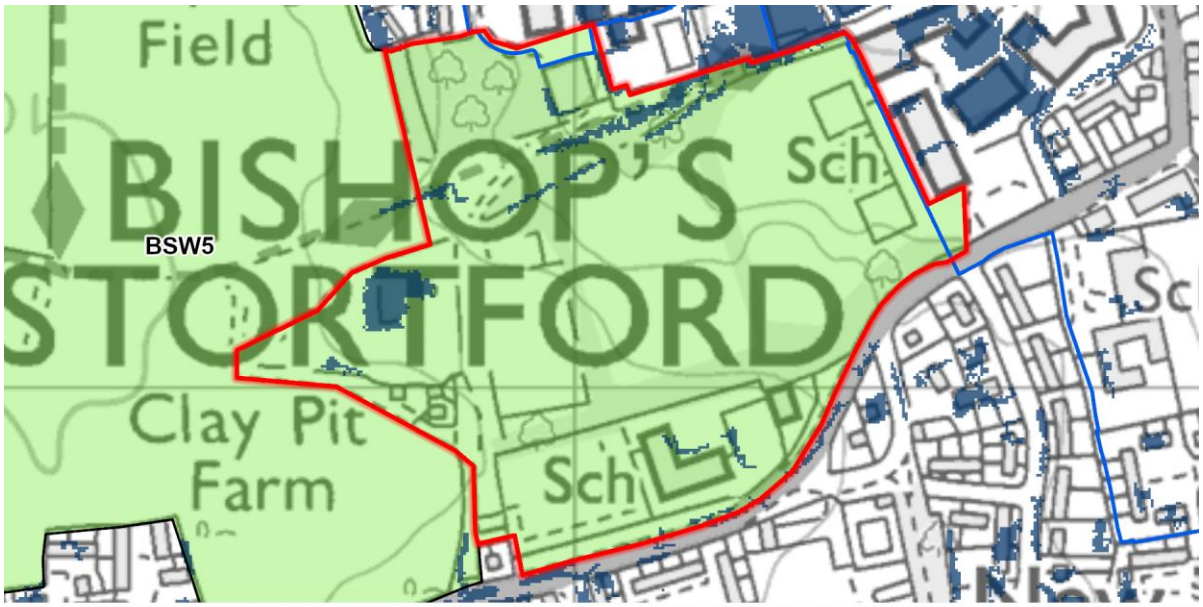
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

Parcel BSW4





Parcel BSW4 Neighbouring parcel Green Belt

NPPF Footnote 7 designations

High risk of surface water flooding

Conservation area

Contribution of land in Parcel BSW4

Parcel BSW4 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Weak/No	Weak/No	Weak/No	Weak/No	Equal	Yes

Parcel BSW4 Description

Parcel Location, Land Uses and Boundaries
Land largely contained by Bishop's Stortford. Parcel size: 12ha. There are no significant boundary features to separate the parcel from the settlement. Sometimes open boundary with some stronger areas along Great Hadham Road. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. Perception increases in areas where boundary is weakest. Land use creates some association with the urban area but there is little urbanising activity in the parcel. Playing fields associated with school out of the Green Belt. Urbanising development limits perception of the wider countryside.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Weak/No contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Bishop's Stortford is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Land use in the parcel has some association with the urban area.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. Varying levels of urban influence depending on strength of boundary features. More influence from the east.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. A mature tree line clearly marks the parcel boundary. Development in the parcel could have some urbanising impact on land beyond but would not significantly weaken its contribution to Purpose A.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would not represent an incongruous pattern of development because of its existing containment by the urban area.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Weak/No contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel has uses associated with the urban area which limit the extent to which it is perceived as being part of the countryside.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Land use in the parcel has some association with the urban area.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. Varying levels of urban influence depending on strength of boundary features. More influence from the east.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Development in the parcel would not increase urbanising influence on any land which is not already

Assessment Considerations	Assessment
	subject to at least as much urbanising influence as this parcel.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Bishop's Stortford.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Land use in the parcel has some association with the urban area.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel contains several modern school buildings. While the parcel is located immediately west of the Bishop's Stortford Conservation Area, the modern development currently occupying this area means it does not currently not currently form part of the setting of the historic town which would contribute to its special character.

Purpose E – Assisting in urban regeneration:

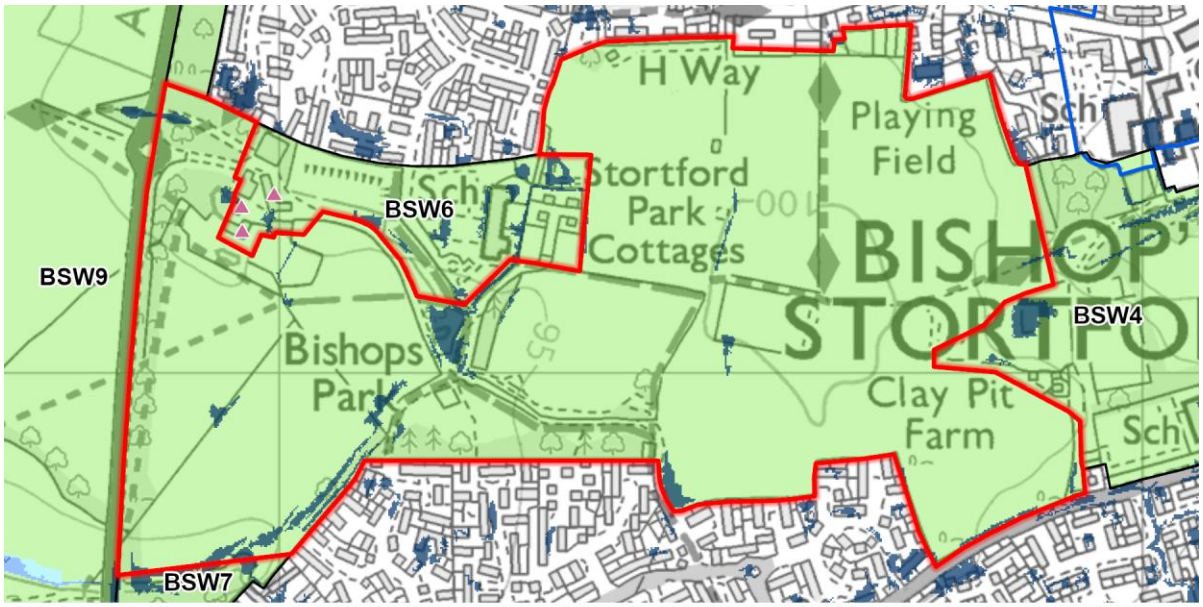
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

Parcel BSW5





Parcel BSW5 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area

Contribution of land in Parcel BSW5

Parcel BSW5 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Weak/No	Moderate	Weak/No	Equal	Yes

Parcel BSW5 Description

Parcel Location, Land Uses and Boundaries
Land largely contained by Bishop's Stortford. Parcel size: 44ha. A combination of features forms a boundary of moderate strength between the settlement and the parcel. Property boundaries and hedgerows combine to form a boundary of moderate strength. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. The parcel is adjacent to urban development, where there isn't a strong year-round boundary feature or significant landform change to reduce perception. Land use creates some association with the urban area but there is little urbanising activity in the parcel. The east of the parcel has recreational uses, including grass and artificial surfaces. The west of the parcel has a park and agricultural uses. Urbanising development limits perception of the wider countryside.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Bishop's Stortford is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. The level of urban containment and the lack of a strong boundary feature allows for some influence from the residential areas to the north and south.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The parcel is predominantly contained by existing development to the north and south.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. The parcel is subject to some urbanising influence and has features that would restrict and contain development, preventing any incongruous impact on the wider countryside.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel has uses associated with the urban area which limit the extent to which it is perceived as being part of the countryside.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. The level of urban containment and the lack of a strong boundary feature allows for some influence from the residential areas to the north and south.

Parcel BSW5

Assessment Considerations	Assessment
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Development in the parcel would not increase urbanising influence on any land which is not already subject to at least as much urbanising influence as this parcel.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Bishop's Stortford.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel contains several sports pitches. While the parcel is located in close proximity to the Bishop's Stortford Conservation Area it does not currently not currently form part of the setting of the historic town which would contribute to special character of the historic town.

Purpose E – Assisting in urban regeneration:

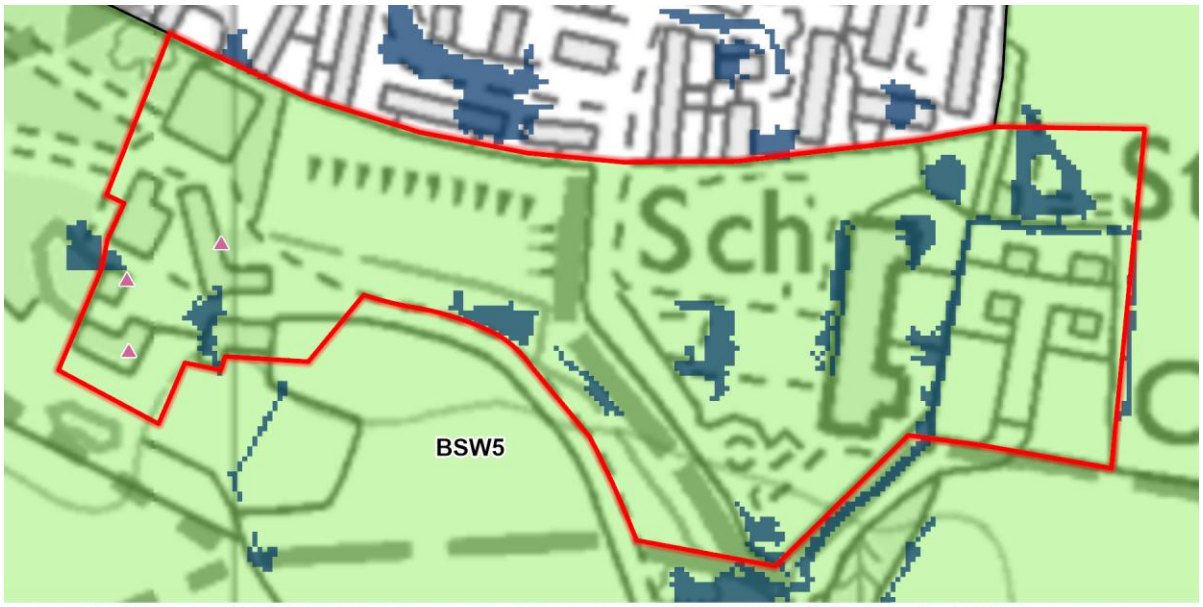
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

Parcel BSW6





Parcel BSW6 Neighbouring parcel Green Belt

NPPF Footnote 7 designations

Listed building

High risk of surface water flooding

Contribution of land in Parcel BSW6

Parcel BSW6 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Weak/No	Weak/No	Weak/No	Weak/No	Equal	Yes

Parcel BSW6 Description

Parcel Location, Land Uses and Boundaries
Land largely contained by Bishop's Stortford. Parcel size: 5ha. There are no significant boundary features to separate the parcel from the settlement. Property boundaries separate the parcel from the settlement. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. The parcel is adjacent to urban development, where there isn't a strong year-round boundary feature or significant landform change to reduce perception. Existing development in the Green Belt has some urbanising influence. Primary school and residential/possibly commercial uses within the parcel. Urbanising development limits perception of the wider countryside.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Weak/No contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Bishop's Stortford is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is substantial urbanising influence associated with development outside of the parcel. The proximity of the urban area and the lack of a strong boundary feature allows for a significant influence from the urban area.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The parcel is already developed to the extent that further development would not significantly increase urbanising influence on adjacent open land.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would not represent an incongruous pattern of development because of its existing containment by the urban area. The parcel is subject to significant urbanising influence.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Weak/No contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel lacks openness and so is part of an urban area rather than part of the countryside.
What is the extent of urbanising development in the parcel?	N/A
What is the extent of urbanising influence from outside the parcel?	N/A
Would development impact adjacent Green Belt land?	N/A

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Bishop's Stortford.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel contains Willmead Primary School and forms part of the wider surroundings of Bishop's Stortford, but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

Parcel BSW7



NPPF Footnote 7 designations

- Flood zone 3
- Flood zone 2
- High risk of surface water flooding

Contribution of land in Parcel BSW7

Parcel BSW7 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Weak/No	Equal	No

Parcel BSW7 Description

Parcel Location, Land Uses and Boundaries
Land to the west of Bishop's Stortford. Parcel size: 3ha. There is a strong and consistent boundary feature between the settlement and the parcel. Woodland forms a consistent strong boundary feature to the west of Bishop's Stortford. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. Woodland tree cover limits perception of the urban area. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Natural features limit perception of the wider countryside. Vegetation associated with the A1184 limit perception of the wider countryside.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Bishop's Stortford is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	The parcel lies beyond physical features which are restricting and containing urban development. Therefore its weakening or loss would have an adverse impact on this purpose. Development in the parcel would negate the role of woodland which currently gives the parcel a strong sense of separation from urbanising influences.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would create an incongruous pattern of development by breaching strong physical features currently restricting and containing an urban area.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The A1184 and associated vegetation forms a strong boundary feature, limiting the urbanising impact on land beyond.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Bishop's Stortford.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel forms part of the wider agricultural landscape which surrounds Bishop's Stortford, but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel BSW8





Parcel BSW8 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

Ancient woodland | Flood zone 2

Flood zone 3 | High risk of surface water flooding

Contribution of land in Parcel BSW8

Parcel BSW8 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Weak/No	Equal	No

Parcel BSW8 Description

Parcel Location, Land Uses and Boundaries
Land located to the west of Bishop's Stortford. Parcel size: 3ha. There is a strong and consistent boundary feature between the settlement and the parcel. Woodland forms a consistent strong boundary feature to the west of Bishop's Stortford. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. Woodland limits perception of the urban area. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Natural features limit perception of the wider countryside. Vegetation associated with the A1184 limit perception of the wider countryside.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Bishop's Stortford is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of woodland which currently gives the parcel a strong sense of separation from urbanising influences.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would create an incongruous pattern of development by breaching strong physical features currently restricting and containing an urban area.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The A1184 and associated vegetation forms a strong boundary feature, limiting the urbanising impact on land beyond.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Bishop's Stortford.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel contains a thin wooded area between the edge of Bishop's Stortford and the A1184. While the parcel forms part of the wider surroundings Bishop's Stortford, it does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

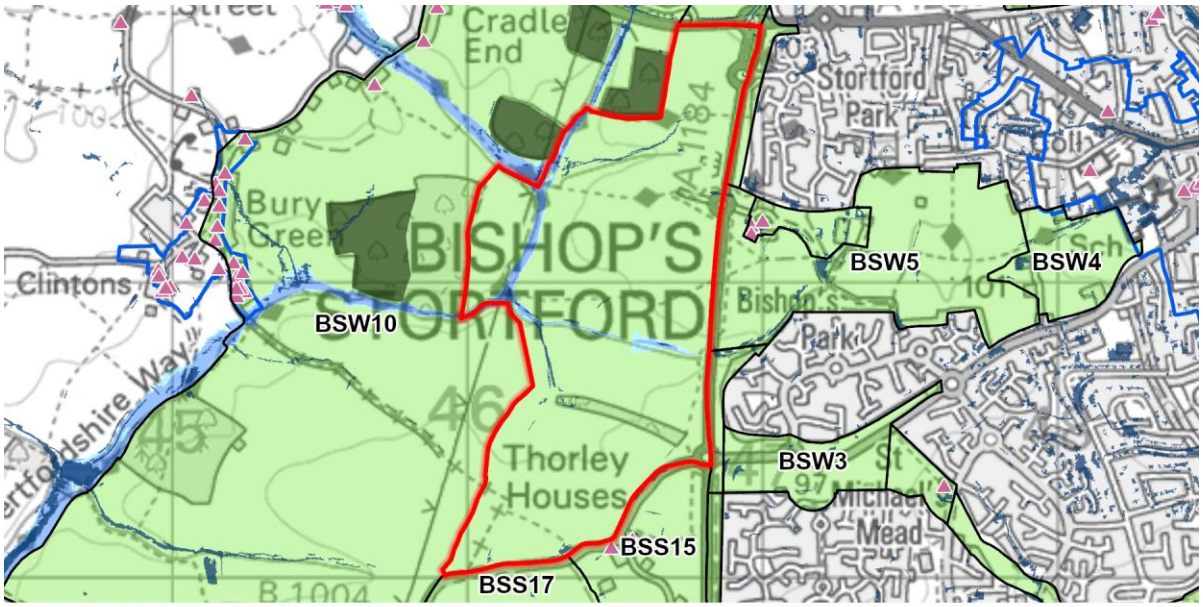
Equal contribution

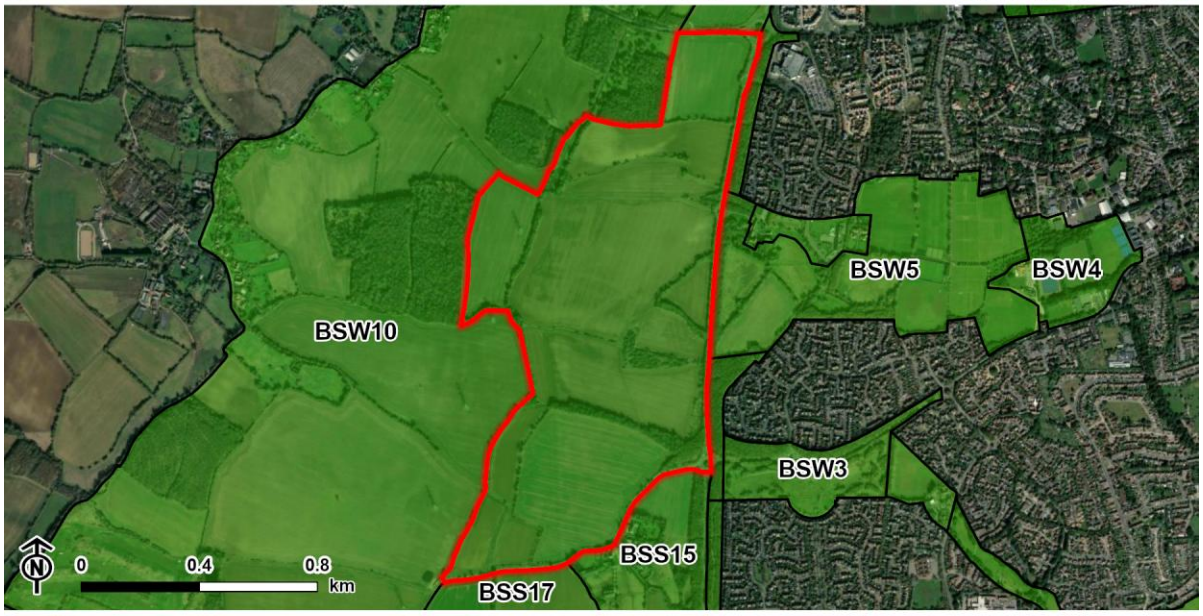
All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel BSW9





Parcel BSW9 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Ancient woodland
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area

Contribution of land in Parcel BSW9

Parcel BSW9 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Weak/No	Equal	No

Parcel BSW9 Description

Parcel Location, Land Uses and Boundaries
Land to the west of Bishop's Stortford. Parcel size: 110ha. A combination of features forms a boundary of moderate strength between the settlement and the parcel. A road, mature tree lines, property boundaries. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. Boundaries and distance combine to limit perception. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Bishop's Stortford is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Bishop's Stortford for development here to be associated with it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of woodland and the A1184 which currently gives the parcel a strong sense of separation from urbanising influences.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would create an incongruous pattern of development by breaching strong physical features currently restricting and containing an urban area.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerow boundaries in the south and south-west, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Bishop's Stortford.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel forms part of the wider agricultural landscape which surrounds Bishop's Stortford, but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

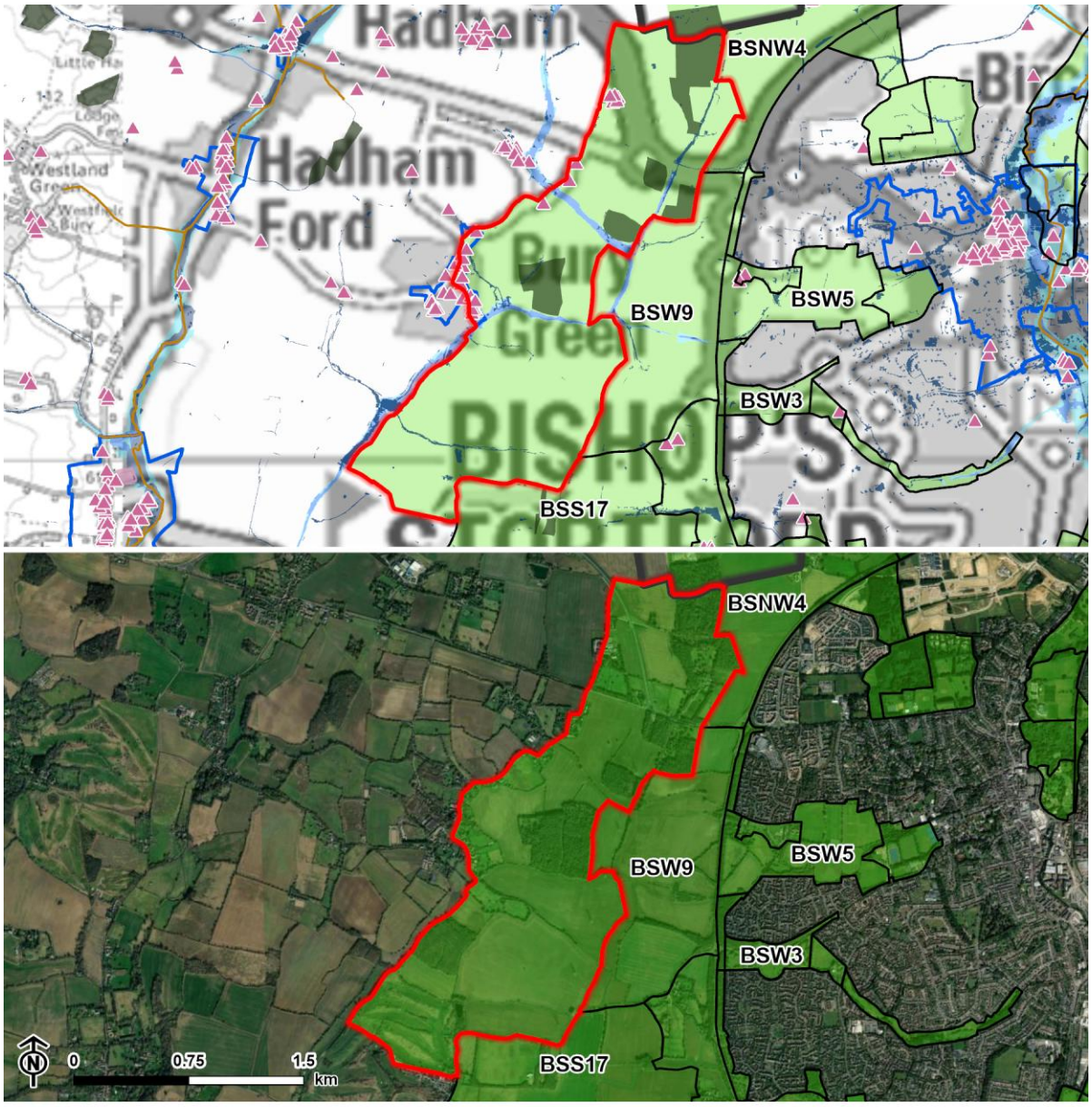
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel BSW10



Contribution of land in Parcel BSW10

Parcel BSW10 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Weak/No	Equal	No

Parcel BSW10 Description

Parcel Location, Land Uses and Boundaries
Land to the west of Bishops Stortford. Parcel size: 312ha. There is a combination of features creating a strong boundary between the settlement and the parcel. Woodland, the A1184 and hedgerows combine to create strong separation in the gap. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. Distance and boundaries combine to limit perception. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Bishop's Stortford is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Bishop's Stortford for development here to be associated with it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Development in the parcel is not very urban in character.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of woodland and the A1184 which currently gives the

Assessment Considerations	Assessment
	parcel a strong sense of separation from urbanising influences.
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would create an incongruous pattern of development by breaching strong physical features currently restricting and containing an urban area.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Development in the parcel is not very urban in character.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerow in places on the outer boundary, so development within the parcel would in

Assessment Considerations	Assessment
	turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Bishop's Stortford.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Development in the parcel is not very urban in character.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel forms part of the wider agricultural landscape which surrounds Bishop's Stortford, but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

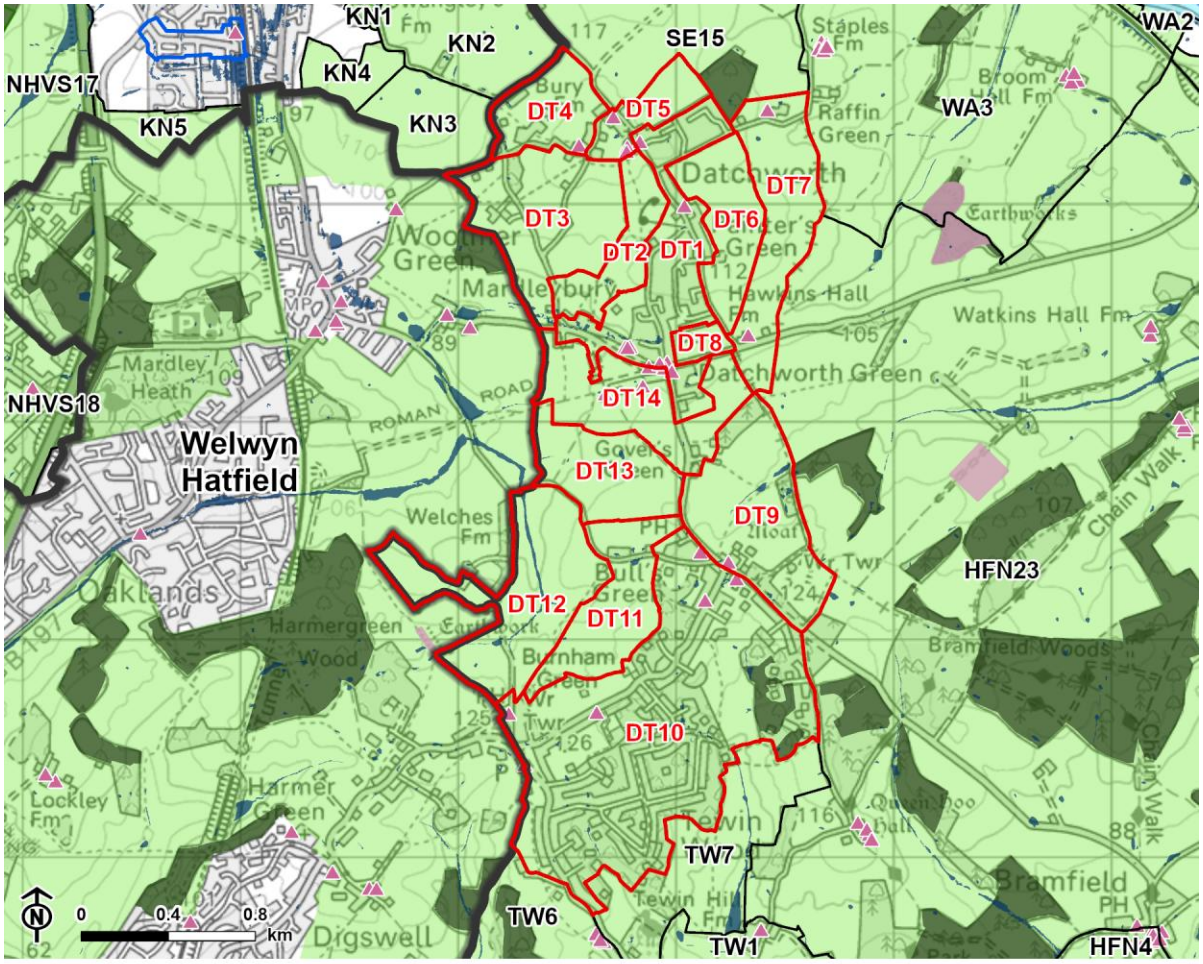
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

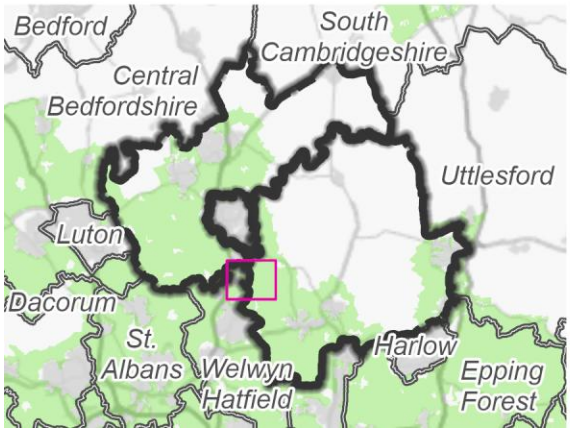
Designations in Datchworth



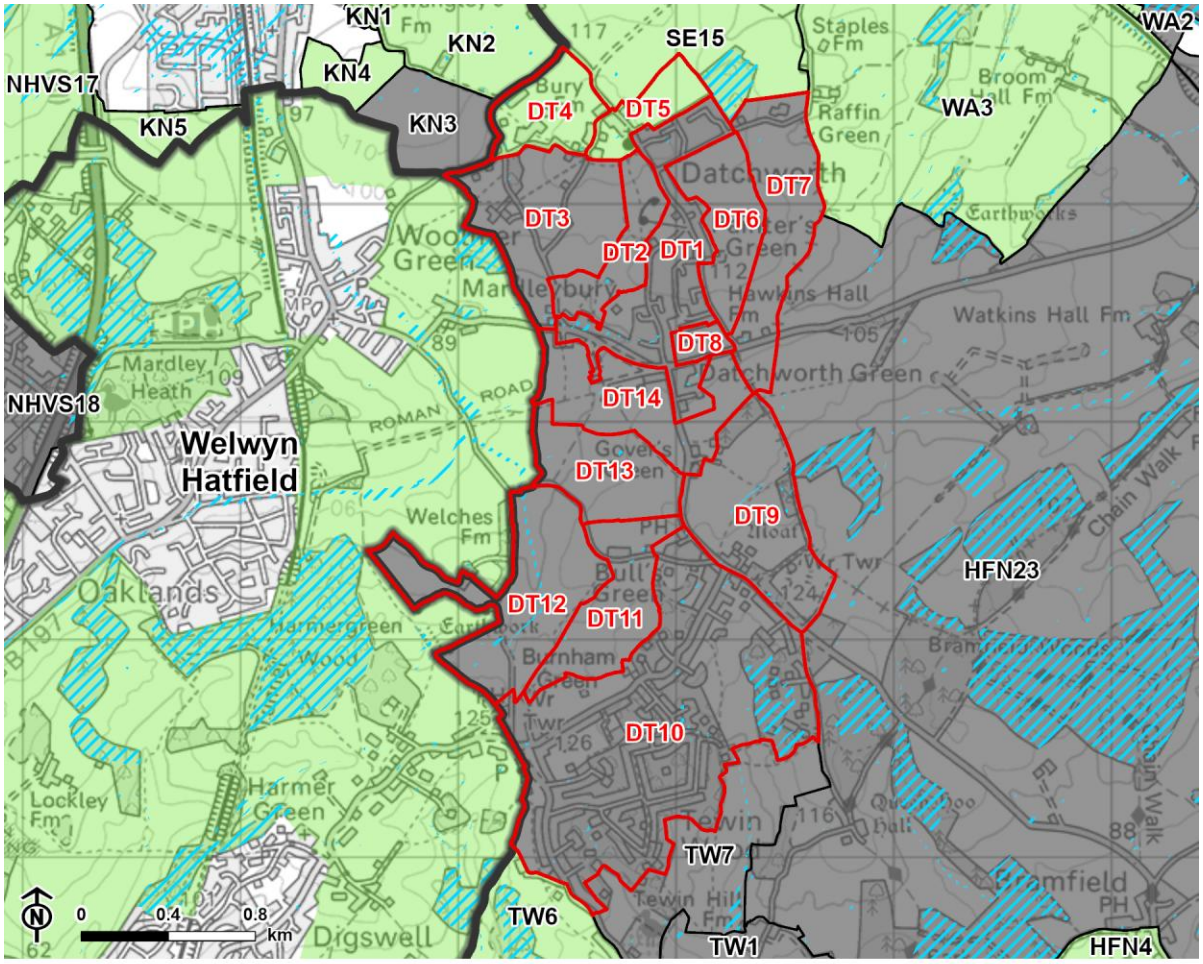
- Datchworth parcel
- Neighbouring parcel
- Local authority
- Neighbouring authority
- Green Belt

NPPF Footnote 7 designations

- Listed building
- Ancient woodland
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area
- Scheduled monument
- Registered Parks and Gardens



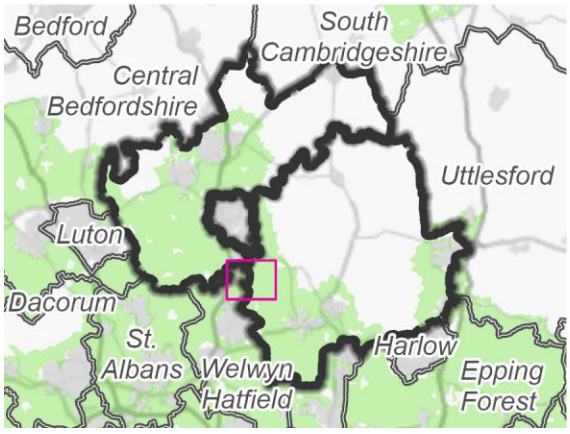
Potential grey belt in Datchworth



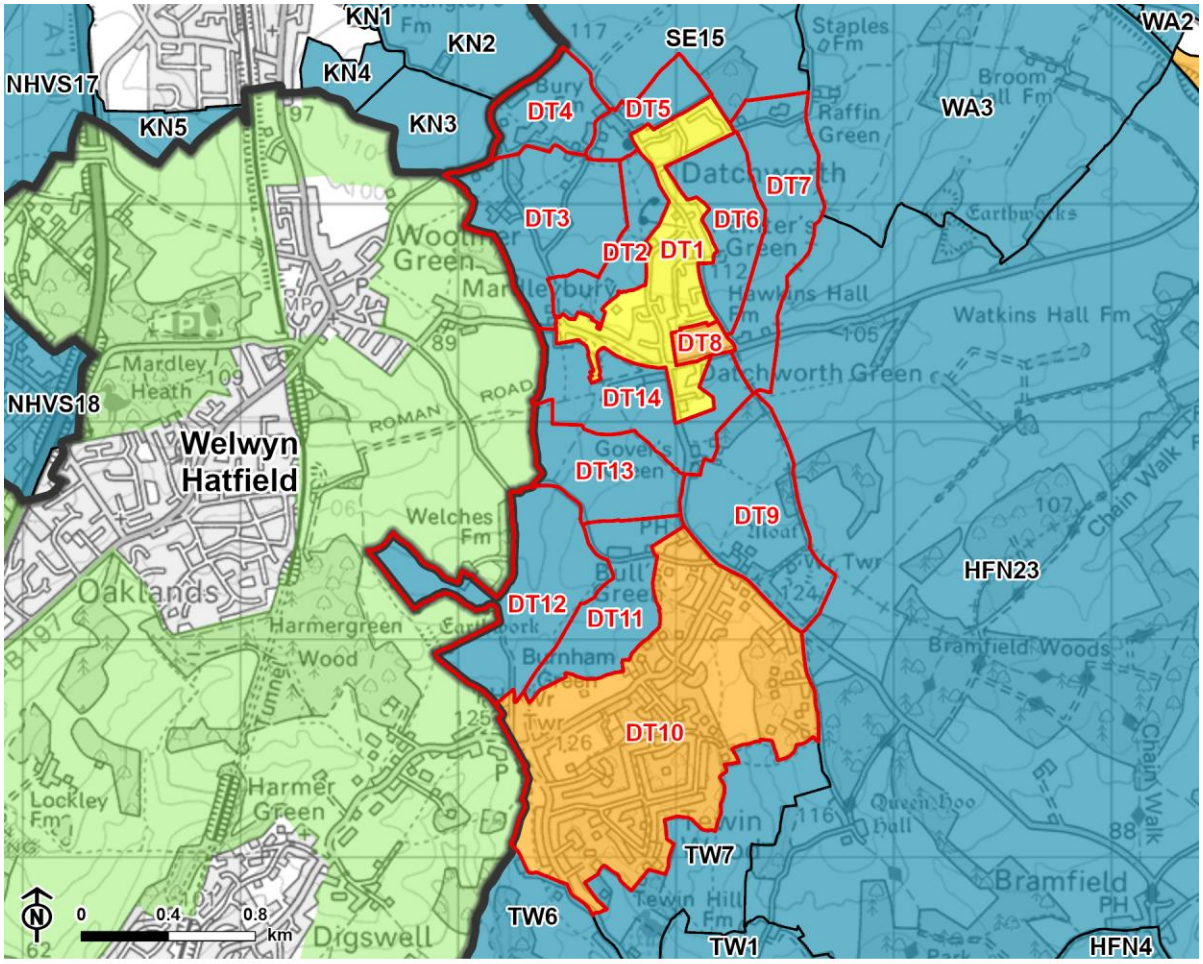
Datchworth parcel
Neighbouring parcel
Local authority
Neighbouring authority
Green Belt

Potential grey belt

Potentially suitable for definition as grey belt land in the borough
Footnote 7 designation



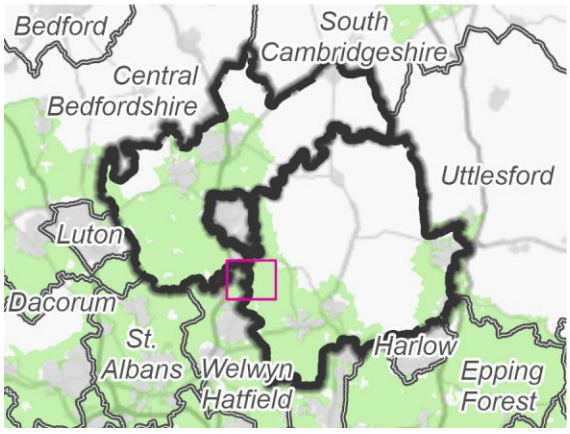
Highest rating in Datchworth



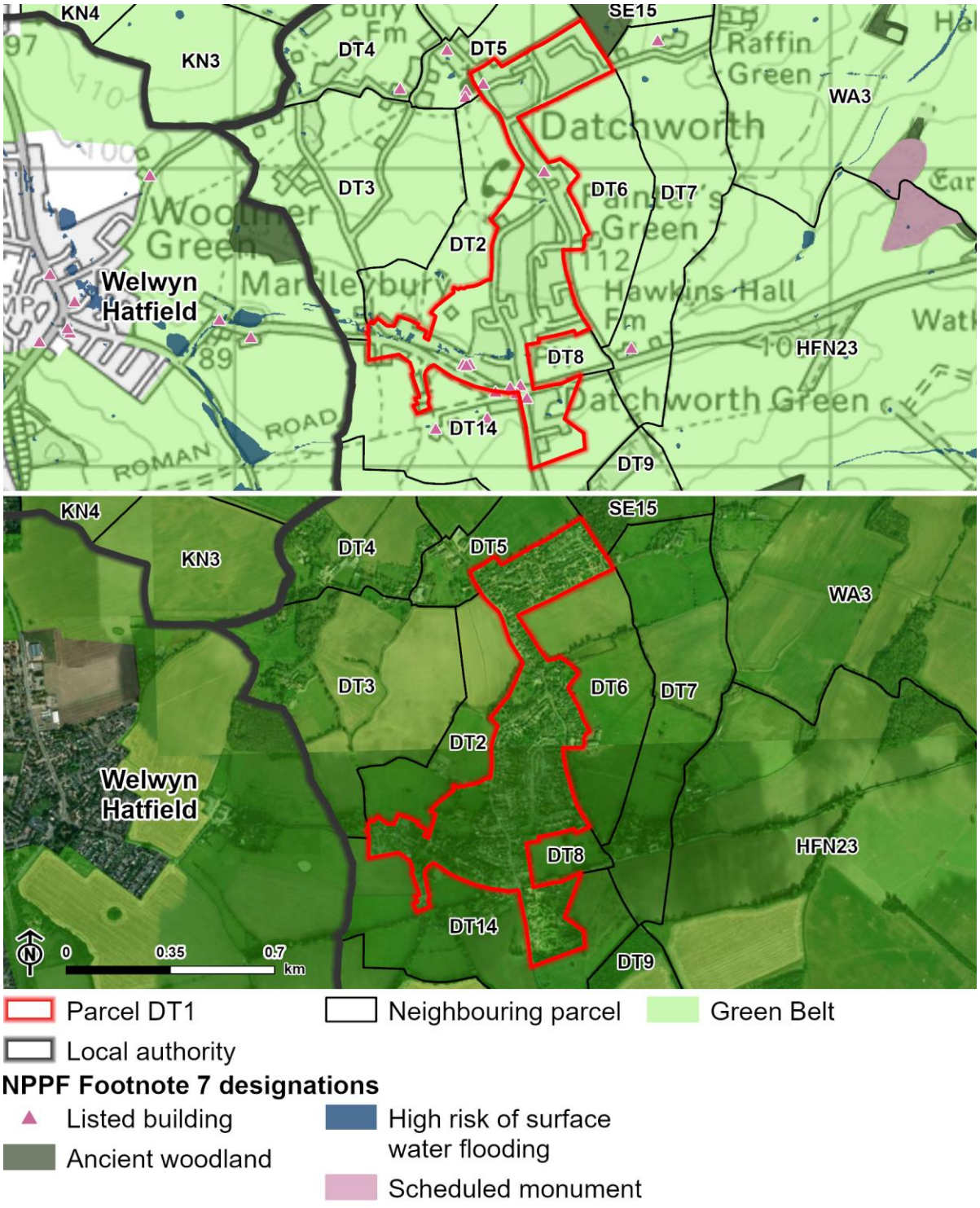
Datchworth parcel
Neighbouring parcel
Local authority
Neighbouring authority
Green Belt

Highest Contribution to NPPF purposes A, B, C and D

Strong
Moderate
Weak/no



Parcel DT1


KN4
KN3
DT4
DT5
SE15
Raffin Green
WA3
Datchworth
DT3
DT6
DT7
DT2
Welwyn Hatfield
HFN23
DT8
Datchworth Green
DT14
DT9
ROAD
ROMAN
0
0.35
0.7
km
Parcel DT1
Neighbouring parcel
Green Belt
Local authority
NPPF Footnote 7 designations
Listed building
High risk of surface water flooding
Ancient woodland
Scheduled monument

Contribution of land in Parcel DT1

Parcel DT1 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Weak/No	Weak/No	Weak/No	Weak/No	Equal	Yes

Parcel DT1 Description

Parcel Location, Land Uses and Boundaries
Land located east of Knebworth, forming the settlement of Datchworth. Parcel size: 40ha. The parcel covers an isolated area of development in the open countryside, which limits openness associated with its development, land use and activity. Visual openness persists between the partially open areas and the surrounding open countryside.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Weak/No contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is not adjacent or near enough to a large built-up area to contribute to preventing its sprawl.
What is the extent of urbanising development in the parcel?	N/A
What is the extent of urbanising influence from outside the parcel?	N/A
Are there physical features in reasonable proximity that could restrict and contain development?	N/A
Would development form an incongruous pattern in relation to the large built-up area?	N/A

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a robust gap between towns. The parcel lies within a robust gap between Stevenage and Welwyn Garden City.

Parcel DT1

Assessment Considerations	Assessment
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The parcel is already developed so it contributes little to the already robust gap in this area.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Weak/No contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel lacks openness and so is part of an urban area rather than part of the countryside.
What is the extent of urbanising development in the parcel?	N/A
What is the extent of urbanising influence from outside the parcel?	N/A
Would development impact adjacent Green Belt land?	N/A

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The parcel forms part of the wider landscape of Hertfordshire, but it does not currently form part of the setting of a historic town which would contribute to its heritage significance.
What is the extent of urbanising development in the parcel?	N/A

Assessment Considerations	Assessment
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

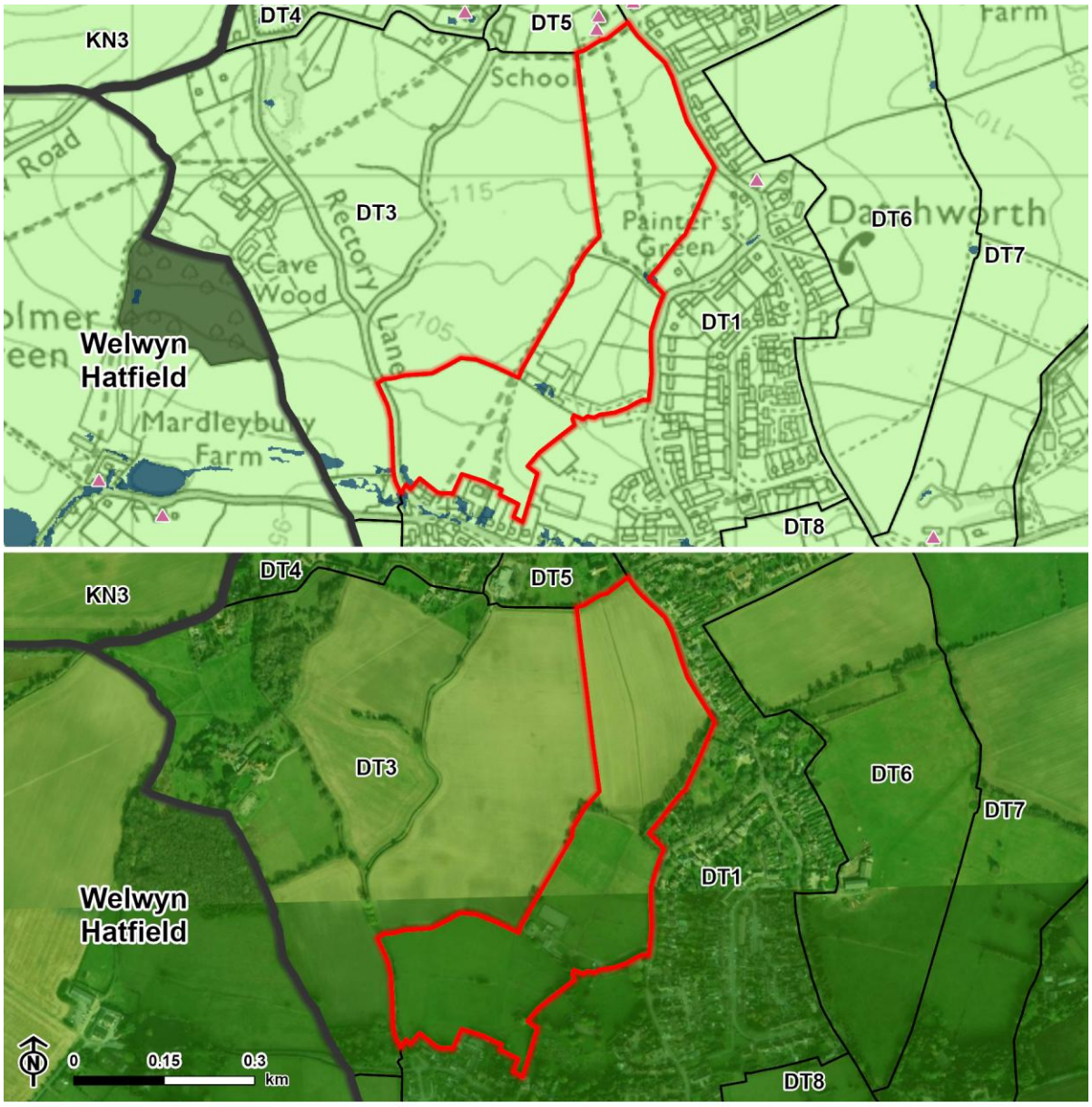
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

Parcel DT2



Parcel DT2 | Neighbouring parcel | Green Belt | Local authority

NPPF Footnote 7 designations

- Listed building
- Ancient woodland
- High risk of surface water flooding

Contribution of land in Parcel DT2

Parcel DT2 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Weak/No	Weak/No	Strong	Weak/No	Equal	Yes

Parcel DT2 Description

Parcel Location, Land Uses and Boundaries
Land to the west of Datchworth. Parcel size: 15ha. A combination of features forms a boundary of moderate strength between the settlement and the parcel. Mature tree lines and roads define the settlement edge. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Land use in the south of the parcel creates some association with the urban area. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Weak/No contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is not adjacent or near enough to a large built-up area to contribute to preventing its sprawl.
What is the extent of urbanising development in the parcel?	N/A
What is the extent of urbanising influence from outside the parcel?	N/A
Are there physical features in reasonable proximity that could restrict and contain development?	N/A
Would development form an incongruous pattern in relation to the large built-up area?	N/A

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a robust gap between towns. The parcel lies in the gap between Stevenage and Welwyn Garden City. The gap is narrowest and most fragile close to the connecting routes between settlements to the west.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The parcel forms a small part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has predominantly hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The parcel forms part of the wider agricultural landscape of Hertfordshire, but it does not currently form part of the setting of a historic town which would contribute to its heritage significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

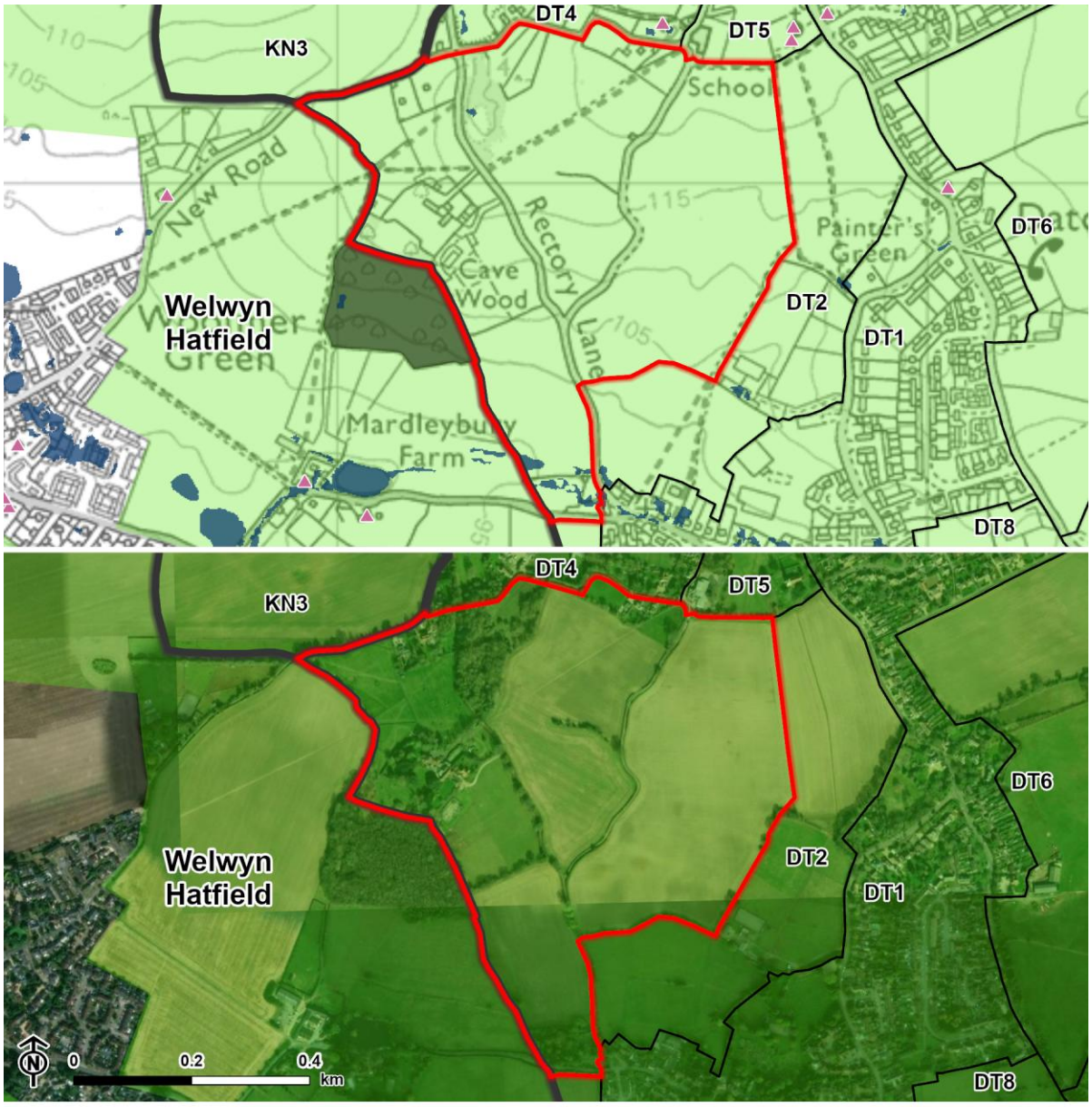
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

Parcel DT3


DT4
DT5
KN3
School
New Road
Rectory Lane
Cave Wood
Painter's Green
DT6
Welwyn Hatfield
DT2
DT1
Mardleybury Farm
DT8
DT4
DT5
KN3
DT6
Welwyn Hatfield
DT2
DT1
DT8
0
0.2
0.4
km
Parcel DT3
Neighbouring parcel
Green Belt
Local authority
NPPF Footnote 7 designations
Listed building
Ancient woodland
High risk of surface water flooding

Contribution of land in Parcel DT3

Parcel DT3 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Weak/No	Moderate	Strong	Weak/No	Equal	Yes

Parcel DT3 Description

Parcel Location, Land Uses and Boundaries
Land located east of the satellite settlement of Knebworth, west of Datchworth. Parcel size: 39ha. There is a consistent, well-defined boundary between the settlement and the parcel. Bury Lane and Brookbridge Lane form a consistent, well-defined boundary feature. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. There isn't a year-round boundary feature to reduce perception. There is no significant urbanising development or activity in the Green Belt affecting this parcel. The parcel is predominantly free from urbanising activity. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. There are long ranging views of the wider countryside to the south.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Weak/No contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is not adjacent or near enough to a large built-up area to contribute to preventing its sprawl. All land in this area is considered to have a very strong sense of separation from any large built up area. This may be as a result of the presence of strong boundary features, distance from any inset settlement, lack of urbanising visual influences or a combination of these elements.
What is the extent of urbanising development in the parcel?	N/A
What is the extent of urbanising influence from outside the parcel?	N/A

Parcel DT3

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	N/A
Would development form an incongruous pattern in relation to the large built-up area?	N/A

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a robust gap between towns. The parcel lies in a robust gap between Stevenage and Welwyn Garden City.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a small part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. The development of land in this parcel would be likely to increase urbanising influence on adjacent land in the gap to the west of the parcel, but impact would not be significant given the strength of separation in the remainder of the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.

Parcel DT3

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	The parcel is free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has predominantly hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The parcel forms part of the wider agricultural landscape of Hertfordshire, but it does not currently form part of the setting of a historic town which would contribute to its heritage significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

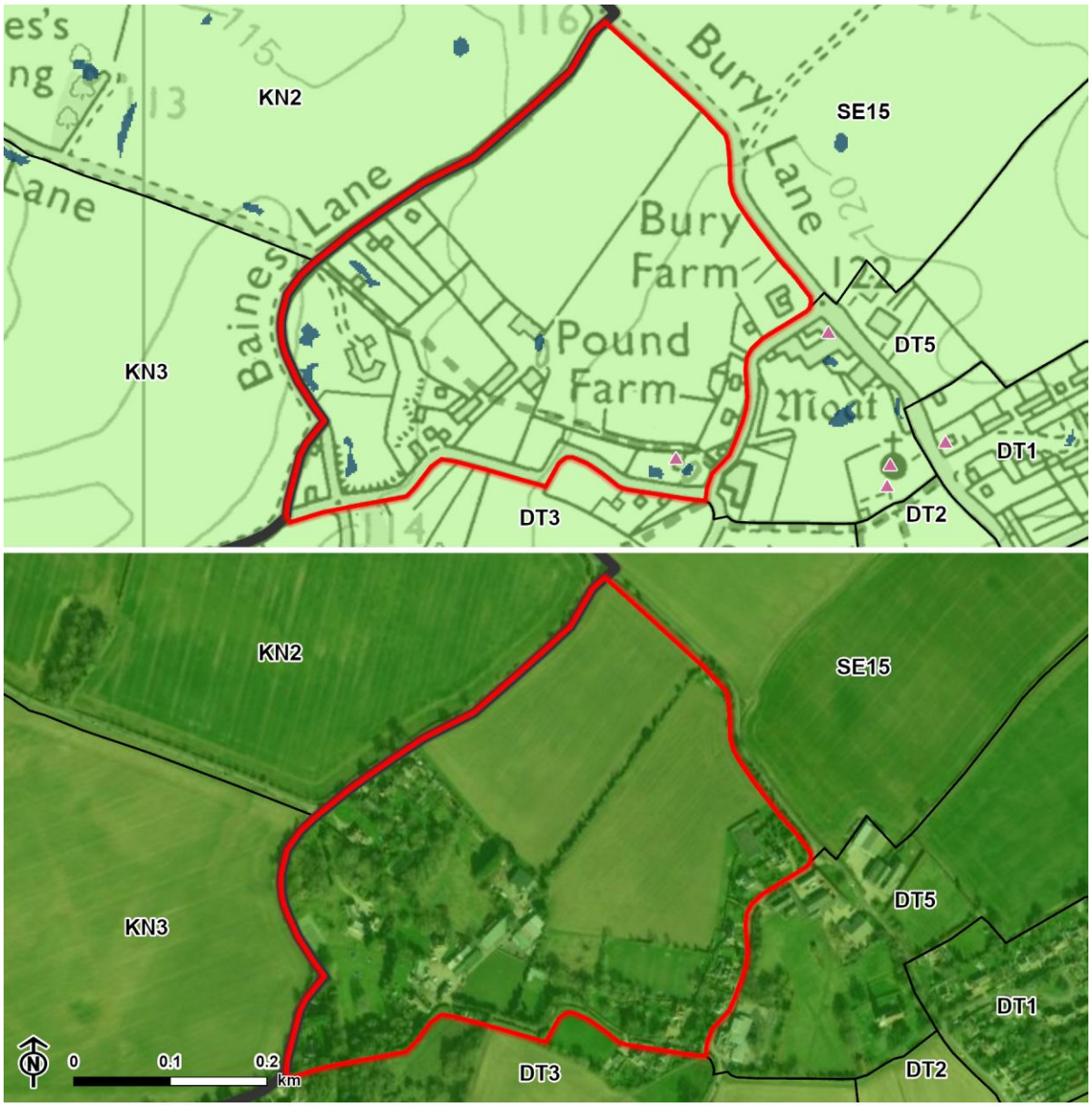
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

Parcel DT4



Parcel DT4
Neighbouring parcel
Green Belt
Local authority

NPPF Footnote 7 designations

Listed building
High risk of surface water flooding

Contribution of land in Parcel DT4

Parcel DT4 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Moderate	Strong	Weak/No	Equal	No

Parcel DT4 Description

Parcel Location, Land Uses and Boundaries
Land located south of Stevenage, east of Knebworth. Parcel size: 17ha. There is a combination of features creating a strong boundary between the settlement and the parcel. Rural lanes, hedgerows and mature tree lines combine to create strong separation in the gap. There is no significant change in landform to create a sense of separation between the settlement and the parcel. Land in the parcel is gently undulating but is not considered significant to create a sense of separation. There is some perception of urban development outside of the parcel. There is considerable washed over development within the parcel that increases perception. There is some urbanising activity in the parcel but land use also associates the area with the wider countryside. Residential dwellings have some urbanising influence. There are frequent farm structures however these are considered to be appropriate development. Natural features limit perception of the wider countryside. Woodland and mature tree lines throughout the parcel limit perception.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Stevenage is a town and so is defined as a large built-up area. Knebworth has a strong enough relationship with Stevenage to be associated with the large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.

Parcel DT4

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has only hedgerow boundaries, so development within it would in turn increase the urbanising impact of development on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would create an incongruous pattern of development by significantly weakening the separation between currently distinct urban areas, increasing their combined sprawling influence on the wider Green Belt. The lack of features to restrict and contain development mean that, although the parcel is subject to some urbanising influence, development here would have an incongruous impact.

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a robust gap between towns. The parcel lies within a robust gap between between Stevenage and Welwyn Garden City.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a small part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. The development of land in this parcel would be likely to increase urbanising influence on adjacent land in the gap to the north of the parcel, but impact would not be significant given the strength of separation in the remainder of the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The parcel forms part of the wider agricultural landscape of Hertfordshire, but it does not currently form part of the setting of a historic town which would contribute to its heritage significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

Equal contribution

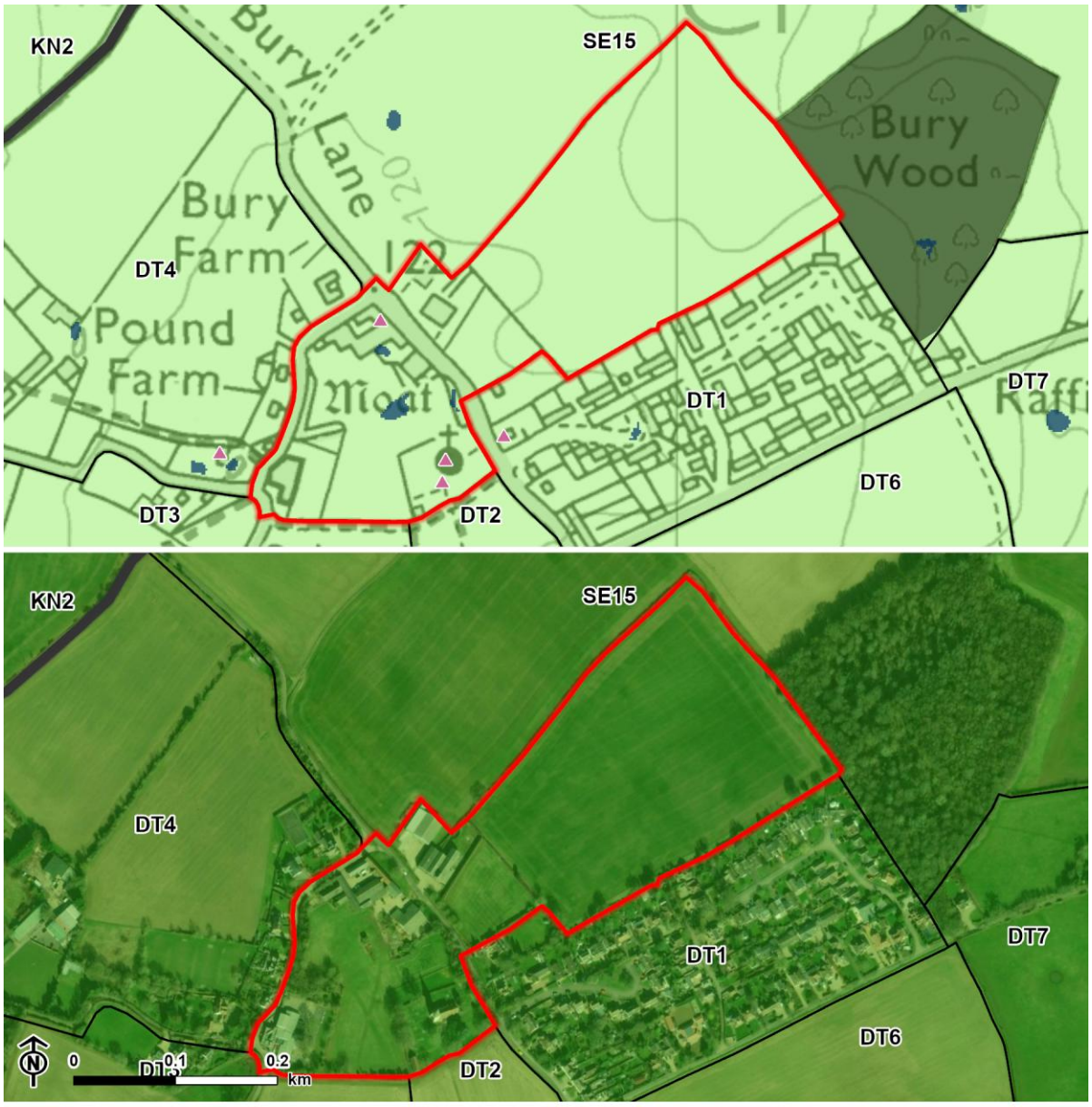
All Green Belt land plays an equal role in relation to this purpose.

Parcel DT4

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel DT5


KN2
SE15
Bury Lane
Bury Wood
Bury Farm
DT4
Pound Farm
DT1
DT7
DT6
DT3
DT2
KN2
SE15
DT4
DT1
DT7
DT6
DT2
0
0.1
0.2
km
Parcel DT5
Neighbouring parcel
Green Belt
Local authority
NPPF Footnote 7 designations
Listed building
Ancient woodland
High risk of surface water flooding

Contribution of land in Parcel DT5

Parcel DT5 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Weak/No	Equal	No

Parcel DT5 Description

Parcel Location, Land Uses and Boundaries
Land located east of Knebworth, north of Datchworth. Parcel size: 11ha. There are no significant boundary features to separate the parcel from the settlement. Garden boundary treatments do not form a significant boundary feature. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. There isn't a strong year-round boundary feature or change in landform to reduce perception. There is no significant urbanising development or activity in the Green Belt affecting this parcel. The parcel is predominantly free from urbanising activity. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. There are long ranging views of the wider countryside from much of the parcel.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Stevenage is a town so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has predominantly hedgerow boundaries, so development within it would in turn increase the urbanising impact of development on adjacent open land.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The lack of features to restrict and contain development mean that, although the parcel is subject to some urbanising influence, development here would have an incongruous impact.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a robust gap between towns. The parcel is in the gap between Stevenage and Welwyn Garden City.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a very small part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has predominantly hedgerow boundaries, so development within the parcel would in turn increase

Assessment Considerations	Assessment
	the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The parcel forms part of the wider agricultural landscape of Hertfordshire, but it does not currently form part of the setting of a historic town which would contribute to its heritage significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

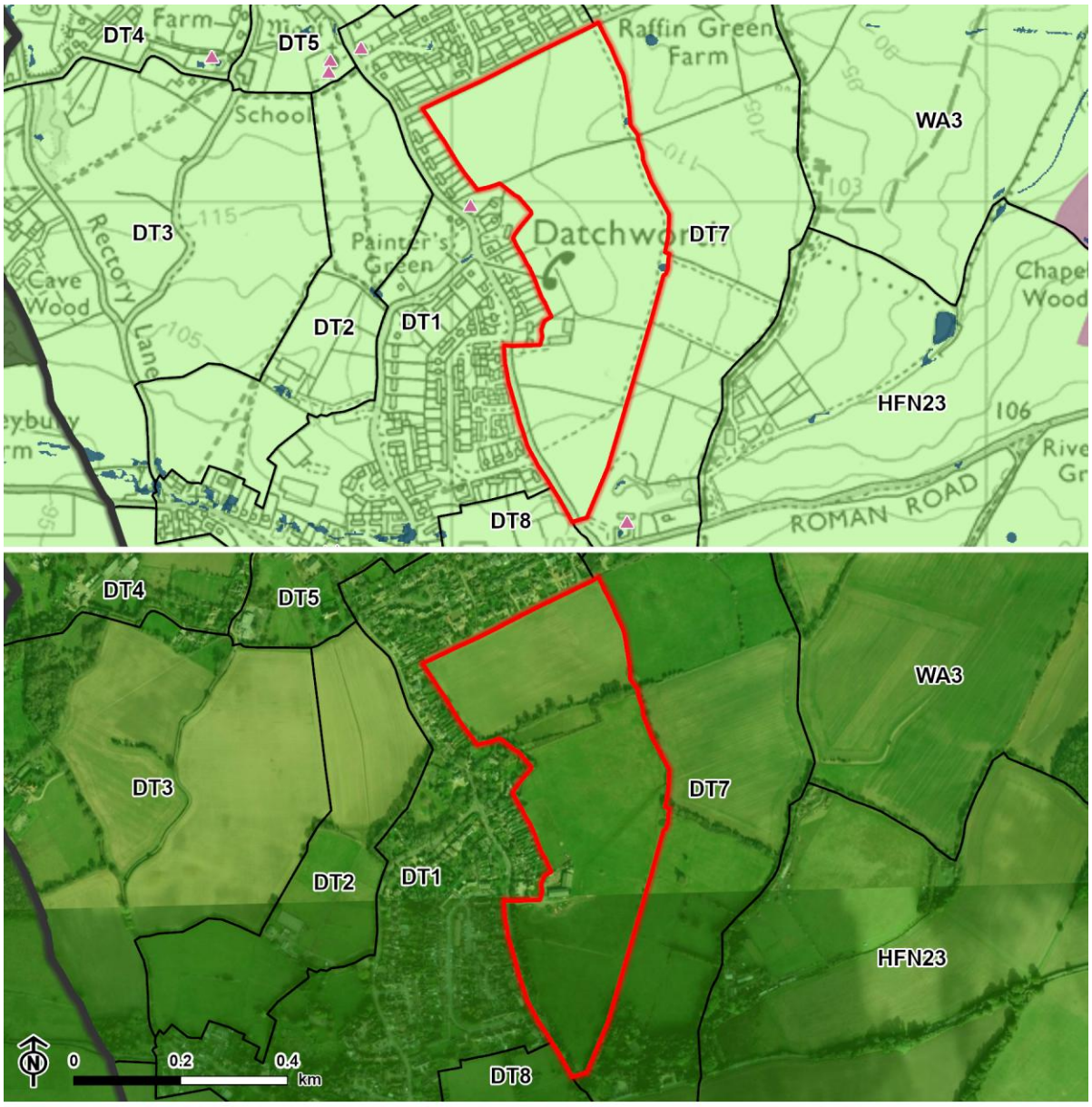
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel DT6


DT4
DT5
Farm
Raffin Green Farm
School
WA3
DT3
DT7
Rectory Lane
Cave Wood
DT2
DT1
HFN23
DT8
ROMAN ROAD
DT4
DT5
WA3
DT3
DT7
DT2
DT1
HFN23
DT8
0
0.2
0.4
km
Parcel DT6
Neighbouring parcel
Green Belt
Local authority
NPPF Footnote 7 designations
Listed building
High risk of surface water flooding
Ancient woodland
Scheduled monument

Contribution of land in Parcel DT6

Parcel DT6 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Weak/No	Weak/No	Strong	Weak/No	Equal	Yes

Parcel DT6 Description

Parcel Location, Land Uses and Boundaries
Land located east of Datchworth. Parcel size: 21ha. There are no significant boundary features to separate the parcel from the settlement. Garden boundary treatments do not form a significant boundary feature. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. There isn't a strong year-round boundary feature or change in landform to reduce perception. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Farm buildings are considered to be appropriate in the Green Belt. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. Mature trees on the outer parcel edge limit perception, however, views are still available of the wider countryside to the east.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Weak/No contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is not adjacent or near enough to a large built-up area to contribute to preventing its sprawl.
What is the extent of urbanising development in the parcel?	N/A
What is the extent of urbanising influence from outside the parcel?	N/A
Are there physical features in reasonable proximity that could restrict and contain development?	N/A
Would development form an incongruous pattern in relation to the large built-up area?	N/A

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a robust gap between towns. The parcel lies within a robust gap between Stevenage and Welwyn Garden City.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The parcel forms part of the wider agricultural landscape of Hertfordshire, but it does not

Assessment Considerations	Assessment
	currently form part of the setting of a historic town which would contribute to its heritage significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

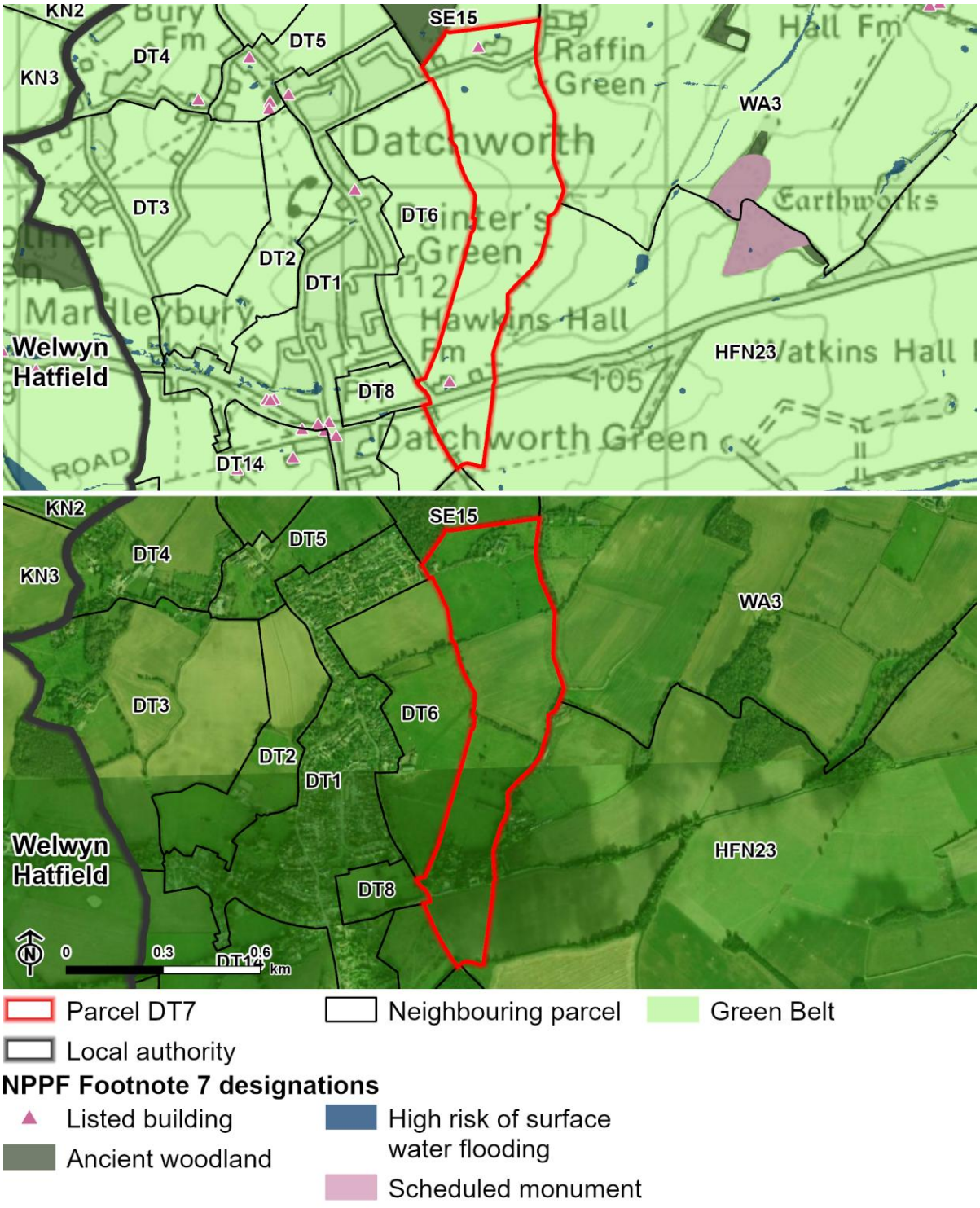
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

Parcel DT7


KN2
KN3
DT4
DT5
SE15
DT3
DT6
DT2
DT1
DT8
DT14
WA3
HFN23
Welwyn
Hatfield
Datchworth
Datchworth Green
Raffin Green
Hawkins Hall
Earthworks
0
0.3
0.6
km
Parcel DT7
Neighbouring parcel
Green Belt
Local authority
NPPF Footnote 7 designations
Listed building
High risk of surface water flooding
Ancient woodland
Scheduled monument

Contribution of land in Parcel DT7

Parcel DT7 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Weak/No	Moderate	Strong	Weak/No	Equal	Yes

Parcel DT7 Description

Parcel Location, Land Uses and Boundaries
Land located east of Datchworth. Parcel size: 32ha. A combination of features forms a boundary of moderate strength between the settlement and the parcel. Garden boundaries and hedgerows combine to from a well-defined boundary feature in the gap. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. Boundaries and distance combine to limit perception. There is no significant urbanising development or activity in the Green Belt affecting this parcel. The parcel is predominantly free from urbanising activity. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. There is strong perception of the wider countryside to the east.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Weak/No contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is not adjacent or near enough to a large built-up area to contribute to preventing its sprawl.
What is the extent of urbanising development in the parcel?	N/A
What is the extent of urbanising influence from outside the parcel?	N/A
Are there physical features in reasonable proximity that could restrict and contain development?	N/A
Would development form an incongruous pattern in relation to the large built-up area?	N/A

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a robust gap between towns. The parcel lies in the gap between Stevenage and Welwyn Garden City.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development. Development in the parcel is not very urban in character.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. The development of land in this parcel would be likely to increase urbanising influence on adjacent land in the gap to the east of the parcel, but impact would not be significant given the strength of separation in the remainder of the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development. Development in the parcel is not very urban in character.
What is the extent of urbanising influence from outside the parcel?	The parcel is free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The parcel forms part of the wider agricultural landscape of Hertfordshire, but it does not currently form part of the setting of a historic town which would contribute to its heritage significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

Parcel DT8



Parcel DT8 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- High risk of surface water flooding

Contribution of land in Parcel DT8

Parcel DT8 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Weak/No	Weak/No	Moderate	Weak/No	Equal	Yes

Parcel DT8 Description

Parcel Location, Land Uses and Boundaries
Land located south-east of Datchworth. Parcel size: 4ha. There are no significant boundary features to separate the parcel from the settlement. Garden boundaries do not form a significant feature. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. Residential development to the north and west of the parcel has some influence on the parcel. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Natural features limit perception of the wider Countryside. Hedgerows, mature trees and some localised landform change limit connection to the wider countryside.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Weak/No contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is not adjacent or near enough to a large built-up area to contribute to preventing its sprawl.
What is the extent of urbanising development in the parcel?	N/A
What is the extent of urbanising influence from outside the parcel?	N/A
Are there physical features in reasonable proximity that could restrict and contain development?	N/A
Would development form an incongruous pattern in relation to the large built-up area?	N/A

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a robust gap between towns. The parcel lies in the gap between Stevenage and Welwyn Garden City. The gap is narrowest and most fragile close to the connecting routes between settlements to the west.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The parcel forms a very small part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Development in the parcel would not increase urbanising influence on any land which is not already subject to at least as much urbanising influence as this parcel due to the surrounding rural village of Datchworth.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The parcel forms part of the wider agricultural landscape of Hertfordshire, but it does not currently form part of the setting of a historic town which would contribute to its heritage significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

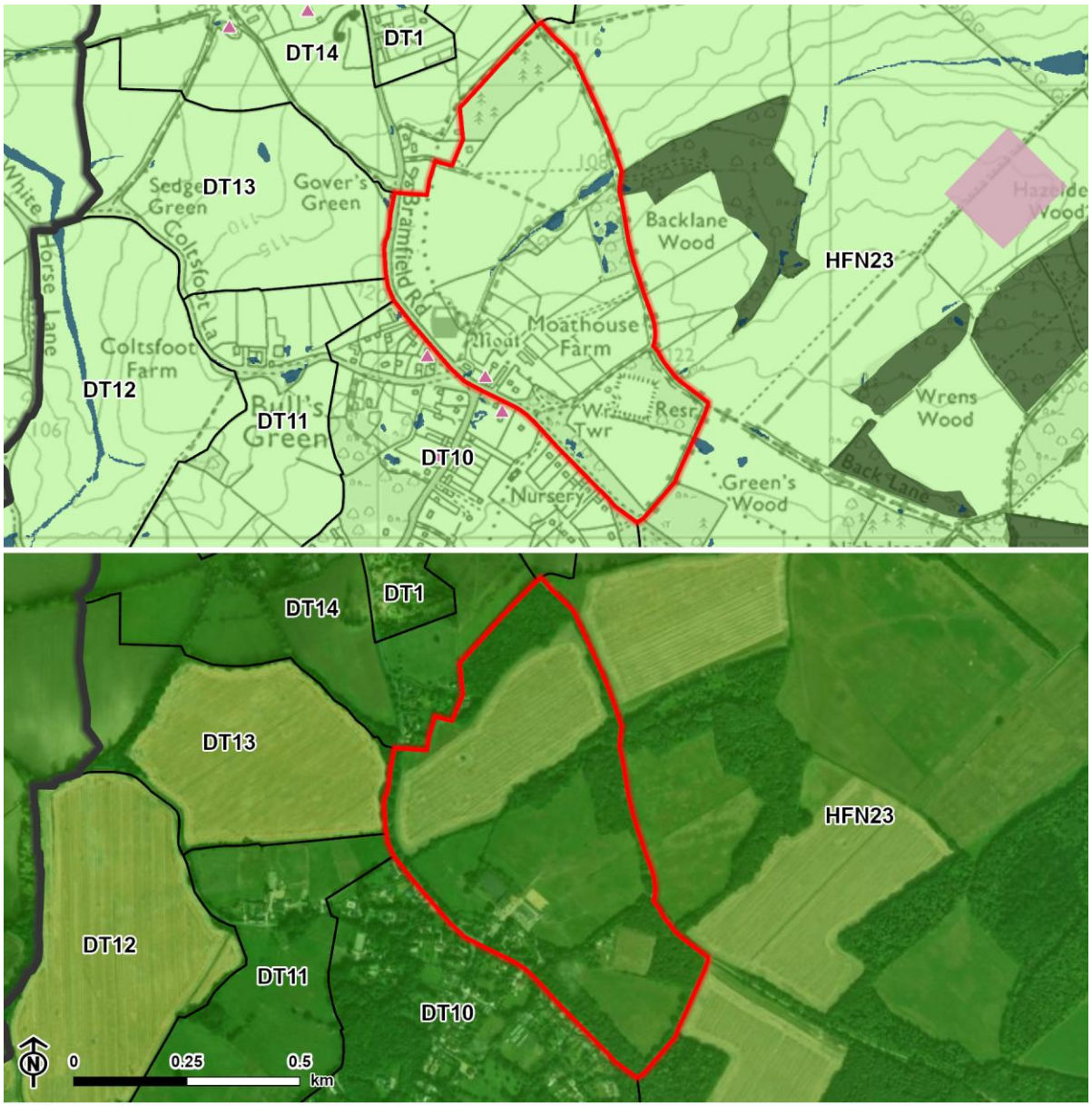
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

Parcel DT9


DT14
DT1
DT13
Sedge Green
Gover's Green
Coltsfoot La
Bramfield Rd
Backlane Wood
HFN23
Moathouse Farm
Coltsfoot Farm
DT12
DT11
Bull's Green
DT10
Wrens Wood
Green's Wood
Back Lane
Nursery
0
0.25
0.5
km
Parcel DT9
Neighbouring parcel
Green Belt
Local authority
NPPF Footnote 7 designations
Listed building
High risk of surface water flooding
Ancient woodland
Scheduled monument

Contribution of land in Parcel DT9

Parcel DT9 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Weak/No	Moderate	Strong	Weak/No	Equal	Yes

Parcel DT9 Description

Parcel Location, Land Uses and Boundaries
Land located south of the washed over settlement of Datchworth. Parcel size: 40ha. There is a combination of features creating a strong boundary between the settlement and the parcel. Woodland, mature tree lines and Bramfield Road combine to create strong separation. There is no significant change in landform to create a sense of separation between the settlement and the parcel. Land in the parcel is gently undulating but is not considered significant to create a sense of separation. There is a weak perception of urban development outside of the parcel. Although there isn't a year-round boundary feature the urban area isn't very urban in character. There is some washed over development in the parcel that increases perception. There is some urbanising activity in the parcel but land use also associates the area with the wider countryside. Dwellings and large buildings associated with Marwyn Equestrian have some urbanising influence. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. In the south of the parcel perception is limited by wooded boundary features.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Weak/No contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is not adjacent or near enough to a large built-up area to contribute to preventing its sprawl. All land in this area is considered to have a very strong sense of separation from any large built up area. This may be as a result of the presence of strong boundary features, distance from any inset settlement, lack of urbanising visual influences or a combination of these elements.
What is the extent of urbanising development in the parcel?	N/A

Parcel DT9

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	N/A
Are there physical features in reasonable proximity that could restrict and contain development?	N/A
Would development form an incongruous pattern in relation to the large built-up area?	N/A

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a robust gap between towns. The parcel lies in a robust gap between Stevenage and Welwyn Garden City.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a small part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. The development of land in this parcel would be likely to increase urbanising influence on adjacent land in the gap but impact would not be significant given the strength of separation in the remainder of the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.

Parcel DT9

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	The parcel is free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has a number of hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The parcel forms part of the wider agricultural landscape of Hertfordshire, but it does not currently form part of the setting of a historic town which would contribute to its heritage significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

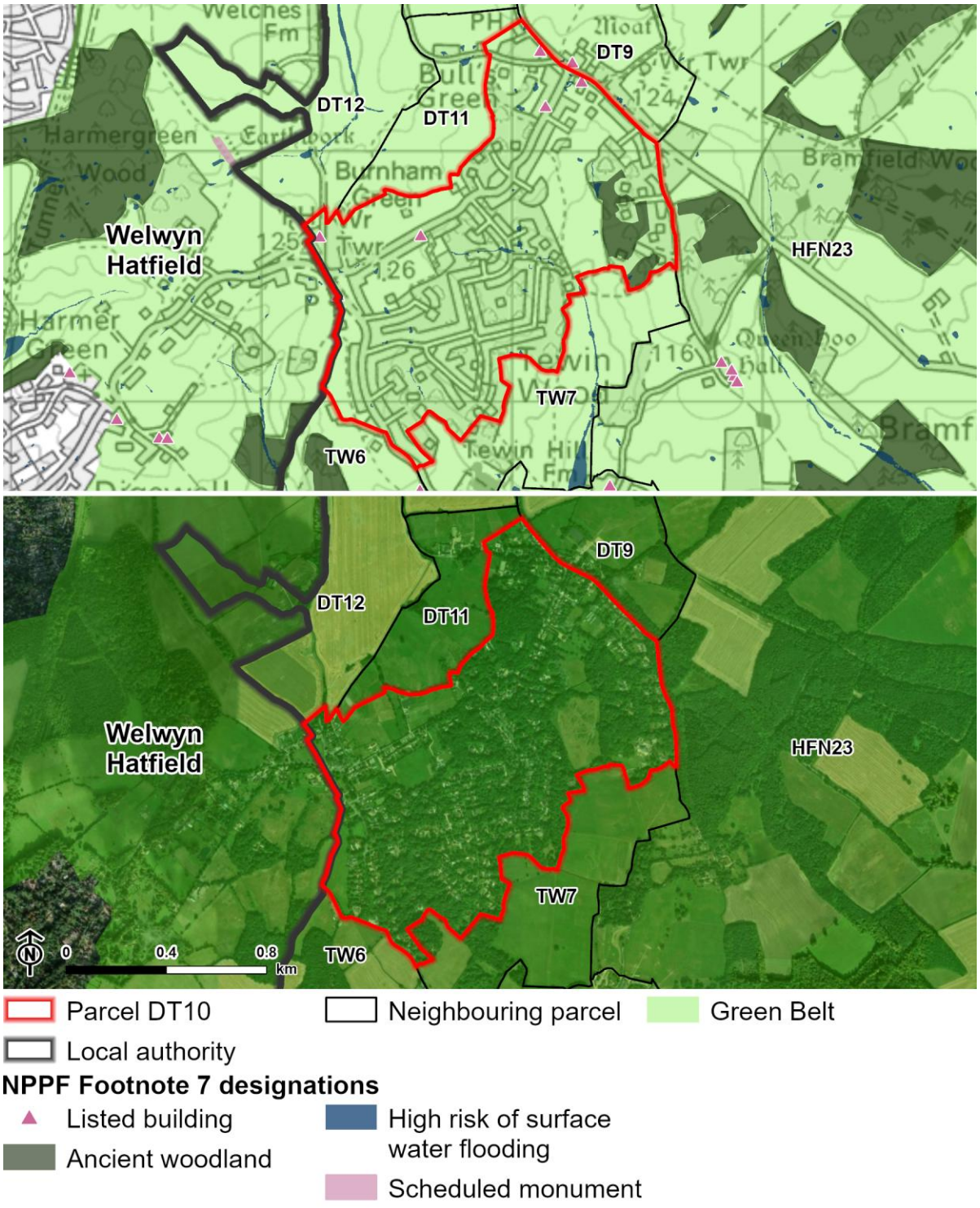
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

Parcel DT10


DT9
DT12
DT11
Welwyn
Hatfield
HFN23
TW7
TW6
0
0.4
0.8
km
Parcel DT10
Neighbouring parcel
Green Belt
Local authority
NPPF Footnote 7 designations
Listed building
High risk of surface water flooding
Ancient woodland
Scheduled monument

Contribution of land in Parcel DT10

Parcel DT10 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Weak/No	Weak/No	Moderate	Weak/No	Equal	Yes

Parcel DT10 Description

Parcel Location, Land Uses and Boundaries
Land located north of Welwyn Garden City and Tewin. Parcel size: 130ha. The parcel covers an isolated area of development in the open countryside, which limits openness associated with its development, land use and activity. Visual openness persists between the partially open areas and the surrounding open countryside.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Weak/No contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is not adjacent or near enough to a large built-up area to contribute to preventing its sprawl.
What is the extent of urbanising development in the parcel?	N/A
What is the extent of urbanising influence from outside the parcel?	N/A
Are there physical features in reasonable proximity that could restrict and contain development?	N/A
Would development form an incongruous pattern in relation to the large built-up area?	N/A

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a robust gap between towns. The parcel lies in a robust gap between Stevenage and Welwyn Garden City.

Parcel DT10

Assessment Considerations	Assessment
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. The parcel contains the residential areas of Burnham Green and Bulls Green.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The parcel contains a large amount of residential semi-urban development at Burnham Green and Bull's Green.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel has uses associated with the urban area which limit the extent to which it is perceived as being part of the countryside.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. The parcel contains the residential areas of Burnham Green and Bulls Green.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Development in the parcel would not increase urbanising influence on any land which is not already subject to at least as much urbanising influence as this parcel.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The current use of the parcel as a modern residential development means it does not

Assessment Considerations	Assessment
	currently form part of the setting of a historic town which would contribute to its heritage significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

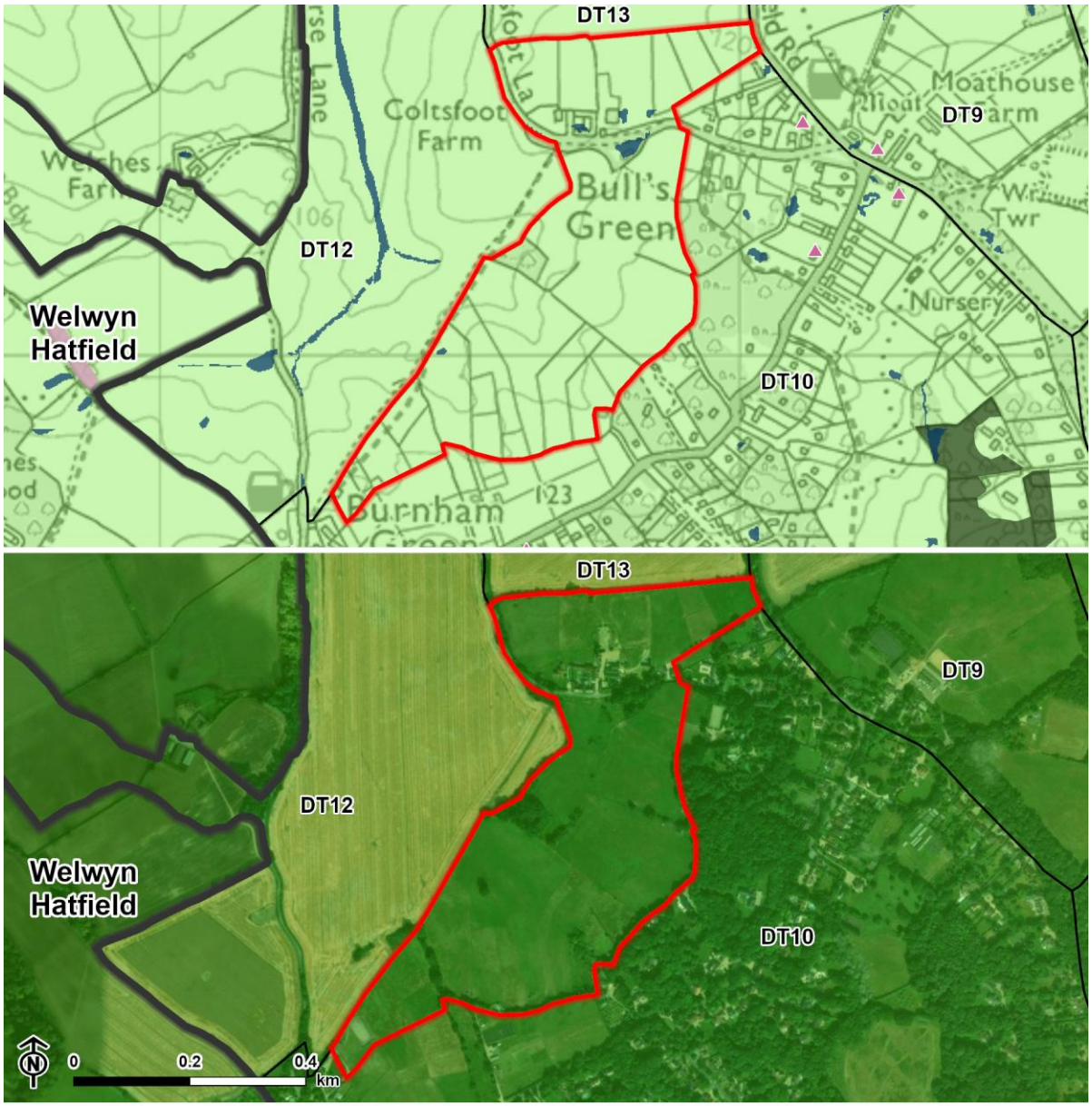
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

Parcel DT11


DT13
Coltsfoot Farm
Bull's Green
Moathouse Farm
DT9
DT12
Welwyn Hatfield
DT10
Nursery
Twr
Burnham Green
123
106
DT13
DT9
DT12
Welwyn Hatfield
DT10
N
0
0.2
0.4
km
Parcel DT11
Neighbouring parcel
Green Belt
Local authority
NPPF Footnote 7 designations
Listed building
High risk of surface water flooding
Ancient woodland
Scheduled monument

Contribution of land in Parcel DT11

Parcel DT11 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Weak/No	Weak/No	Strong	Weak/No	Equal	Yes

Parcel DT11 Description

Parcel Location, Land Uses and Boundaries
Land located west of Bull's Green, east of Oaklands. Parcel size: 25ha. There is a consistent, well-defined boundary between the settlement and the parcel. Mature trees form a well-defined boundary feature along much of the settlement edge. There is some change in landform which creates a sense of separation between the settlement and the parcel. Land in the parcel descends away from the settlement edge creating some sense of separation. There is a weak perception of urban development outside of the parcel. Woodland, landform and mature tree lines limit perception, though these aren't consistently year round boundary features. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Farm buildings are considered appropriate in the Green Belt. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. There are long ranging views across the adjacent countryside, particularly to the west and north-west.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Weak/No contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is not adjacent or near enough to a large built-up area to contribute to preventing its sprawl.
What is the extent of urbanising development in the parcel?	N/A
What is the extent of urbanising influence from outside the parcel?	N/A
Are there physical features in reasonable proximity that could restrict and contain development?	N/A

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	N/A

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a robust gap between towns. The parcel lies in the gap between Welwyn Garden City and Stevenage.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The parcel forms part of the wider agricultural landscape of Hertfordshire, but it does not currently form part of the setting of a historic town which would contribute to its heritage significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

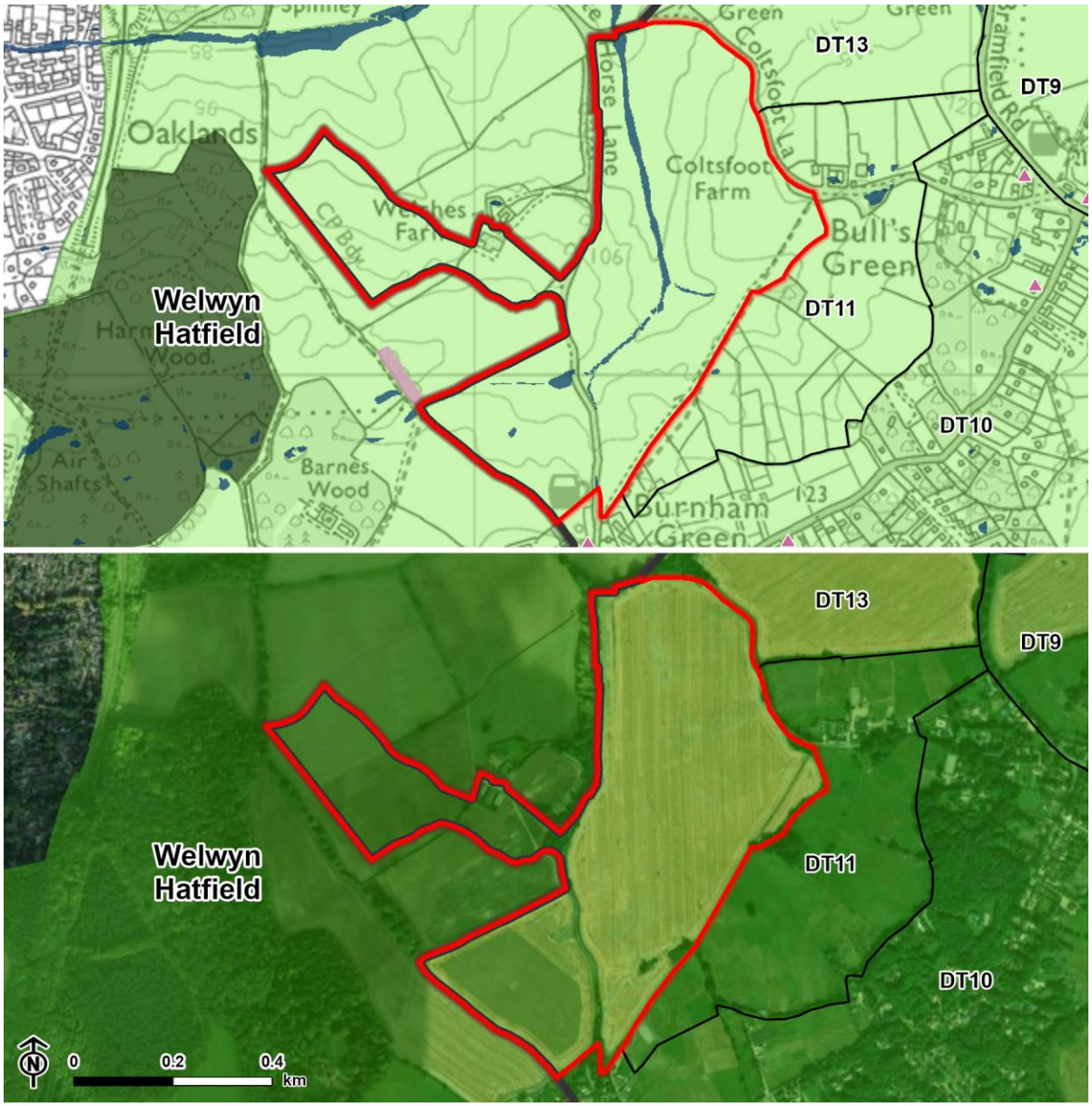
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

Parcel DT12



Parcel DT12
Neighbouring parcel
Green Belt
Local authority

NPPF Footnote 7 designations

Listed building
High risk of surface water flooding
Ancient woodland
Scheduled monument

Contribution of land in Parcel DT12

Parcel DT12 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Weak/No	Moderate	Strong	Weak/No	Equal	Yes

Parcel DT12 Description

Parcel Location, Land Uses and Boundaries
Land located to the east of Oaklands. Parcel size: 44ha. There is a combination of features creating a strong boundary between the settlement and the parcel. Woodland, tree lines and hedgerows combine to create strong separation. There is some change in landform which creates a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. Boundary features and landform combine to limit perception of Bull's Green and Oaklands. There is no significant urbanising development or activity in the Green Belt affecting this parcel. The parcel is predominantly free from urbanising activity. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. There are medium distance views to the north and west.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Weak/No contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is not adjacent or near enough to a large built-up area to contribute to preventing its sprawl.
What is the extent of urbanising development in the parcel?	N/A
What is the extent of urbanising influence from outside the parcel?	N/A
Are there physical features in reasonable proximity that could restrict and contain development?	N/A

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	N/A

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a robust gap between towns. The parcel lies in the gap between Stevenage and Welwyn Garden City.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. The development of land in this parcel would be likely to increase urbanising influence on adjacent land in the gap but impact would not be significant given the strength of separation in the remainder of the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerow boundaries, so development

Assessment Considerations	Assessment
	within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The parcel forms part of the wider agricultural landscape of Hertfordshire, but it does not currently form part of the setting of a historic town which would contribute to its heritage significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

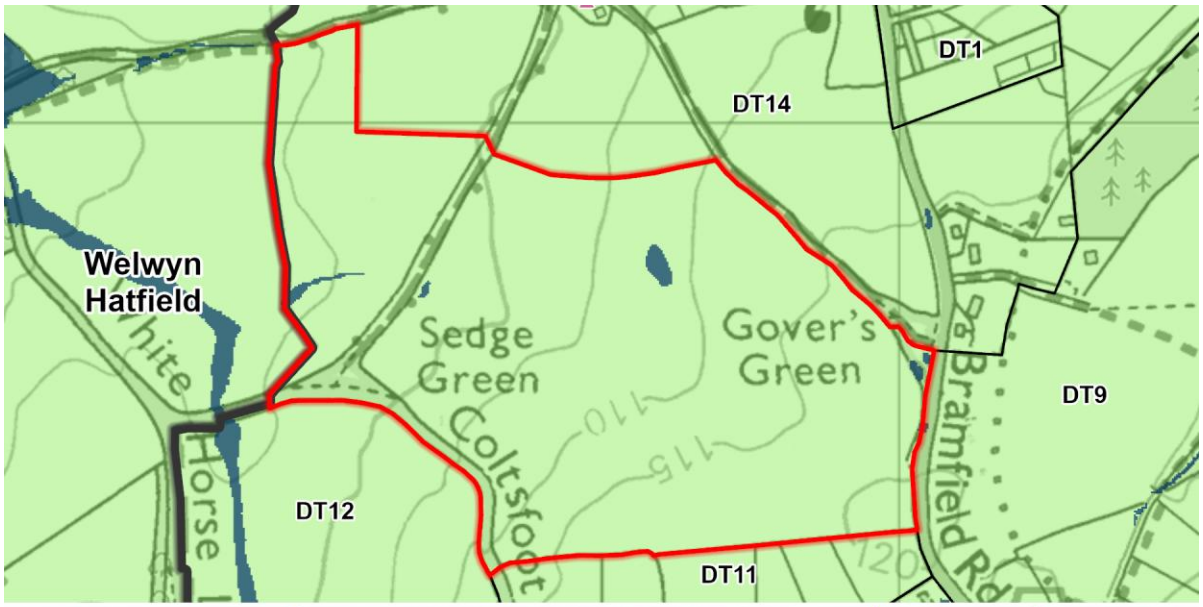
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

Parcel DT13





Parcel DT13
Neighbouring parcel
Green Belt
Local authority

NPPF Footnote 7 designations

Listed building
High risk of surface water flooding

Contribution of land in Parcel DT13

Parcel DT13 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Weak/No	Weak/No	Strong	Weak/No	Equal	Yes

Parcel DT13 Description

Parcel Location, Land Uses and Boundaries
Land located south of the washed over settlement of Datchworth. Parcel size: 24ha. A combination of features forms a boundary of moderate strength between the settlement and the parcel. There is some change in landform which creates a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Weak/No contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is not adjacent or near enough to a large built-up area to contribute to preventing its sprawl.
What is the extent of urbanising development in the parcel?	N/A
What is the extent of urbanising influence from outside the parcel?	N/A
Are there physical features in reasonable proximity that could restrict and contain development?	N/A
Would development form an incongruous pattern in relation to the large built-up area?	N/A

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a robust gap between towns. The parcel lies within a robust gap between Stevenage and Welwyn Garden City.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The parcel forms part of the wider agricultural landscape of Hertfordshire, but it does not currently form part of the setting of a historic town which would contribute to its heritage significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

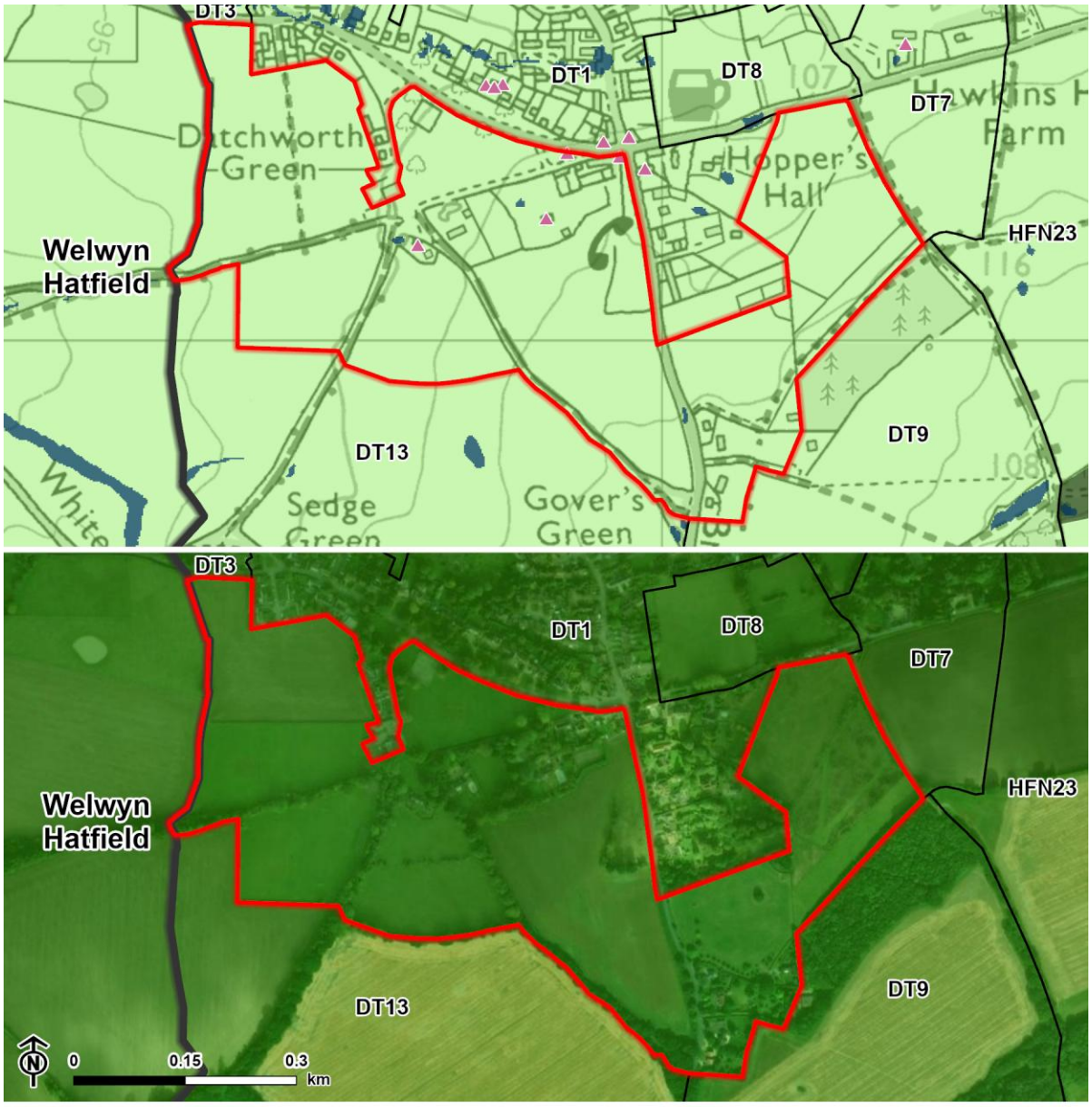
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

Parcel DT14


DT3
DT1
DT8
DT7
Datchworth Green
Hopper's Hall
Hawkins Farm
HFN23
Welwyn Hatfield
DT13
DT9
Sedge Green
Gover's Green
DT3
DT1
DT8
DT7
HFN23
Welwyn Hatfield
DT13
DT9
0
0.15
0.3
km
Parcel DT14
Neighbouring parcel
Green Belt
Local authority
NPPF Footnote 7 designations
Listed building
Ancient woodland
High risk of surface water flooding

Contribution of land in Parcel DT14

Parcel DT14 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Weak/No	Weak/No	Strong	Weak/No	Equal	Yes

Parcel DT14 Description

Parcel Location, Land Uses and Boundaries
Land located south of Datchworth. Parcel size: 31ha. A combination of features forms a boundary of moderate strength between the settlement and the parcel. Roads and associated vegetation combine to create a well-defined boundary feature. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. There isn't a strong year-round boundary feature or change in landform to reduce perception. There is some urbanising activity in the parcel but land use also associates the area with the wider countryside. Residential dwellings and sports pitches have some urbanising influence. Natural features limit perception of the wider countryside. Strong outer parcel boundary features limit connection to the south-east, with a stronger connection to the west, where the boundary is weaker.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Weak/No contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is not adjacent or near enough to a large built-up area to contribute to preventing its sprawl.
What is the extent of urbanising development in the parcel?	N/A
What is the extent of urbanising influence from outside the parcel?	N/A
Are there physical features in reasonable proximity that could restrict and contain development?	N/A

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	N/A

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a robust gap between towns. The parcel lies in the gap between Stevenage and Welwyn Garden City. The gap is narrowest and most fragile close to the connecting routes between settlements to the west.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The parcel forms a small part of the gap in this area.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has predominantly hedgerow boundaries to the south-west and west, so development within the parcel

Assessment Considerations	Assessment
	would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The parcel forms part of the wider agricultural landscape of Hertfordshire, but it does not currently form part of the setting of a historic town which would contribute to its heritage significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

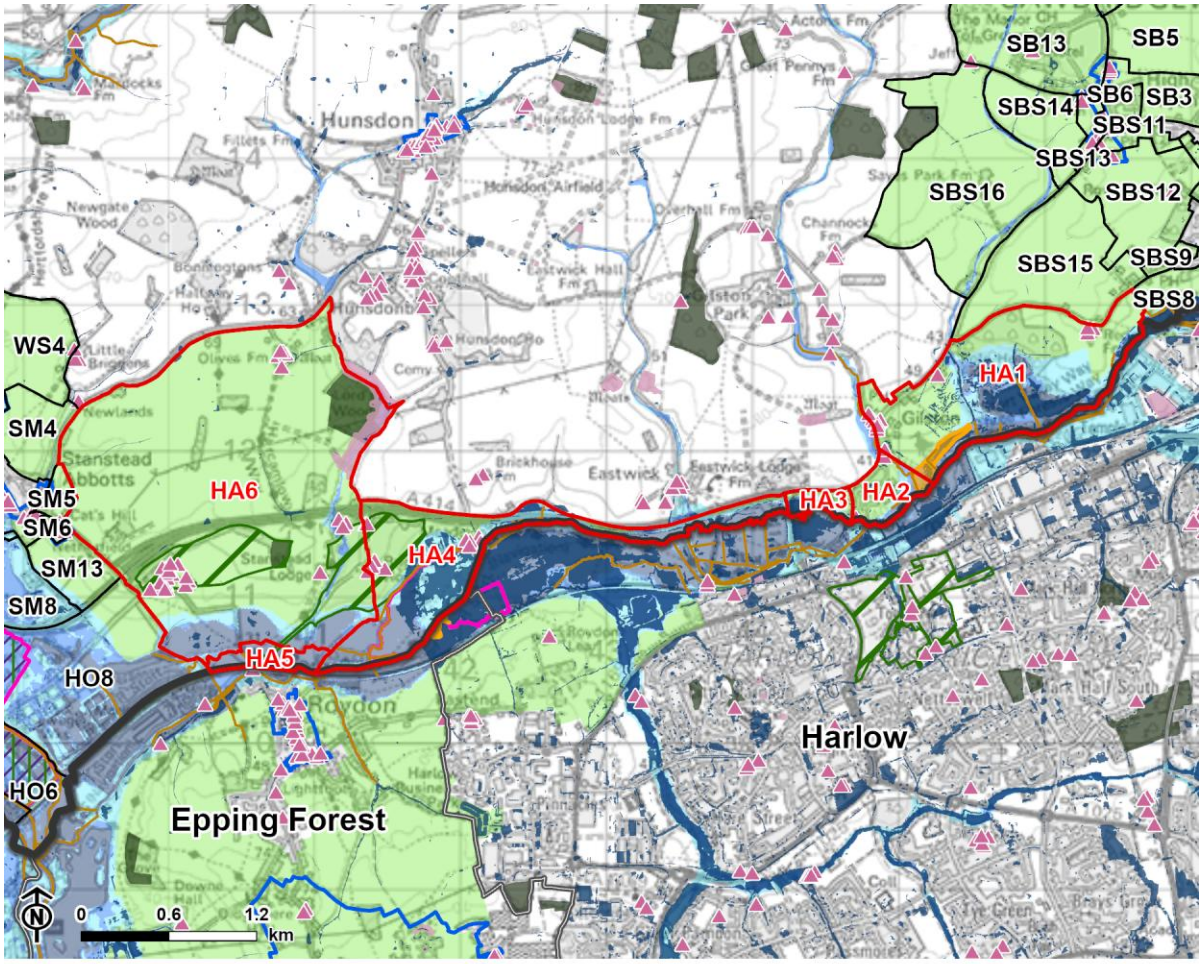
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

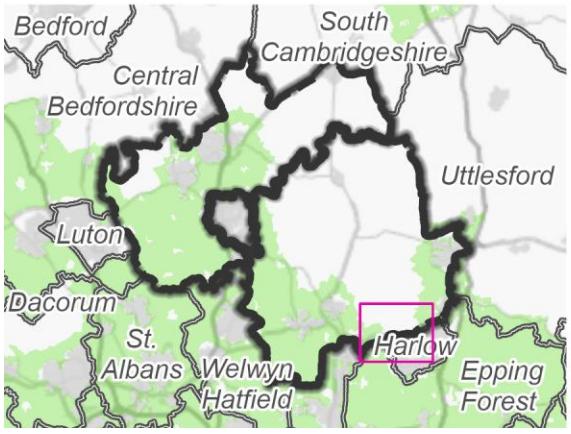
Designations in Harlow



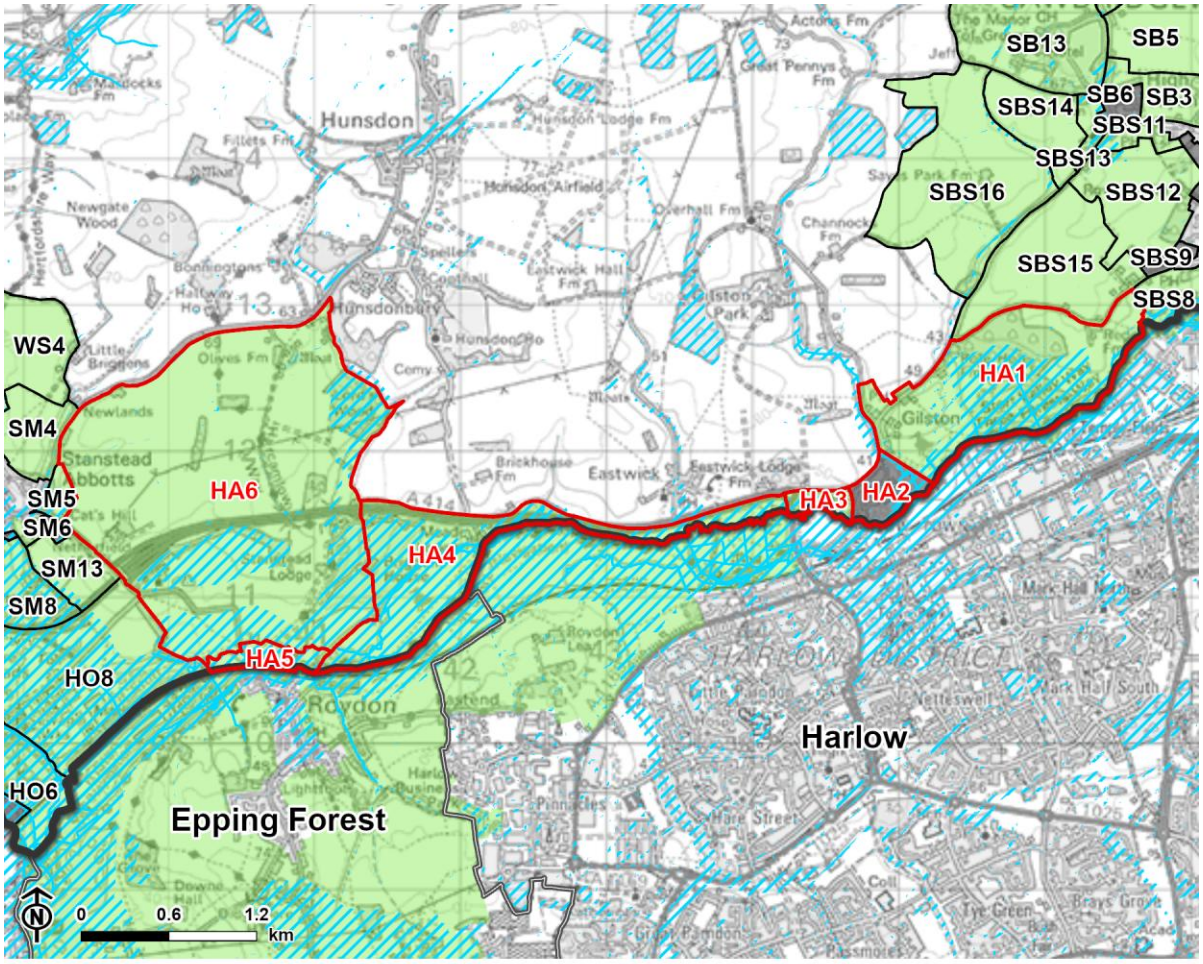
- Harlow parcel
- Neighbouring parcel
- Local authority
- Neighbouring authority
- Green Belt

NPPF Footnote 7 designations

- Listed building
- Chalk river
- Special Protection Area
- Ramsar site
- Site of Special Scientific Interest
- Ancient woodland
- Lowland fens
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area
- Scheduled monument
- Registered Parks and Gardens



Potential grey belt in Harlow



Harlow parcel

Neighbouring parcel

Local authority

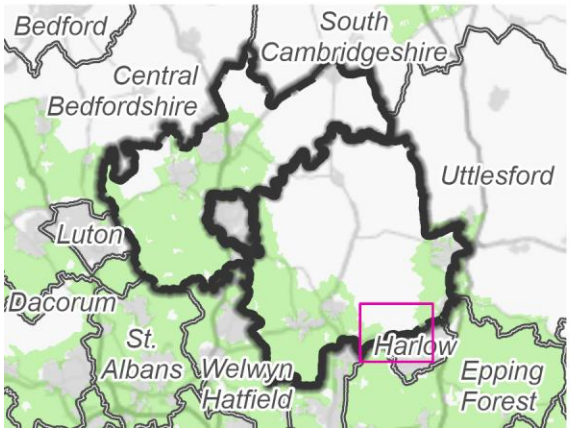
Neighbouring authority

Green Belt

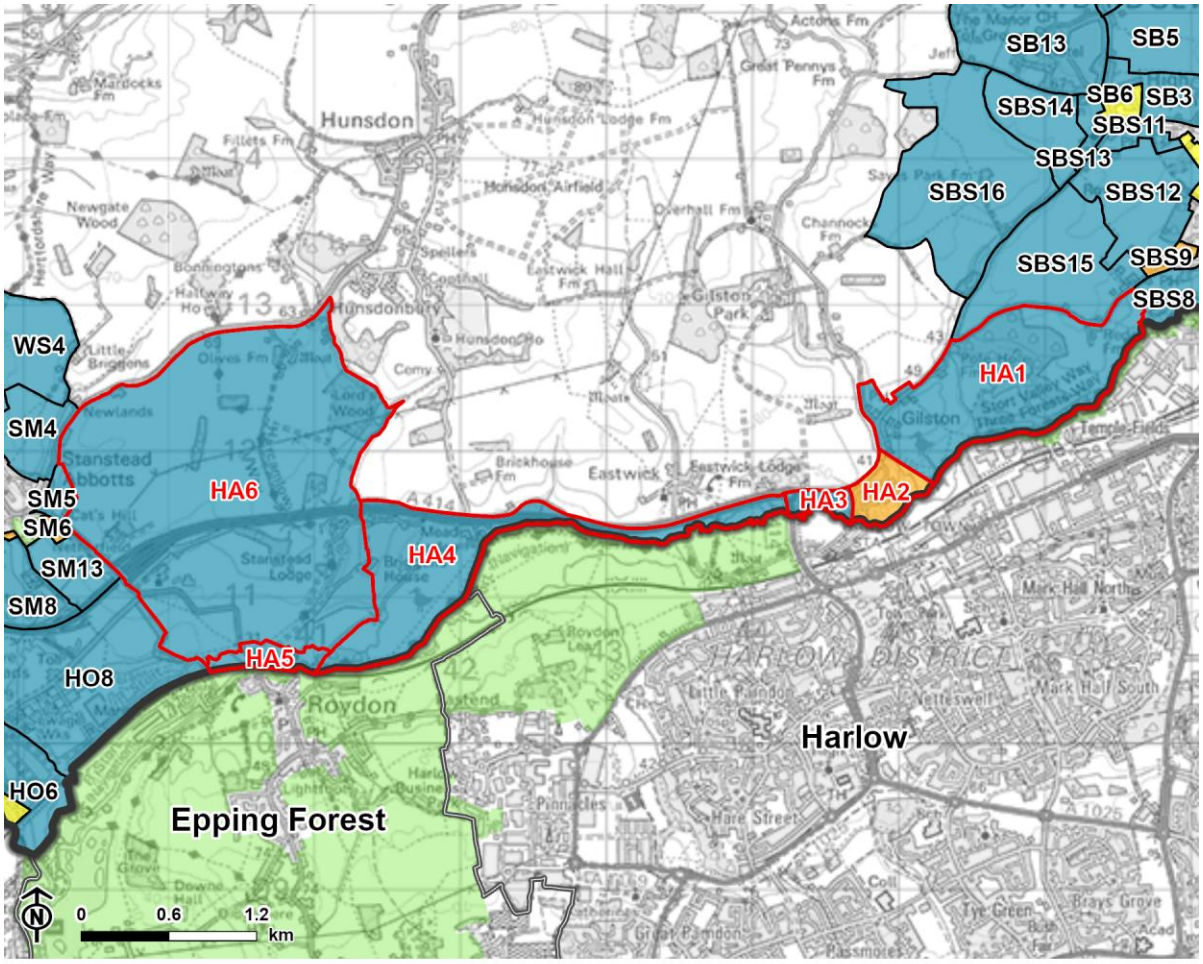
Potential grey belt

Potentially suitable for definition as grey belt land in the borough

Footnote 7 designation



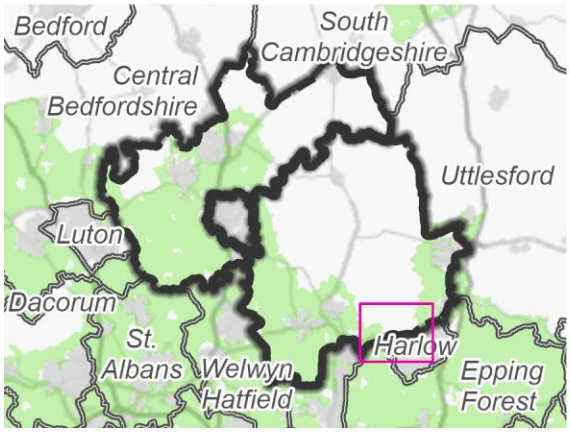
Highest rating in Harlow



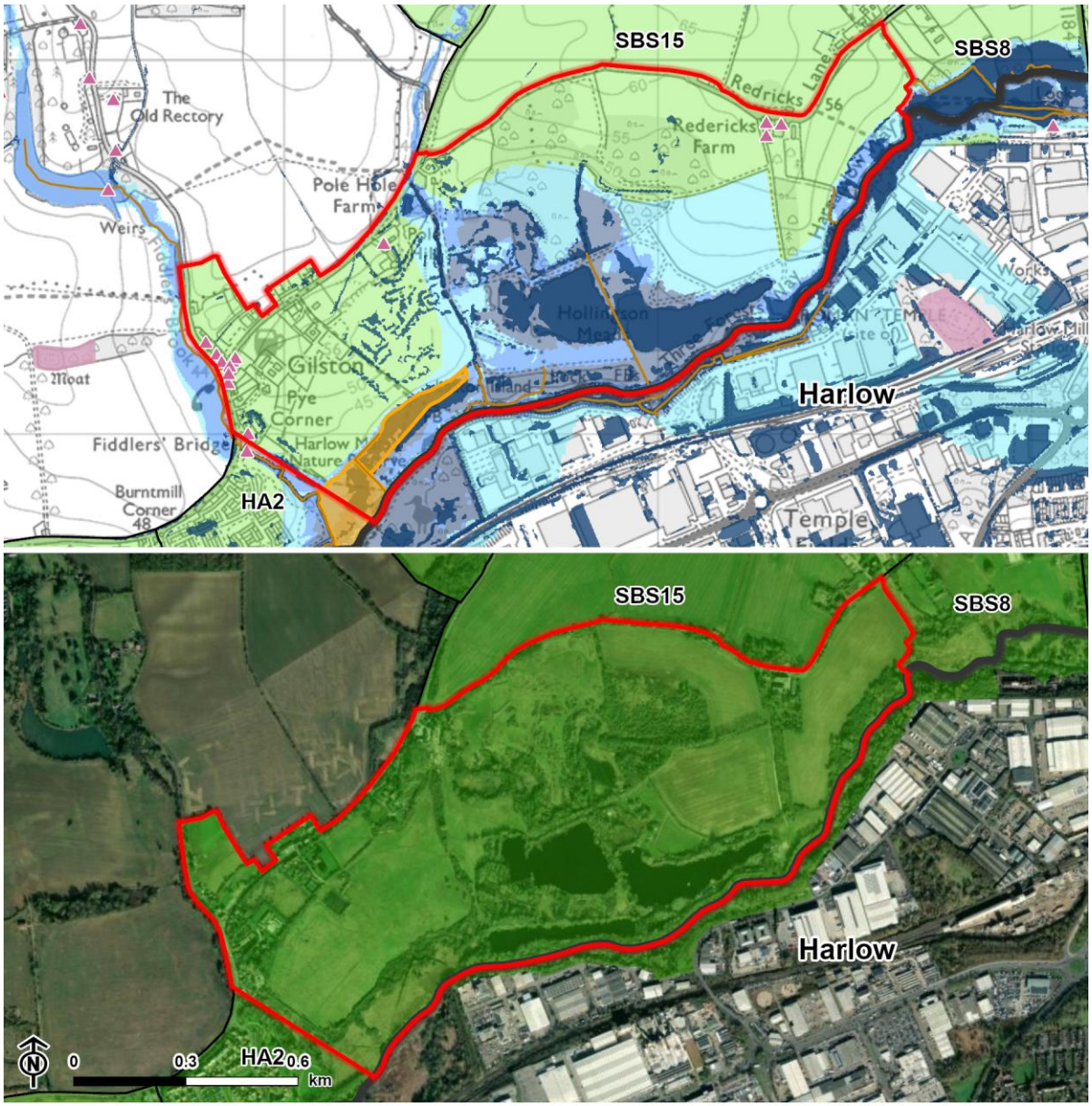
- Harlow parcel
- Neighbouring parcel
- Local authority
- Neighbouring authority
- Green Belt

Highest Contribution to NPPF purposes A, B, C and D

- Strong
- Moderate
- Weak/no



Parcel HA1


SBS15
SBS8
The Old Rectory
Redricks Farm
Pole Hole Farm
Weirs
Gilston
Pye Corner
Fiddlers' Bridge
Moat
Burntmill Corner
HA2
Harlow
Temple
SBS15
SBS8
Harlow
HA2
0
0.3
0.6
km
Parcel HA1
Neighbouring parcel
Green Belt
Local authority
NPPF Footnote 7 designations
Listed building
Chalk river
Lowland fens
Flood zone 3b
Flood zone 3
Flood zone 2
High risk of surface water flooding
Scheduled monument

Contribution of land in Parcel HA1

Parcel HA1 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Moderate	Strong	Weak/No	Equal	No

Parcel HA1 Description

Parcel Location, Land Uses and Boundaries
Land to the north of Harlow, south-west of Sawbridgeworth. Parcel size: 124ha. There is a moderate boundary feature between the settlement and the parcel. Mature setback hedgerows along Eastwick Road form a moderate boundary to the forthcoming devvelopment aof Gilston. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. The lack of a strong inner boundary feature allows for some perception of the forthcoming development of Gilston to the north. The strong southern and western boundary features limit the perception of the urban area of Harlow. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Development in the west of the parcel is not very urban in character. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Harlow is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Development in the west of the parcel is not very urban in character.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. There will be some influence from the forthcoming development of Gilston to the north.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel forms the entirety of the gap between Harlow and forthcoming development at Gilston. Any

Assessment Considerations	Assessment
	partial development of the parcel would weaken the remainder.
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would create an incongruous pattern of development by breaching strong physical features currently restricting and containing an urban area. The River Stort between the parcel and the urban edge mean that the parcel has a strong sense of separation from Harlow, so development here would be incongruous with the urban pattern. The reduction in separation between Harlow and the forthcoming development at Gilston would also weaken the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel is peripheral to a fragile gap between towns. The parcel is peripheral to the gap between Harlow and Sawbridgeworth to the north-east.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Development in the west of the parcel is not very urban in character.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The parcel does not lie in the gap between towns, however, development in the east of the parcel would have an impact on the gap between Harlow and Sawbridgeworth.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. The development of land in this parcel would be likely to increase urbanising influence on adjacent land in the gap but impact would not be significant given the strength of separation in the remainder of the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.

Parcel HA1

Assessment Considerations	Assessment
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Development in the west of the parcel is not very urban in character.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. There will be some influence from the forthcoming development of Gilston to the north.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel lacks strong outer boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The parcel forms part of the wider agricultural landscape of Hertfordshire, but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

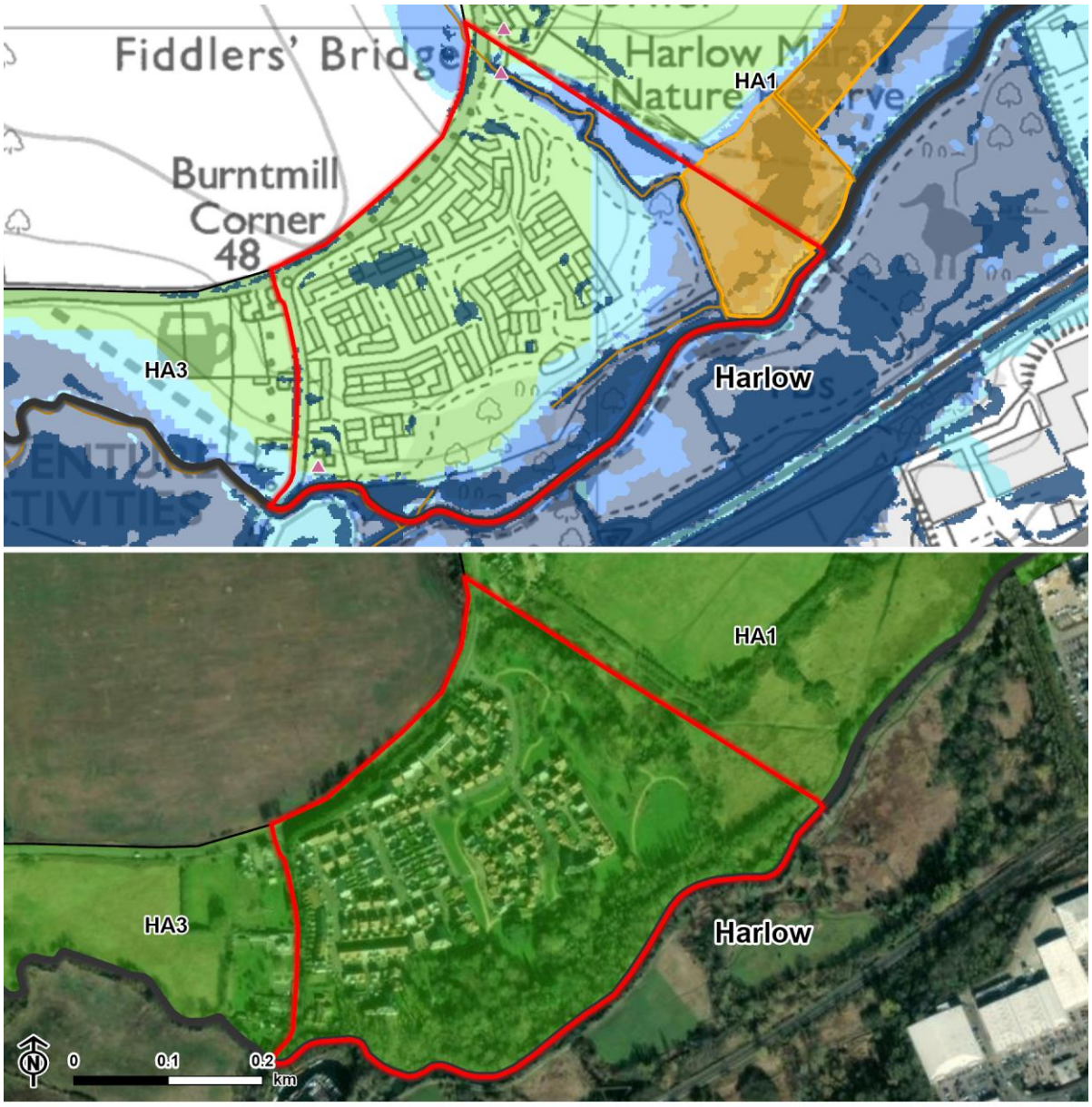
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel HA2



Parcel HA2
Neighbouring parcel
Green Belt
Local authority

NPPF Footnote 7 designations

Listed building
Chalk river
Lowland fens
Flood zone 3b
Flood zone 3
Flood zone 2
High risk of surface water flooding

Contribution of land in Parcel HA2

Parcel HA2 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Weak/No	Moderate	Weak/No	Equal	Yes

Parcel HA2 Description

Parcel Location, Land Uses and Boundaries
Land north of Harlow. Parcel size: 17ha. There are no significant boundary features to separate the parcel from the settlement. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Urbanising development limits perception of the wider countryside.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Harlow is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Harlow for development here to be associated with it.
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel. Residential development off Eastwick Road has a strong influence in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. The forthcoming development at Gilston will have some influence in the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The parcel is already developed to the extent that further development would not significantly increase urbanising influence on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would not represent an incongruous pattern of development because of its

Assessment Considerations	Assessment
	existing level of development. The parcel is subject to significant urbanising influence.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel has uses associated with the urban area which limit the extent to which it is perceived as being part of the countryside.
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel. Residential development off Eastwick Road has a strong influence in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. The forthcoming development at Gilston will have some influence in the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Development in the parcel would not increase urbanising influence on any land which is not already subject to at least as much urbanising influence as this parcel.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The parcel forms part of the wider agricultural landscape of Hertfordshire but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

Parcel HA3



Parcel HA3
Neighbouring parcel
Green Belt
Local authority

NPPF Footnote 7 designations

Listed building
Chalk river
Flood zone 3b
Flood zone 3
Flood zone 2
High risk of surface water flooding

Contribution of land in Parcel HA3

Parcel HA3 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Strong	Moderate	Weak/No	Equal	No

Parcel HA3 Description

Parcel Location, Land Uses and Boundaries
Land to the south-east of Ware and north of Harlow. Parcel size: 7ha. There are no significant boundary features to separate the parcel from the settlement. Eastwick Road is open to the north towards the forthcoming development at Gilston. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. The proposed development at Gilston to the north would have some influence on the parcel. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Urbanising development limits perception of the wider countryside. Forthcoming development at Gilston to the north and existing development at Harlow to the south limit the parcel's connection to the wider Green Belt.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Harlow is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Harlow for development here to be associated with it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	The parcel lies beyond physical features which are restricting and containing urban development. Therefore its weakening or loss would have an adverse impact on this purpose. The river stort with its associated tree cover forms a strong outer boundary, however, the narrowness of the gap between Harlow

Assessment Considerations	Assessment
	and and the forthcoming development at Gilston means that development here would still weaken the integrity of Gilston as a settlement distinct from Harlow.
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would create an incongruous pattern of development by breaching strong physical features currently restricting and containing an urban area. The loss of separation between Harlow and Gilston, causing the two to become a single built-up area, would be a significant change to the urban pattern. The openness of this parcel is playing a role in preventing that.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a very fragile gap between towns. The parcel lies in the gap between Harlow and the forthcoming development of Gilston.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. The parcel forms the entirety of the gap between Harlow and Gilston. The gap contains the River Stort to the south and Eastwick Road to the north which contribute some degree of separation in the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. In addition to the loss of visual separating features the development of land in this parcel would also be likely to increase urbanising influence on remaining land in the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.

Parcel HA3

Assessment Considerations	Assessment
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Hunsdon Brook and its associated vegetation marks the parcel boundary to the west and the River Stort to the south. Although development in the parcel would have some urbanising impact on land beyond, it would not significantly weaken its contribution to Purpose C.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The parcel forms part of the wider agricultural landscape of Hertfordshire, but it does not currently form part of the setting of a historic town which would contribute to its heritage significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

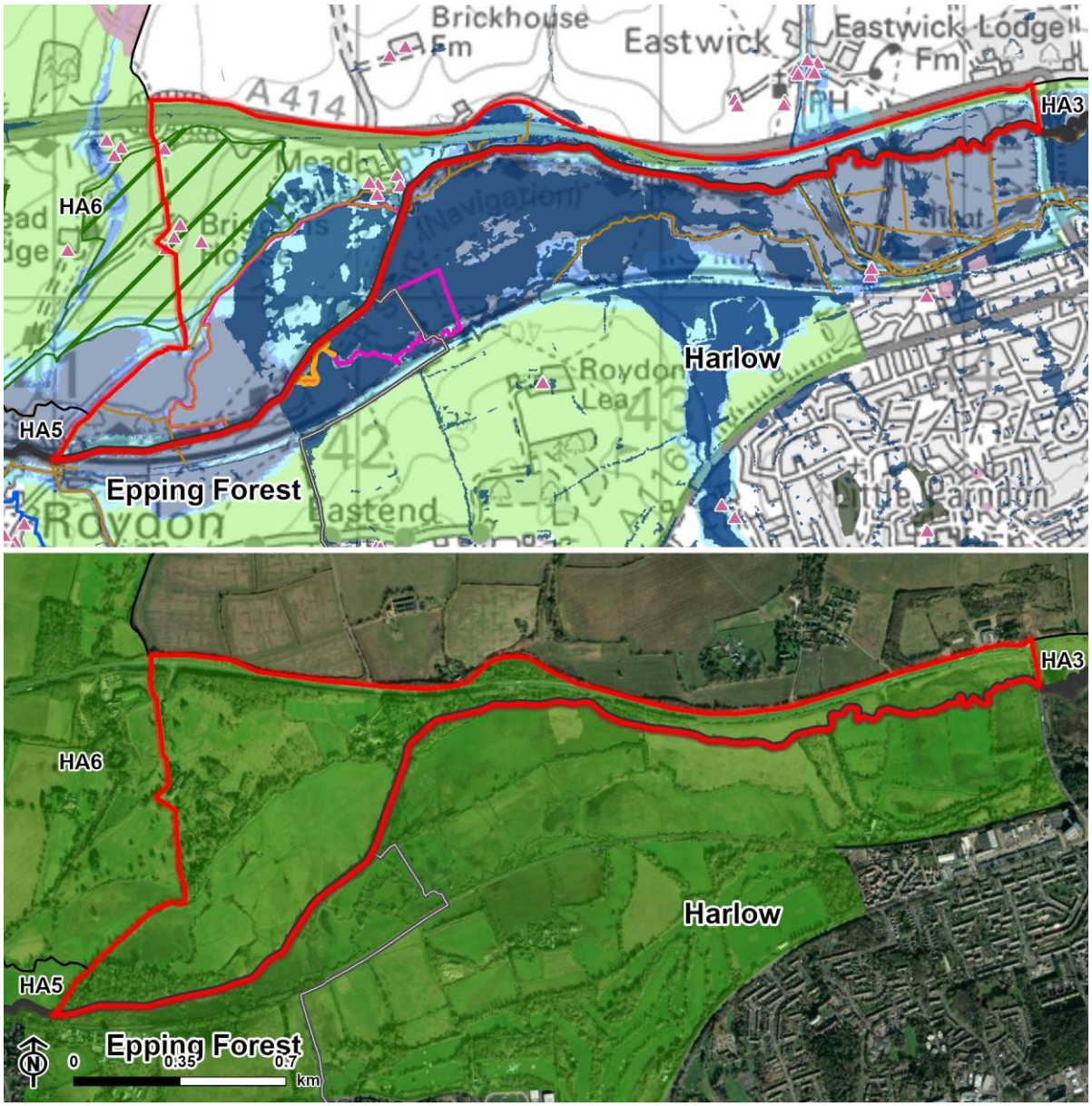
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purposes A and B and therefore does not meet the definition of grey belt land.

Parcel HA4



Parcel HA4
Neighbouring parcel
Green Belt
Local authority
Neigbouring authority

NPPF Footnote 7 designations

Listed building
Lowland fens
High risk of surface water flooding
Chalk river
Flood zone 3b
Site of Special Scientific Interest
Flood zone 3
Conservation area
Flood zone 2
Scheduled monument
Ancient woodland
Registered Parks and Gardens

Contribution of land in Parcel HA4

Parcel HA4 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Strong	Strong	Weak/No	Equal	No

Parcel HA4 Description

Parcel Location, Land Uses and Boundaries
Land to the south-east of Ware, north of Harlow, south of forthcoming development at Gilston. Parcel size: 95ha. Strong consistent boundary features within the gap between the settlement and the parcel combine to create strong separation. The A414, with its associated tree cover, forms a strong separating feature to the forthcoming development site to the north of the parcel. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. The strong inner boundary limits perception of the forthcoming Gilston Park development. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is close to a small urban area but also near enough to a large built-up area to contribute to preventing its sprawl. Harlow is a town and so is defined as a large built-up area. Gilstone Park has a strong enough relationship with Harlow to be associated with the large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. There is no significant urbanising development or activity in the Green Belt affecting this parcel.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel. The A414, with its associated tree cover, forms

Assessment Considerations	Assessment
	a strong boundary to the north, limiting influence from the forthcoming development at Gilston Park.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of the A414, and its associated tree cover, which currently gives the parcel a strong sense of separation from urbanising influences.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The A414, with its associated tree cover, between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel lies in the gap between Harlow and the forthcoming development of Gilston. The gap becomes more fragile in the east towards Allende Avenue.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. There is no significant urbanising development or activity in the Green Belt affecting this parcel.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. The gap in this parcel contains the River Stort to the south and Eastwick Road to the north which contribute some degree of separation in the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. In addition to the loss of visual separating features the development of land in this parcel would also be likely to increase urbanising influence on remaining land in the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. There is no significant urbanising development or activity in the Green Belt affecting this parcel.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel. The A414, with its associated tree cover, forms a strong boundary to the north, limiting influence from the forthcoming development at Gilston Park.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The River Stort to the south and the A414 to the north, clearly mark the parcel boundaries. Although development in the parcel would have some urbanising impact on land beyond, it would not significantly weaken its contribution to Purpose C.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The parcel forms part of the wider agricultural landscape of Hertfordshire but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Parcel HA4

Purpose E – Assisting in urban regeneration:

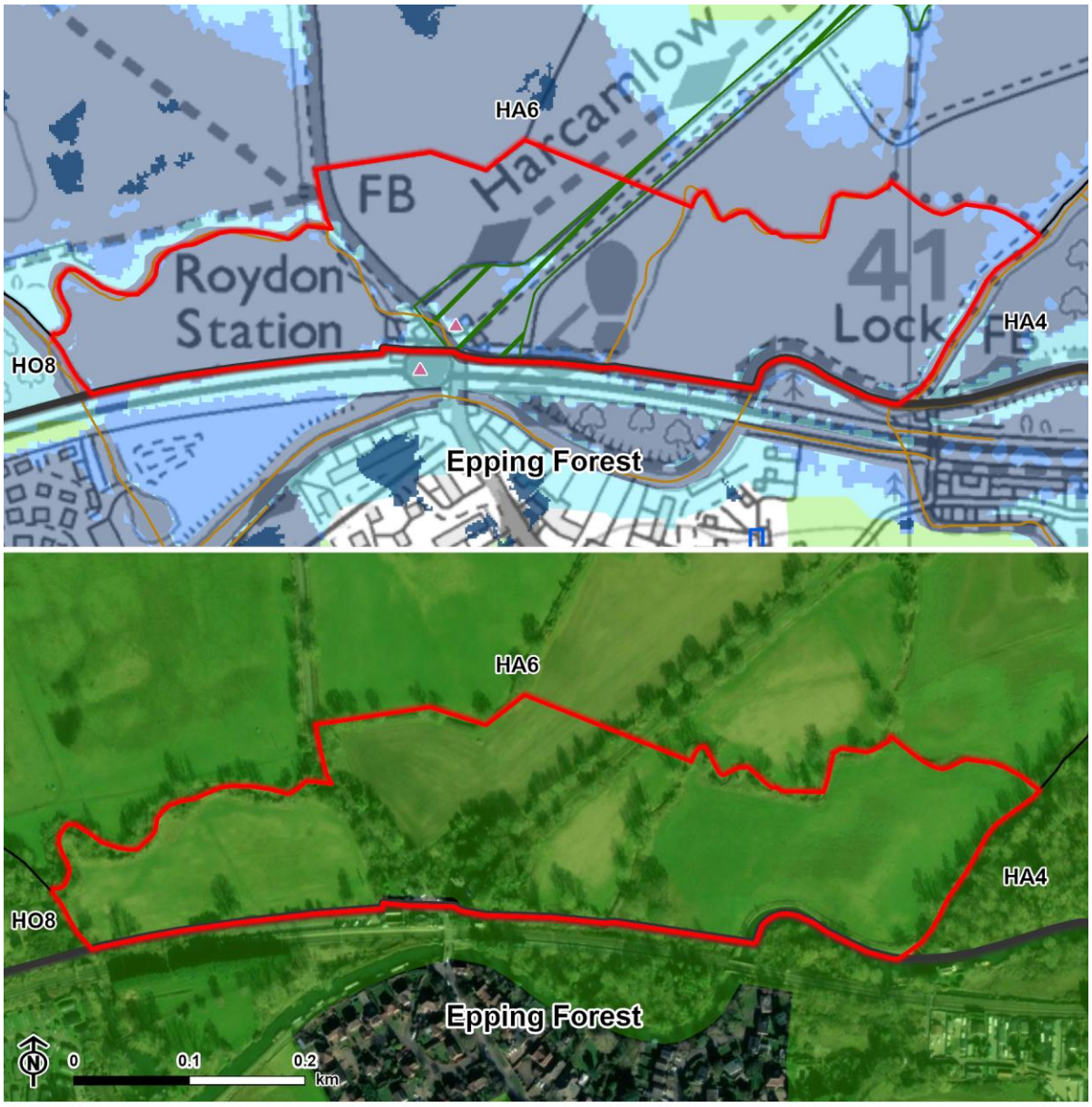
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purposes A and B and therefore does not meet the definition of grey belt land.

Parcel HA5



Parcel HA5
Neighbouring parcel
Green Belt
Local authority

NPPF Footnote 7 designations

Listed building
Chalk river
Flood zone 3b
Flood zone 3
Flood zone 2
High risk of surface water flooding
Conservation area
Registered Parks and Gardens

Contribution of land in Parcel HA5

Parcel HA5 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Weak/No	Equal	No

Parcel HA5 Description

Parcel Location, Land Uses and Boundaries
Land to the north-west of Harlow, north of Roydon. Parcel size: 11ha. Strong consistent boundary features within the gap between the settlement and the parcel combine to create strong separation. River Stort and railway line forms boundary to Roydon. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. The strong boundary features to Roydon create a strong sense of separation from the urban area. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is close to a small urban area but also near enough to a large built-up area to contribute to preventing its sprawl. Harlow is a town and so is defined as a large built-up area. Roydon has a strong enough relationship with Harlow to be associated with the large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of the River Stort and railway line which currently give the

Assessment Considerations	Assessment
	parcel a strong sense of separation from urbanising influences.
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would create an incongruous pattern of development by breaching strong physical features currently restricting and containing an urban area.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a robust gap between towns. The parcel lies the gap between Hoddesdon and Harlow. The parcel also lies in the gap between Hoddesdon and the forthcoming development at Gilston.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerow and minor road boundaries,

Assessment Considerations	Assessment
	so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The parcel forms part of the wider agricultural landscape of Hertfordshire but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

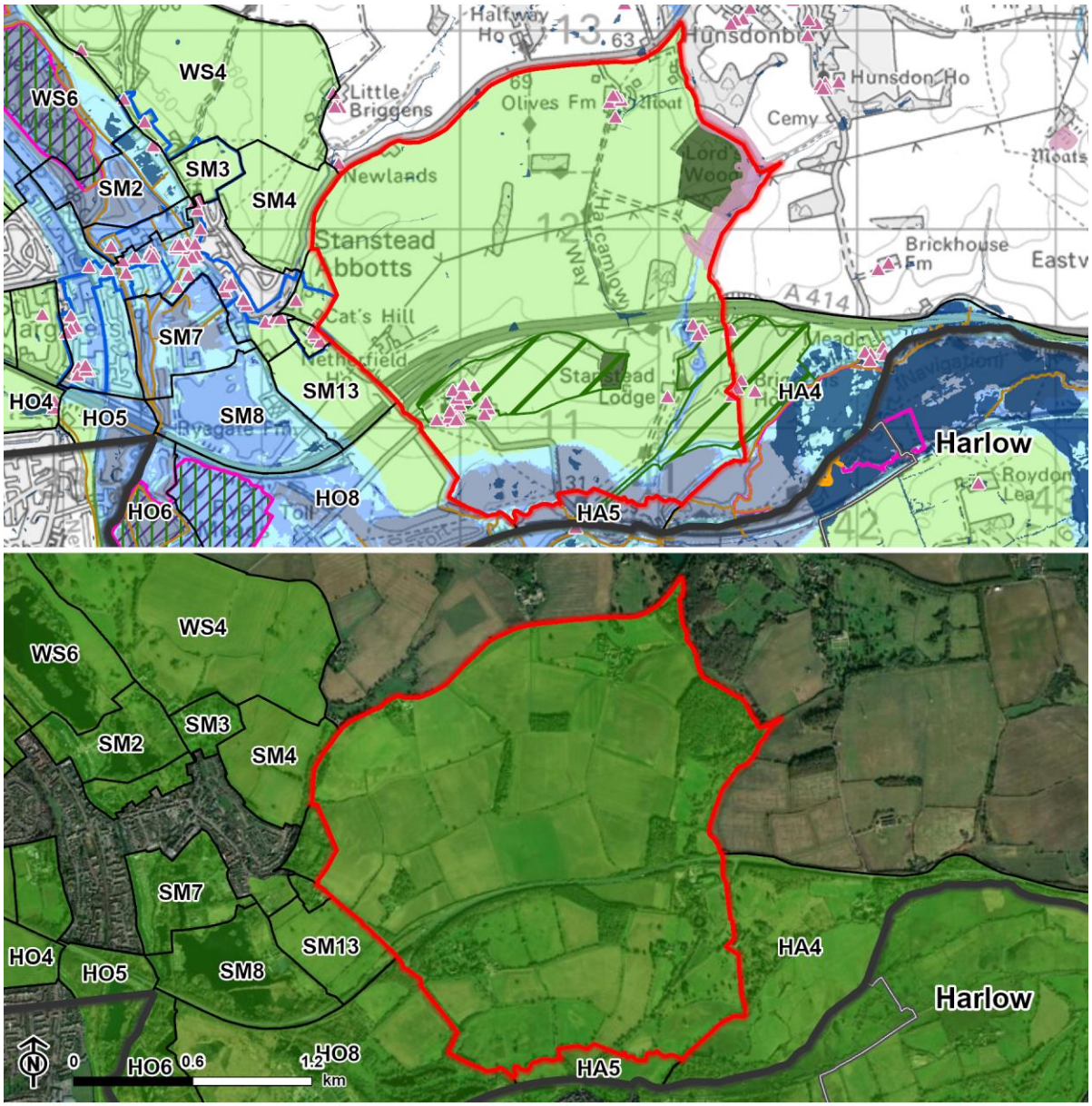
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel HA6



Parcel HA6
Neighbouring parcel
Green Belt
Local authority
Neigbouring authority

NPPF Footnote 7 designations

Listed building
Ancient woodland
Conservation area
Chalk river
Lowland fens
Scheduled monument
Special Protection Area
Flood zone 3b
Registered Parks and Gardens
Ramsar site
Flood zone 3
Site of Special Scientific Interest
Flood zone 2
High risk of surface water flooding

Contribution of land in Parcel HA6

Parcel HA6 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Strong	Strong	Weak/No	Equal	No

Parcel HA6 Description

Parcel Location, Land Uses and Boundaries
Land to the south-east of Ware, north-west of Harlow. Parcel size: 380ha. There is a moderate boundary feature between the settlement and the parcel. There is some change in landform which creates a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is close to a small urban area but also near enough to a large built-up area to contribute to preventing its sprawl. Hoddesdon is a town and so is defined as a large built-up area. Stanstead Abbotts has a strong enough relationship with Hoddesdon to be associated with the large built-up area. The parcel's contribution is stronger in the west and weaker in the east.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. There is no significant urbanising development or activity in the Green Belt affecting this parcel.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel. There is a weak perception of urban development outside of the parcel at the forthcoming development of Gilston to the east.

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has only hedgerow boundaries, so development within it would in turn increase the urbanising impact of development on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The lack of features to restrict and contain development mean that, although the parcel is subject to some urbanising influence, development here would have an incongruous impact.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel lies the gap between Hoddesdon and Harlow. The parcel also lies in the gap between Hoddesdon and the forthcoming development at Gilston.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. There is no significant urbanising development or activity in the Green Belt affecting this parcel.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. The parcel contains some change in landform at Hunsdon Brook and woodland tree cover at Lords Wood.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. In addition to the loss of visual separating features the development of land in this parcel would also be likely to increase urbanising influence on remaining land in the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.

Parcel HA6

Assessment Considerations	Assessment
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. There is no significant urbanising development or activity in the Green Belt affecting this parcel.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel. There is a weak perception of urban development outside of the parcel at the forthcoming development of Gilston to the east.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerow and minor road boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The parcel forms part of the wider agricultural landscape of Hertfordshire but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

Equal contribution

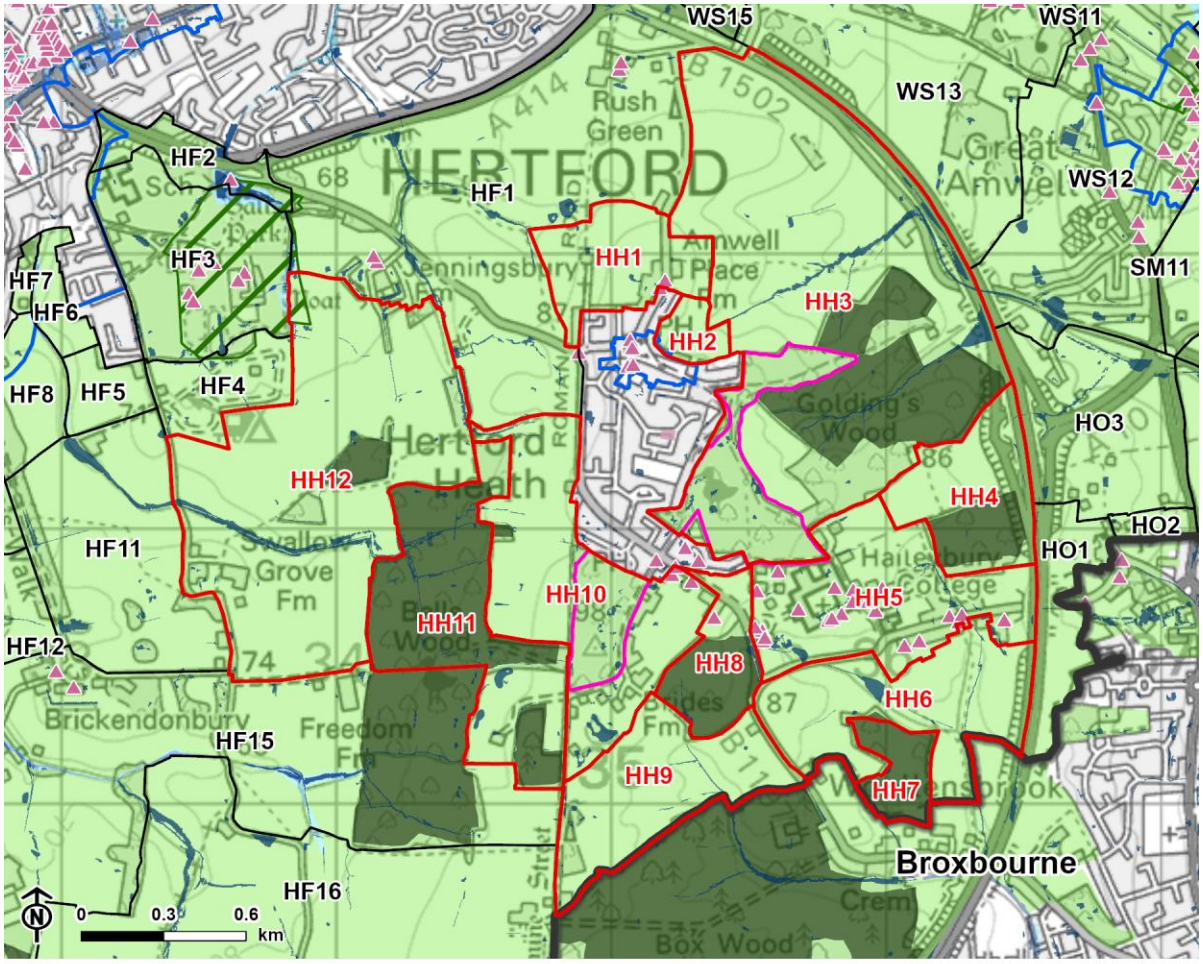
All Green Belt land plays an equal role in relation to this purpose.

Parcel HA6

Grey Belt

The parcel makes a strong contribution to Green Belt Purposes A and B and therefore does not meet the definition of grey belt land.

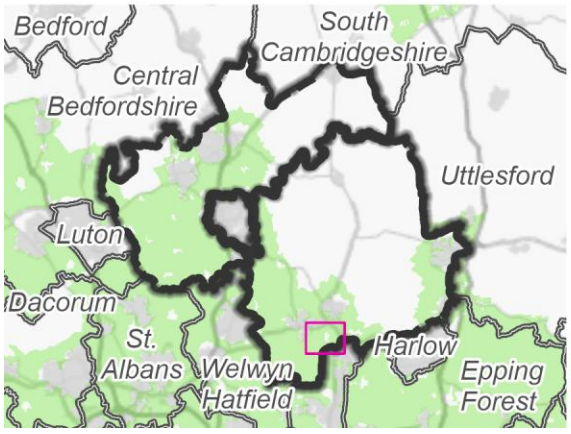
Designations in Hertford Heath



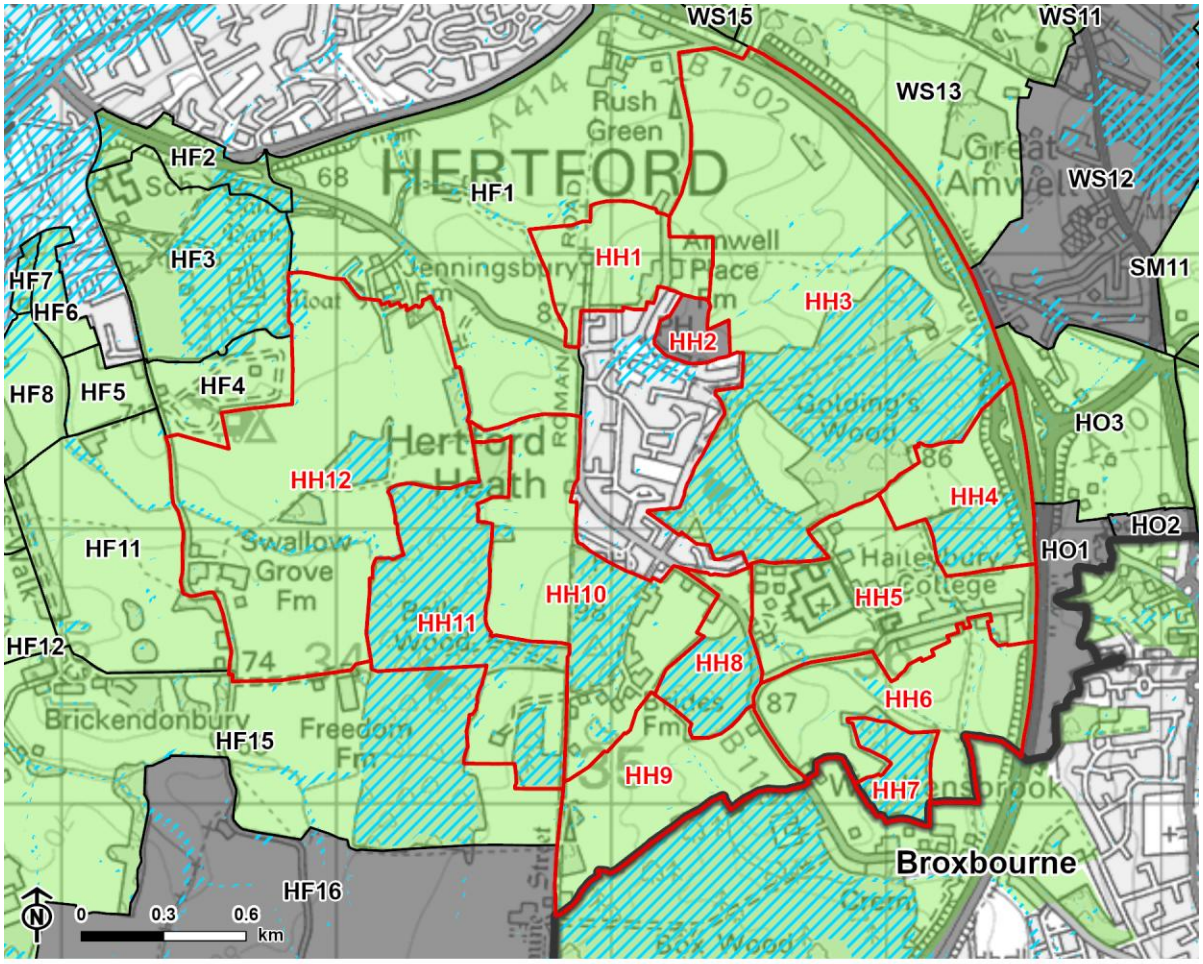
- Hertford Heath parcel
- Neighbouring parcel
- Local authority
- Neighbouring authority
- Green Belt

NPPF Footnote 7 designations

- Listed building
- Site of Special Scientific Interest
- Ancient woodland
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area
- Scheduled monument
- Registered Parks and Gardens



Potential grey belt in Hertford Heath



Hertford Heath parcel

Neighbouring parcel

Local authority

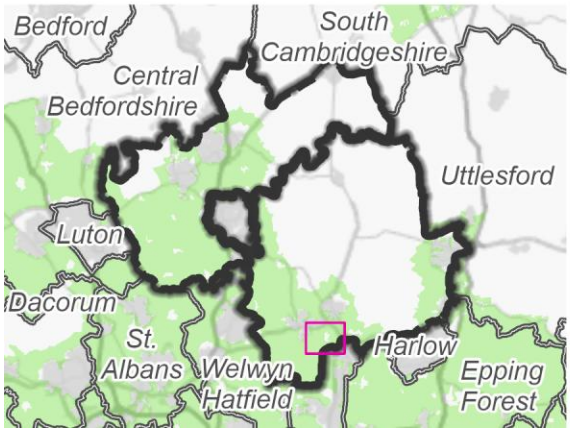
Neighbouring authority

Green Belt

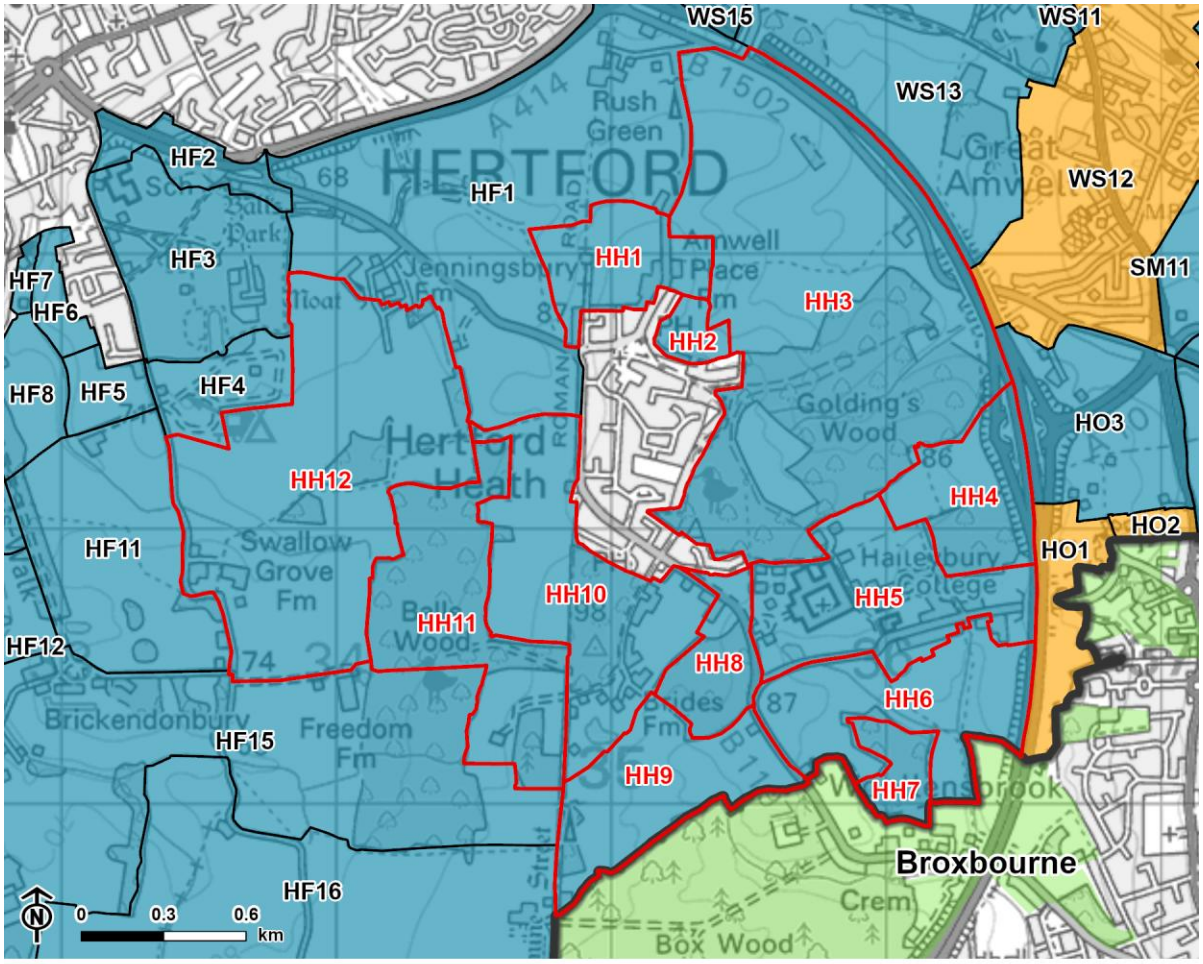
Potential grey belt

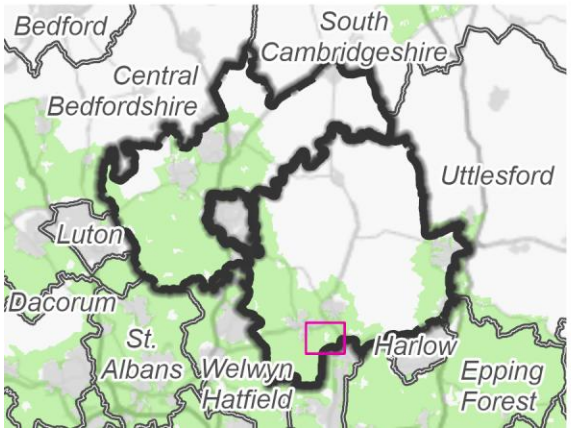
Potentially suitable for definition as grey belt land in the borough

Footnote 7 designation

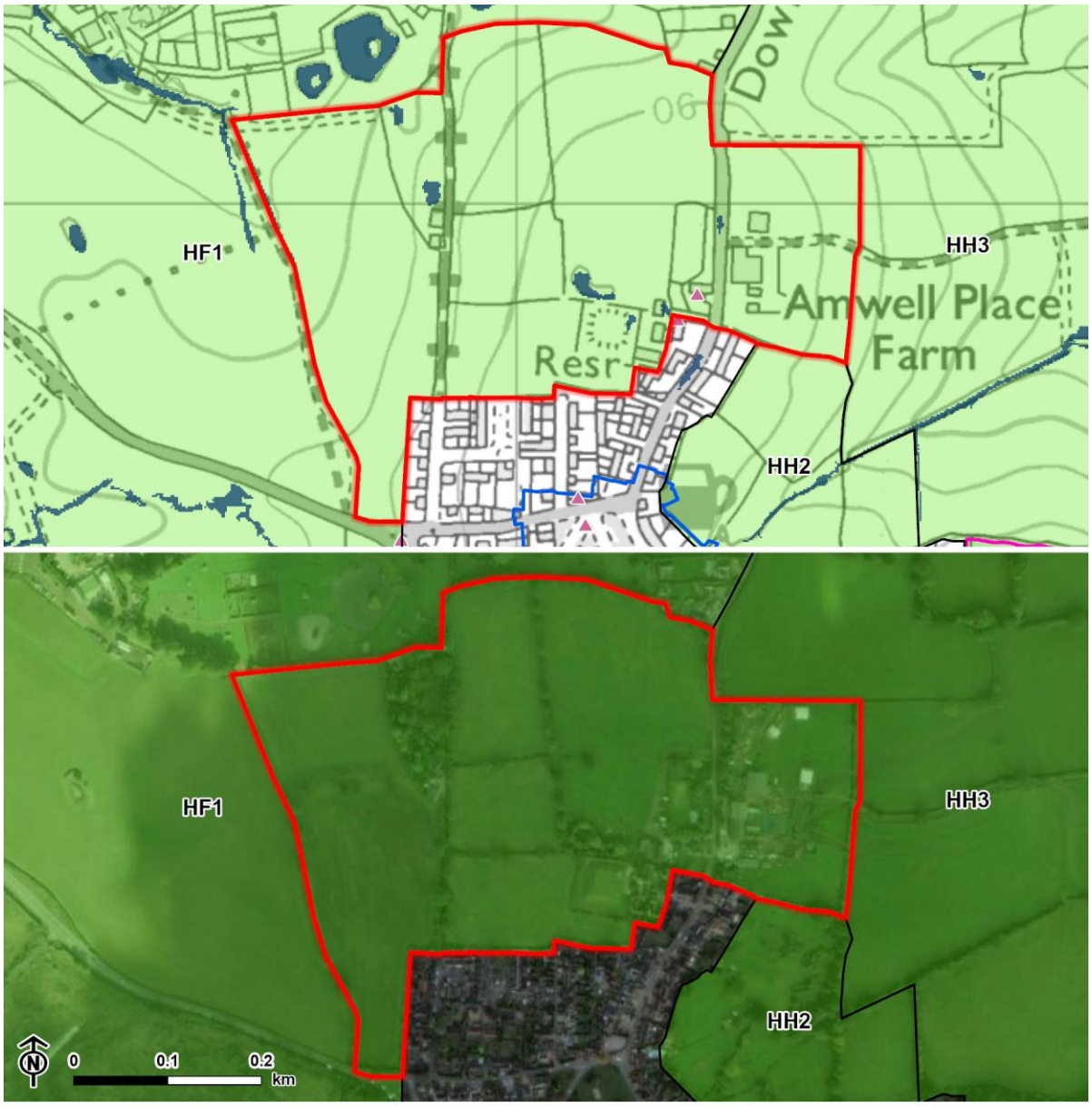


Highest rating in Hertford Heath





Parcel HH1



Parcel HH1 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Site of Special Scientific Interest
- High risk of surface water flooding
- Conservation area

Contribution of land in Parcel HH1

Parcel HH1 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Moderate	Strong	Weak/No	Equal	No

Parcel HH1 Description

Parcel Location, Land Uses and Boundaries
Land located north of Hertford Heath. Parcel size: 20ha. There are no significant boundary features to separate the parcel from Hertford Heath. Residential garden boundaries form a weak separating feature. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. There isn't a strong year-round boundary or change in landform to reduce perception. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence from Hertford Heath to the south.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is close to a small urban area but also near enough to a large built-up area to contribute to preventing its sprawl. Hertford is a town and so is defined as a large built-up area. Hertford Heath has a strong enough relationship with Hertford to be associated with the large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has predominantly hedgerow boundaries, so development within it would in turn increase the

Assessment Considerations	Assessment
	urbanising impact of development on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The lack of features to restrict and contain development mean that, although the parcel is subject to some urbanising influence, development here would have an incongruous impact.

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel lies in the gap between Hertford and Hoddesdon.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The parcel lies in a narrow part of the gap between Hertford and Hertford Heath. Development here would weaken the remainder of the gap to the north-west.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. The development of land in this parcel would be likely to increase urbanising influence on adjacent land in the gap but impact would not be significant given the strength of separation in the remainder of the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.

Parcel HH1

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has predominantly hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Hertford.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel forms part of the wider agricultural landscape which surrounds Hertford, but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

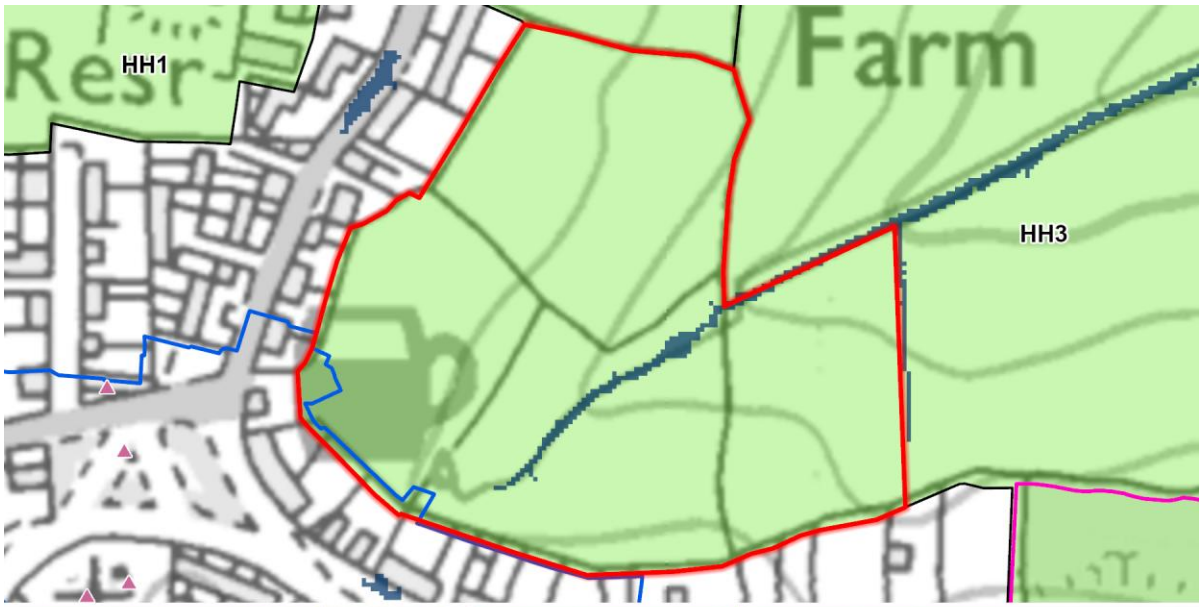
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel HH2





Parcel HH2 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Site of Special Scientific Interest
- High risk of surface water flooding
- Conservation area

Contribution of land in Parcel HH2

Parcel HH2 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Weak/No	Strong	Weak/No	Equal	Yes

Parcel HH2 Description

Parcel Location, Land Uses and Boundaries
Land located to the north of Hertford Heath. Parcel size: 5ha. There are no significant boundary features to separate the parcel from Hertford Heath. Garden boundaries do not form a significant boundary feature. There is some change in landform to create a sense of separation between Hertford Heath and the parcel. The parcel sits near the head of a valley, with land sloping down from the settlement edge. There is some perception of urban development outside of the parcel. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. Landform allows for occasional long-range views of the wider countryside.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is close to a small urban area but also near enough to a large built-up area to contribute to preventing its sprawl. Hertford is a town and so is defined as a large built-up area. Hertford Heath has a strong enough relationship with Hertford to be associated with the large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has predominantly hedgerow boundaries, so development within it would in turn increase the

Assessment Considerations	Assessment
	urbanising impact of development on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. Although development in the parcel would not be restricted and contained, there is sufficient urbanising containing influence to limit the extent to which it would be incongruous with the current pattern.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel lies in the gap between Hertford and Hoddesdon.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The parcel forms a very small part of the gap and is partially contained by existing development, which restricts any contribution it makes to the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.

Parcel HH2

Assessment Considerations	Assessment
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Hertford.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel forms part of the wider agricultural landscape which surrounds Hertford, but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

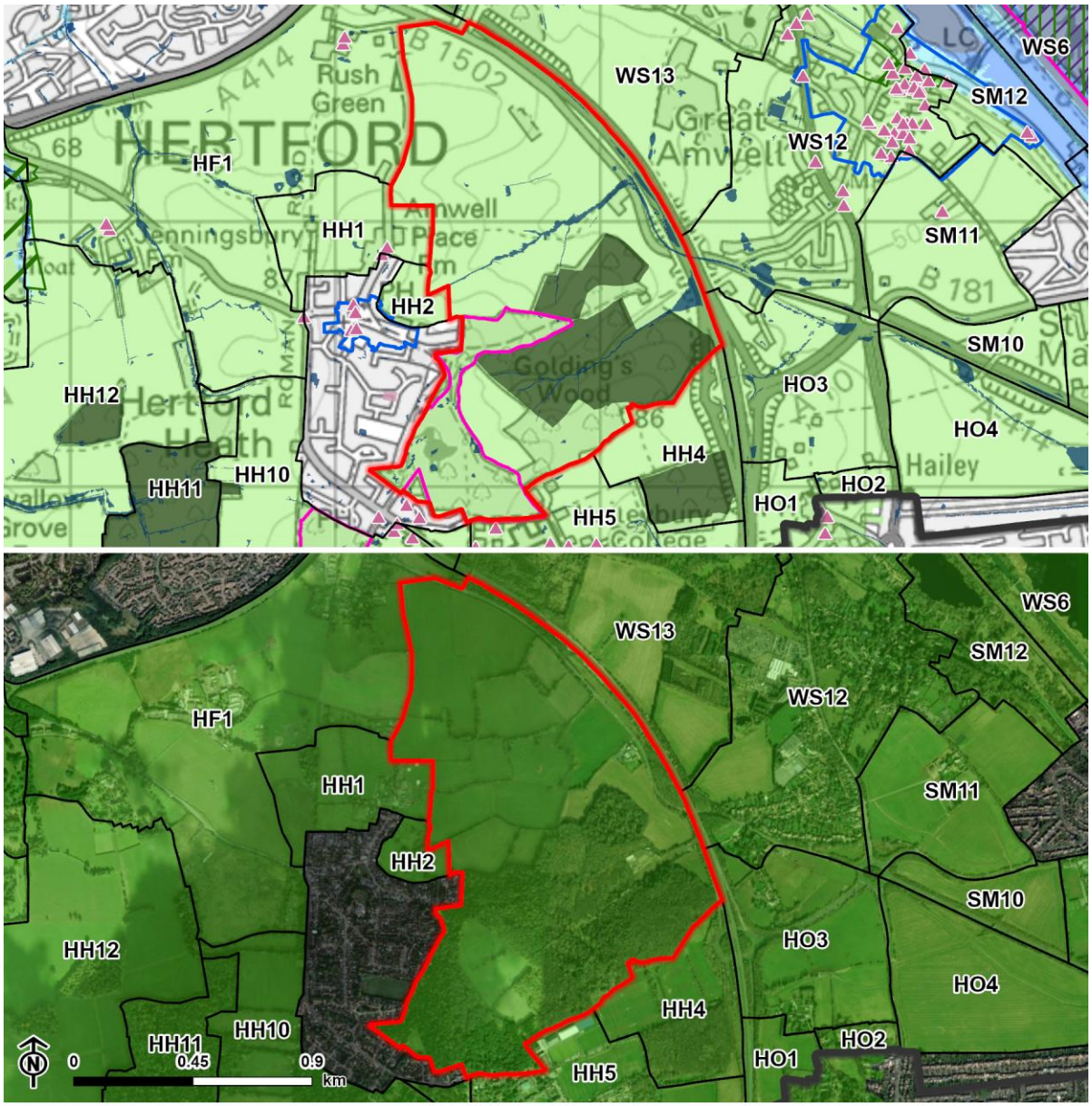
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

Parcel HH3



Parcel HH3 | Neighbouring parcel | Green Belt | Local authority

NPPF Footnote 7 designations

- Listed building
- Special Protection Area
- Ramsar site
- Site of Special Scientific Interest
- Ancient woodland
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area
- Scheduled monument
- Registered Parks and Gardens

Contribution of land in Parcel HH3

Parcel HH3 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Strong	Strong	Weak/No	Equal	No

Parcel HH3 Description

Parcel Location, Land Uses and Boundaries
Land located east of Hertford Heath. Parcel size: 146ha. Mature tree cover from Goldings Wood and Hertford Heath Nature Reserve creates a strong separation to Hertford Heath. There is some change in landform which creates a sense of separation between the settlement and the parcel. Land in the parcel slopes down from the edge of Hertford Heath to the A10 in the east. There is a weak perception of urban development outside of the parcel. Landform change and strong boundary features limit perception of the urban area. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. There are occasional views of the wider countryside to the north-east, though these are limited by woodland tree cover.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is close to a small urban area but also near enough to a large built-up area to contribute to preventing its sprawl. Hertford is a town and so is defined as a large built-up area. Hertford Heath has a strong enough relationship with Hertford to be associated with the large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is free from urbanising influences associated with development outside the parcel.

Parcel HH3

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of Goldings Wood, which currently gives the parcel a strong sense of separation from urbanising influences.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. Boundary features between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern. The loss of separation between Hertford Heath and Hertford, causing the two to become a single large built-up area, would also be a significant change to the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a robust gap between towns. The parcel lies in the gap between Hoddesdon and Hertford. The east of the parcel is also peripheral to the moderate gap between Hoddesdon and Ware.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. The parcel forms a large part of the gap and contains the strong separating feature of Goldings Wood.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. In addition to the loss of visual separating features the development of land in this parcel would also be likely to increase urbanising influence on remaining land in the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has predominantly hedgerow boundaries to the west, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Hertford.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel forms part of the wider agricultural landscape which surrounds Hertford, but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

Equal contribution

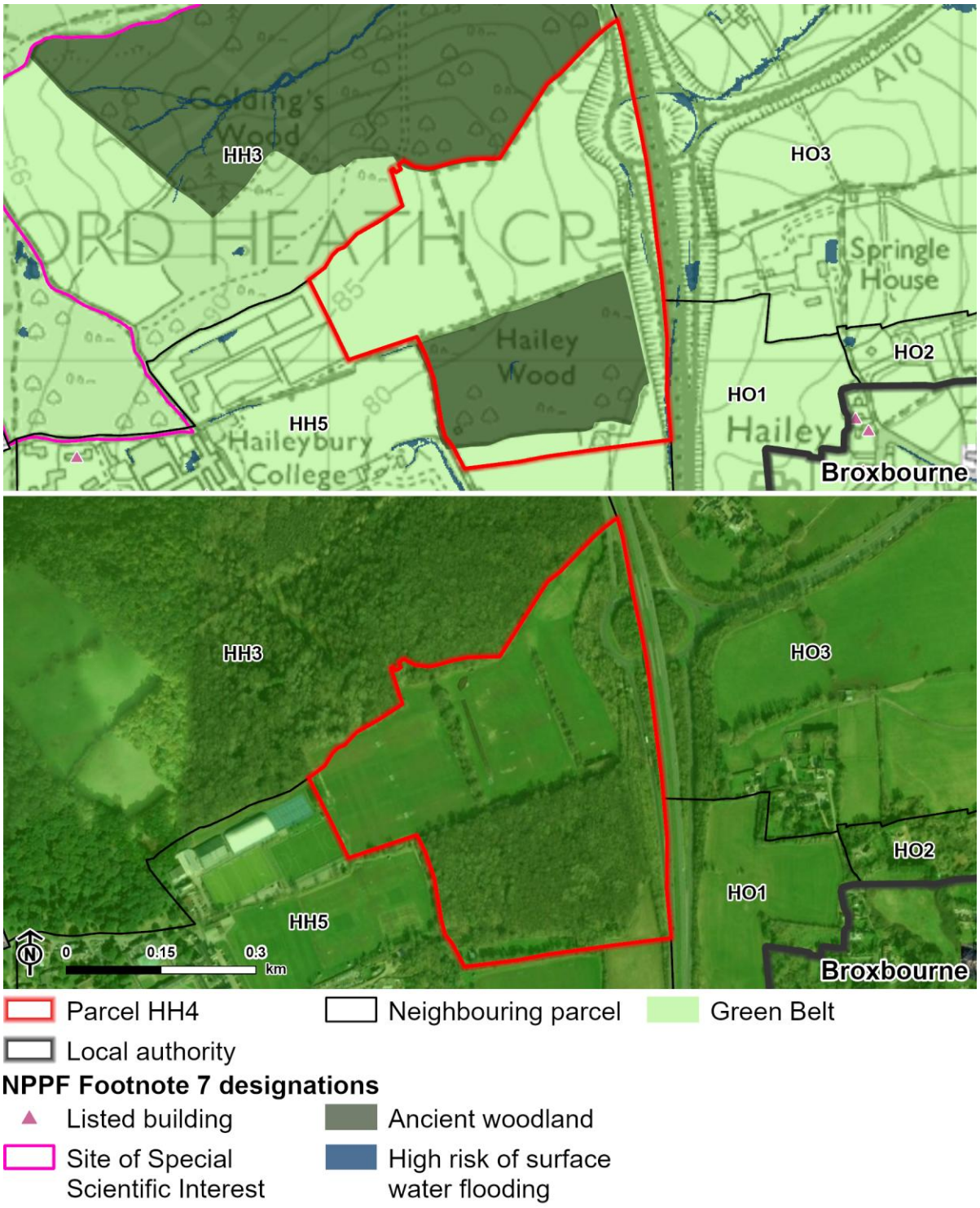
All Green Belt land plays an equal role in relation to this purpose.

Parcel HH3

Grey Belt

The parcel makes a strong contribution to Green Belt Purposes A and B and therefore does not meet the definition of grey belt land.

Parcel HH4


HH3
HO3
Springle House
HO2
HO1
HH5
Haileybury College
Hailey
Broxbourne
0
0.15
0.3
km
Parcel HH4
Neighbouring parcel
Green Belt
Local authority
NPPF Footnote 7 designations
Listed building
Ancient woodland
Site of Special Scientific Interest
High risk of surface water flooding

Contribution of land in Parcel HH4

Parcel HH4 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Strong	Strong	Weak/No	Equal	No

Parcel HH4 Description

Parcel Location, Land Uses and Boundaries
Land at Hailey Wood, east of Hertford Heath, north-west of Hoddesdon. Parcel size: 23ha. There is a strong boundary feature between Hoddesdon and the parcel. The woodland tree cover and A10 form strong boundary features. There is some change in landform which creates a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. Land use creates some association with the urban area but there is little urbanising activity in the parcel. The open areas of the parcel are used for recreational sports pitches. Natural features limit perception of the wider Countryside. Tree cover in the parcel and Goldings Wood to the north-west limit connection to the wider area.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Hoddesdon is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Hoddesdon for development here to be associated with it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	The parcel lies beyond physical features which are restricting and containing urban development. Therefore its weakening or loss would have an adverse impact on this purpose.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The A10 with its associated tree cover between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern. The loss of separation between Hoddesdon and Hertford Heath would also be a significant change to the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel lies in the gap between Hoddesdon and Hertford.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. The parcel contains Hailey Wood which is a strong feature in the gap, helping to preserve separation between Hoddesdon and the intervening area of Hertford Heath.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. In addition to the loss of visual separating features the development of land in this parcel would also be likely to increase urbanising influence on remaining land in the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.

Parcel HH4

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The mature woodland tree cover on all boundaries would limit the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The parcel forms part of the wider agricultural landscape of Hertfordshire, but it does not currently form part of the setting of a historic town which would contribute to its heritage significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

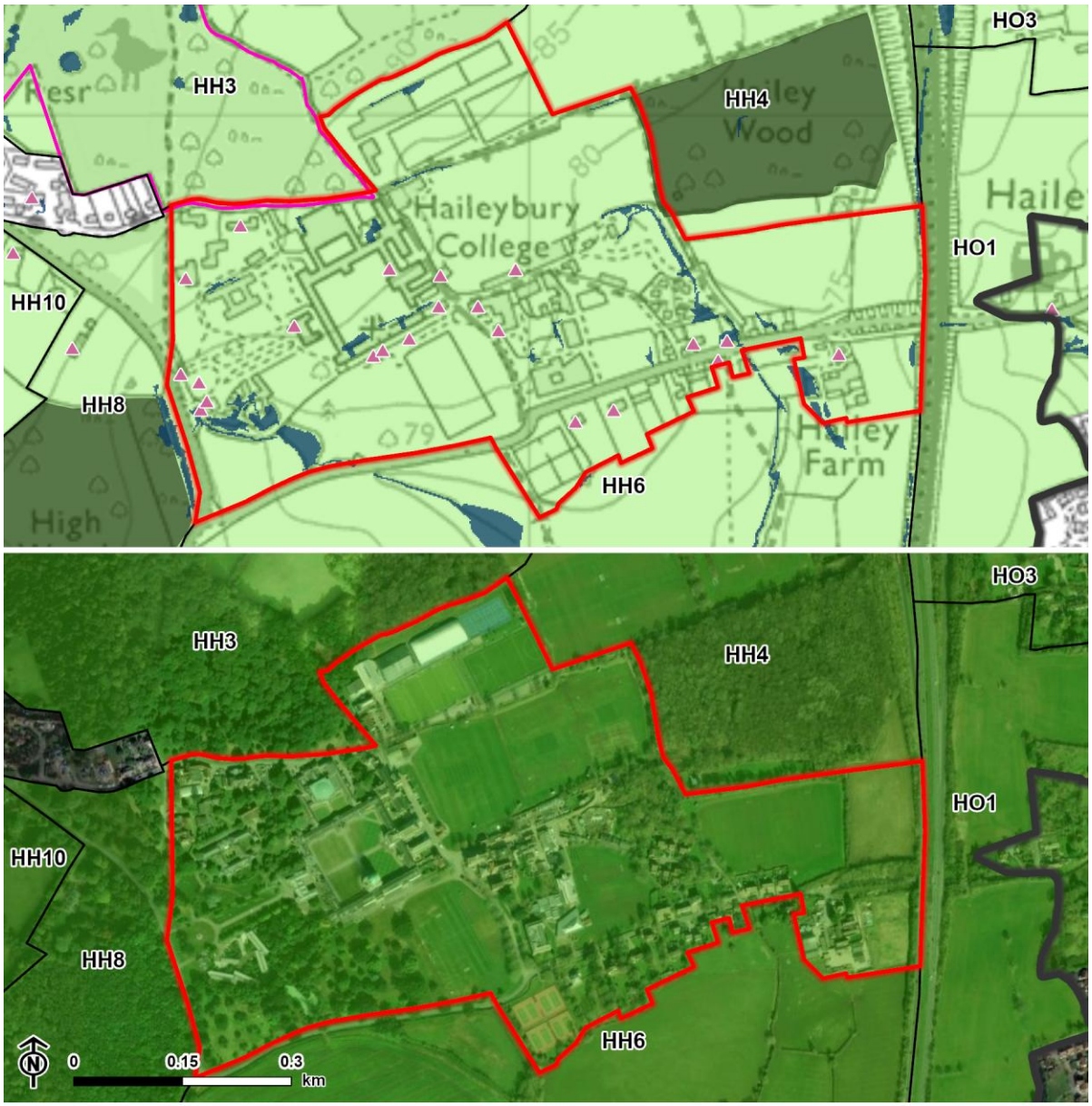
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purposes A and B and therefore does not meet the definition of grey belt land.

Parcel HH5


HH3
HH4
HO3
Haileybury
College
HO1
HH10
HH8
HH6
Farm
High
0
0.15
0.3
km
Parcel HH5
Neighbouring parcel
Green Belt
Local authority
NPPF Footnote 7 designations
Listed building
Ancient woodland
Site of Special Scientific Interest
High risk of surface water flooding

Contribution of land in Parcel HH5

Parcel HH5 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Strong	Strong	Weak/No	Equal	No

Parcel HH5 Description

Parcel Location, Land Uses and Boundaries
Land located south-east of Hertford Heath, west of Hoddesdon. Parcel size: 41ha. There is a strong boundary feature between the settlement and the parcel. The A10 forms a strong boundary feature to Hoddesdon, while woodland forms a strong boundary feature to Hertford Heath. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. Land use creates some association with the urban area, but there is little urbanising activity in the parcel. The parcel contains Hailbury College, which, whilst extensive, is not urban in character. Undeveloped areas of the parcel form the grounds of the college, including sports pitches and parkland areas.nd. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Hoddesdon is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Hoddesdon for development here to be associated with it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	The parcel lies beyond physical features which are restricting and containing urban development. Therefore its weakening or loss would have an adverse impact on this purpose. The A10 forms strong

Parcel HH5

Assessment Considerations	Assessment
	boundary but the narrowness of the gap between Hoddesdon and Hertford Heath means that development here would still weaken the integrity of Hertford Heath as a settlement distinct from Hoddesdon.
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would create an incongruous pattern of development by breaching strong physical features currently restricting and containing an urban area. The loss of separation between Hoddesdon and Hertford Heath, causing the two to become a single built-up area, would be a significant change to the urban pattern. The remaining openness of this parcel is playing a role in preventing that.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel lies in the gap between Hertford and Hoddesdon.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. The parcel is located in a narrow part of the gap between Hoddesdon and Hertford Heath. The gap in this area contains strong separating features including Hailey Wood, Goldings Wood, and High Wood.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. The development of land in this parcel would be likely to increase urbanising influence on adjacent land in the gap, creating very fragile separation between Hoddesdon and Hertford Heath.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The strong northern boundary of woodland tree cover and the existing development in the south along Hailey Lane limit the impact further development would have on the adjacent Green Belt.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The parcel forms part of the wider agricultural landscape of Hertfordshire, but it does not currently form part of the setting of a historic town which would contribute to its heritage significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

Equal contribution

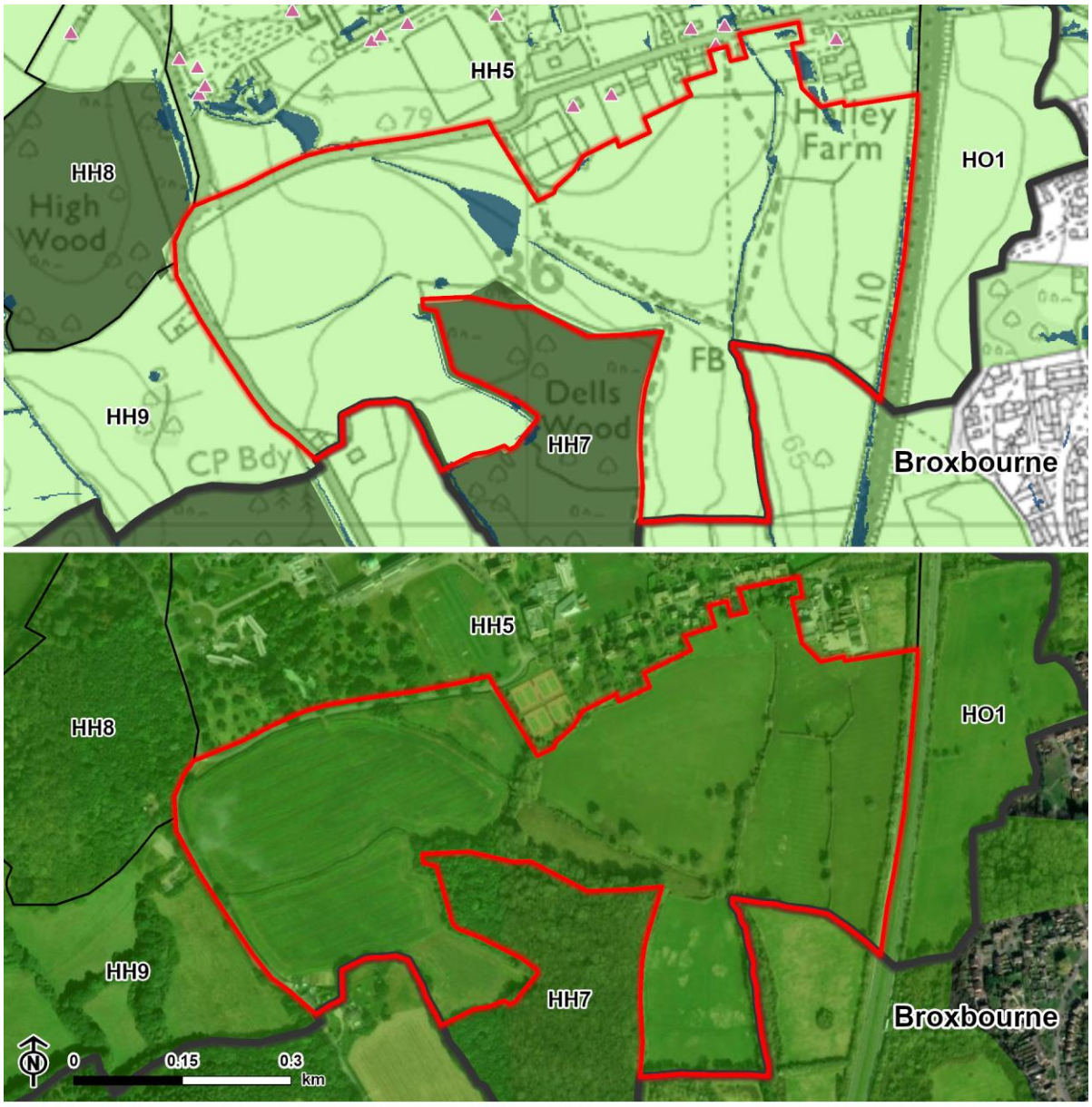
All Green Belt land plays an equal role in relation to this purpose.

Parcel HH5

Grey Belt

The parcel makes a strong contribution to Green Belt Purposes A and B and therefore does not meet the definition of grey belt land.

Parcel HH6



Parcel HH6 | Neighbouring parcel | Green Belt

Local authority

NPPF Footnote 7 designations

Listed building

Ancient woodland

High risk of surface water flooding

Contribution of land in Parcel HH6

Parcel HH6 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Strong	Strong	Weak/No	Equal	No

Parcel HH6 Description

Parcel Location, Land Uses and Boundaries
Land located south-east of Hertford Heath, west of Hoddesdon. Parcel size: 37ha.
There is a combination of features creating a strong boundary between the settlement and the parcel. The A10 and associated woodland form a strong and consistent boundary feature from Hoddesdon to the east. A combination of roads, and vegetation form a strong boundary feature from Hertford Heath to the north-west.
There is no significant change in landform to create a sense of separation between the settlement and the parcel.
There is some perception of urban development outside of the parcel. There is washed over development associated with Haileybury and Imperial Service College.
There is no significant urbanising development or activity in the Green Belt affecting this parcel. The development in the north-east of the parcel is not considered to be significantly urbanising.
Natural features limit perception of the wider countryside. Woodland largely limits perception of the wider countryside.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Hoddesdon is a town, so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	The parcel lies beyond physical features which are restricting and containing urban development. Therefore its weakening or loss would have an adverse impact on this purpose.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would create an incongruous pattern of development by breaching strong physical features currently restricting and containing an urban area.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel lies in the gap between Hoddedon and Hertford.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. The parcel forms a large part of the gap in the area between Hoddesdon and Hertford Heath. Several areas of woodland tree cover and the A10 form strong separating features in this part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. In addition to the loss of visual separating features the development of land in this parcel would also be likely to increase urbanising influence on remaining land in the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The

Assessment Considerations	Assessment
	parcel has many hedgerow outer boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The parcel forms part of the wider agricultural landscape of Hertfordshire, but it does not currently form part of the setting of a historic town which would contribute to its heritage significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purposes A and B and therefore does not meet the definition of grey belt land.

Parcel HH7



Parcel HH7
Neighbouring parcel
Green Belt
Local authority

NPPF Footnote 7 designations

Ancient woodland
High risk of surface water flooding

Contribution of land in Parcel HH7

Parcel HH7 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Strong	Strong	Weak/No	Equal	No

Parcel HH7 Description

Parcel Location, Land Uses and Boundaries
Land located south-east of the satellite settlement of Hertford Heath. Parcel size: 8ha. There is a strong boundary feature between the settlement and the parcel. The woodland tree cover forms a strong boundary feature. There is some change in landform which creates a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. The parcel's strong tree cover limits any perception of the urban area to the east. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Natural features limit perception of the wider Countryside.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Hoddesdon is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Hoddesdon for development here to be associated with it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel lies in a moderate gap between Hoodesdon and Hertford.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. The parcel contains Dell's Wood which forms a strong separating feature in this part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. In addition to the loss of visual separating features the development of land in this parcel would also be likely to increase urbanising influence on remaining land in the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The mature woodland tree cover on all

Assessment Considerations	Assessment
	boundaries would limit the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The parcel forms part of the wider agricultural landscape of Hertfordshire, but it does not currently form part of the setting of a historic town which would contribute to its heritage significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

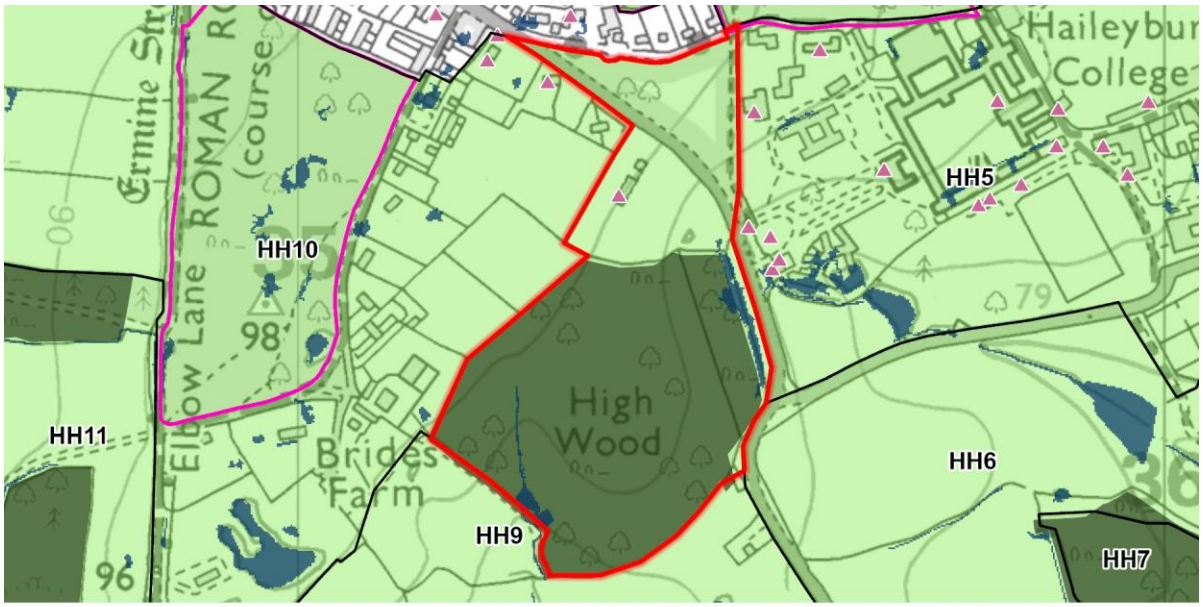
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purposes A and B and therefore does not meet the definition of grey belt land.

Parcel HH8





Parcel HH8 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Site of Special Scientific Interest
- Ancient woodland
- High risk of surface water flooding

Contribution of land in Parcel HH8

Parcel HH8 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Strong	Strong	Weak/No	Equal	No

Parcel HH8 Description

Parcel Location, Land Uses and Boundaries
Land located south of Hertford Heath, west of Hoddesdon. Parcel size: 14ha. There is a strong boundary feature between Hertford Heath and the parcel. Mature woodland tree cover along London Road and College Road forms a strong boundary to the north. There is some change in landform which creates a sense of separation between the settlement and the parcel. Landform in the parcel slopes down from College Road in the north. There is a weak perception of urban development outside of the parcel. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Natural features limit perception of the wider Countryside.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is close to a small urban area but also near enough to a large built-up area to contribute to preventing its sprawl. Hoddesdon is a town and so is defined as a large built-up area. Hertford Heath has a strong enough relationship with Hoddesdon to be associated with the large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel. Strong wooded boundaries limit the influence from Hertford Heath to the north.
Are there physical features in reasonable proximity that could restrict and contain development?	The parcel contains physical features in reasonable proximity to the urban area restricting and containing development. Therefore its weakening or loss would have an adverse impact on this purpose. Development

Assessment Considerations	Assessment
	in the parcel would negate the role of the well-wooded inner boundary, which currently gives the parcel a strong sense of separation from urbanising influences.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The well-wooded boundaries mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel lies in the gap between Hoddesdon and Hertford.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. The parcel forms a large part of the gap in the area between Hoddesdon and Hertford Heath. The parcel contains High Wood, and the surrounding area contains Box Wood and Dells Wood, which also form strong features in the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. In addition to the loss of visual separating features the development of land in this parcel would also be likely to increase urbanising influence on remaining land in the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.

Parcel HH8

Assessment Considerations	Assessment
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel. Strong wooded boundaries limit the influence from Hertford Heath to the north.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The well-wooded boundaries would limit the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The parcel forms part of the wider agricultural landscape of Hertfordshire, but it does not currently form part of the setting of a historic town which would contribute to its heritage significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

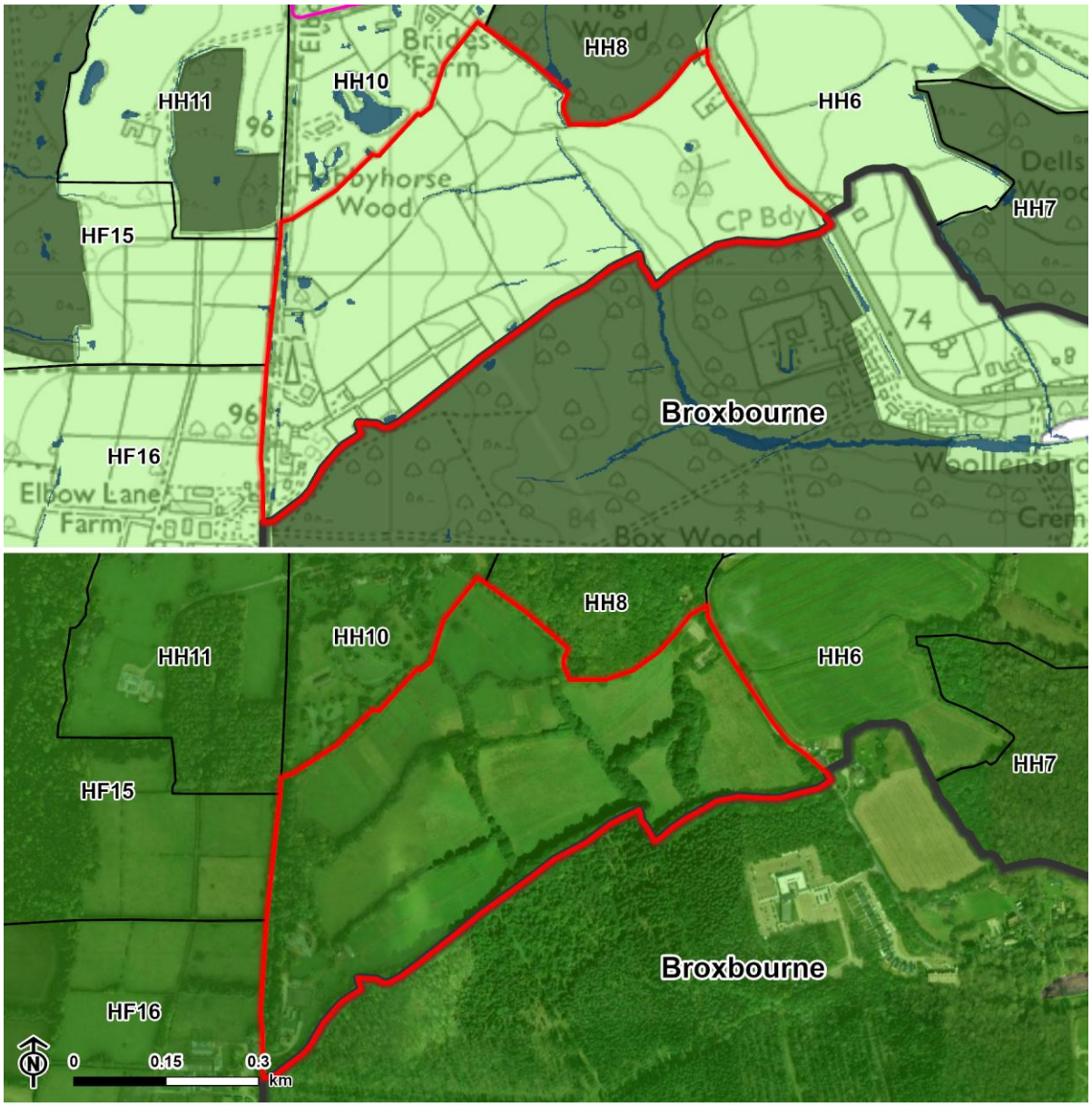
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purposes A and B and therefore does not meet the definition of grey belt land.

Parcel HH9



Parcel HH9
Neighbouring parcel
Green Belt
Local authority

NPPF Footnote 7 designations

Site of Special Scientific Interest
Flood zone 3b
Ancient woodland
High risk of surface water flooding

Contribution of land in Parcel HH9

Parcel HH9 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Moderate	Strong	Weak/No	Equal	No

Parcel HH9 Description

Parcel Location, Land Uses and Boundaries
Land located south of Hertford Heath, north of Hoddesdon. Parcel size: 31ha. Boundary features within the gap between the settlement and the parcel combine to create strong separation. There is some change in landform which creates a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Hoddesdon is a town so is defined as a large built-up area. The parcel has a strong enough relationship with Hoddesdon to be associated with it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has predominantly hedgerow boundaries, so development within it would in turn increase the urbanising impact of development on adjacent open land.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The lack of features to restrict and contain development mean that, although the parcel is subject to some urbanising influence, development here would have an incongruous impact.

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel lies in the gap between Hoddesdon and Hertford.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The gap contains multiple strong features in this area, including Goldings Wood and Balls Wood.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. The development of land in this parcel would be unlikely to significantly increase urbanising influence on adjacent land in the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The

Assessment Considerations	Assessment
	parcel has only hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The parcel forms part of the wider agricultural landscape of Hertfordshire, but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

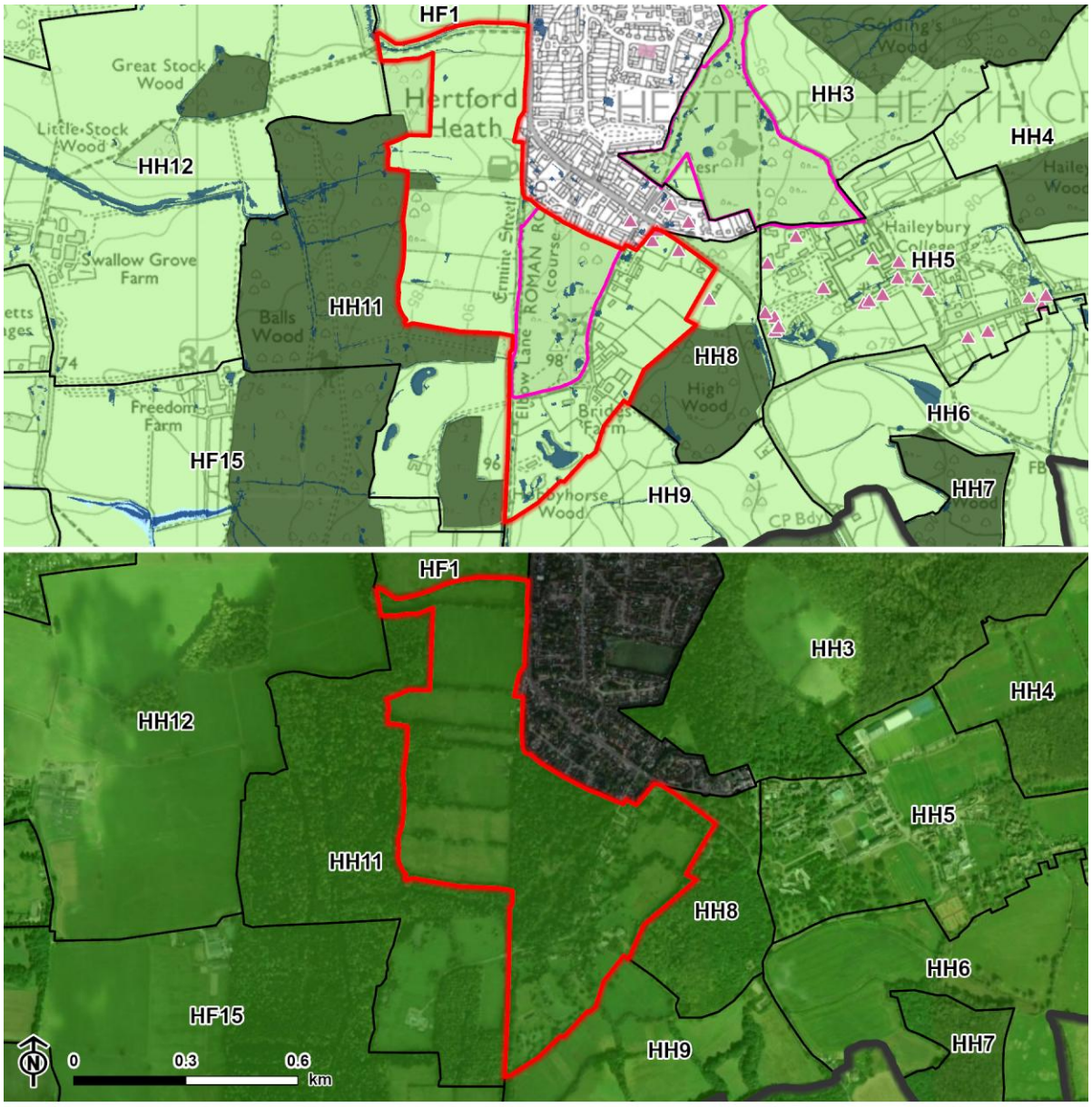
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel HH10


HF1
HH3
HH4
HH12
HH5
HH11
HH8
HH6
HF15
HH9
HH7
0
0.3
0.6
km
Parcel HH10
Neighbouring parcel
Green Belt
Local authority
NPPF Footnote 7 designations
Listed building
Flood zone 2
Site of Special Scientific Interest
High risk of surface water flooding
Ancient woodland
Scheduled monument
Flood zone 3

Contribution of land in Parcel HH10

Parcel HH10 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Moderate	Strong	Weak/No	Equal	No

Parcel HH10 Description

Parcel Location, Land Uses and Boundaries
Land located south-west of Hertford Heath. Parcel size: 50ha.
Strong consistent boundary features within the gap between the settlement and the parcel combine to create strong separation. Mature tree cover gives the parcel a strong sense of distinction from Hertford Heath.
There is no significant change in landform to create a sense of separation between the settlement and the parcel.
There is a weak perception of urban development outside of the parcel.
There is no significant urbanising development or activity in the Green Belt affecting this parcel.
Natural features limit perception of the wider Countryside. Balls Wood to the west limits the connection to the wider Green Belt.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is close to a small urban area but also near enough to a large built-up area to contribute to preventing its sprawl. Hertford is a town and so is defined as a large built-up area. Hertford Heath has a strong enough relationship with Hertford to be associated with the large built-up area. The parcel also has some association with Hoddesdon.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	The parcel lies beyond physical features which are restricting and containing urban development. Therefore its weakening or loss would have an adverse impact on this purpose. Development in the parcel

Assessment Considerations	Assessment
	would negate the role of the well-treed inner boundary which currently give the parcel a strong sense of separation from urbanising influences.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The well-treed inner boundary means that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The south-east of the parcel lies in the gap between Hertford and Hoddesdon.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. Balls Wood to the west and Goldings Wood to the east form strong separating features in the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.

Assessment Considerations	Assessment
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Containment from mature tree cover would limit impact to the south, east, and west.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The parcel forms part of the wider agricultural landscape which surrounds Hertford, but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

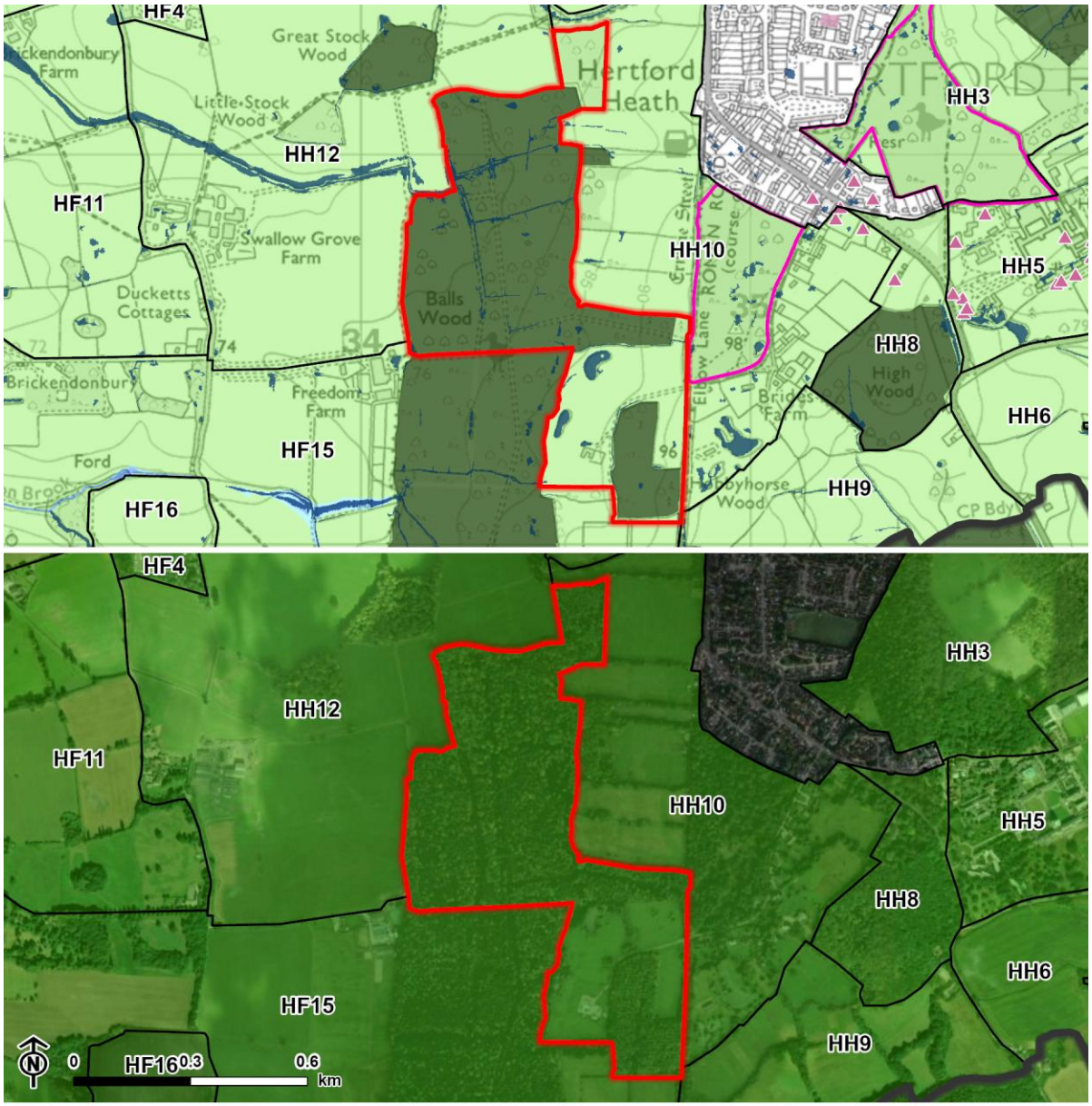
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel HH11



Parcel HH11 | Neighbouring parcel | Green Belt

Local authority

NPPF Footnote 7 designations

- Listed building
- Site of Special Scientific Interest
- Ancient woodland
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Scheduled monument

Contribution of land in Parcel HH11

Parcel HH11 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Moderate	Strong	Weak/No	Equal	No

Parcel HH11 Description

Parcel Location, Land Uses and Boundaries
Land located south-west of Hertford Heath. Parcel size: 45ha. There is a strong boundary feature between the settlement and the parcel. Woodland forms a strong boundary feature Hertford Heath. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. Woodland and distance combine to limit perception of Hertford and Hertford Heath. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Natural features limit perception of the wider countryside. Woodland in the parcel limits perception of the surrounding countryside.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is close to a small urban area but also near enough to a large built-up area to contribute to preventing its sprawl. Hertford is a town and so is defined as a large built-up area. Hertford Heath has a strong enough relationship with Hertford to be associated with the large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of the parcel's strong wooded boundaries, which currently

Assessment Considerations	Assessment
	give the parcel a strong sense of separation from urbanising influences.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. Mature woodland tree cover between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a robust gap between towns. The parcel lies in the gap between Hertford and Hertford Heath.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The parcel is predominantly wooded so forms an import separating feature in the gap, but does not form a large proportion of the overall gap size in this area.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. Preservation of a well-treed outer boundary would limit urbanising influence on remaining land in the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is free from urbanising influences associated with development outside the parcel.

Assessment Considerations	Assessment
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The mature woodland forms a strong outer boundary which would limit the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Hertford.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel forms part of the wider agricultural landscape which surrounds Hertford, but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

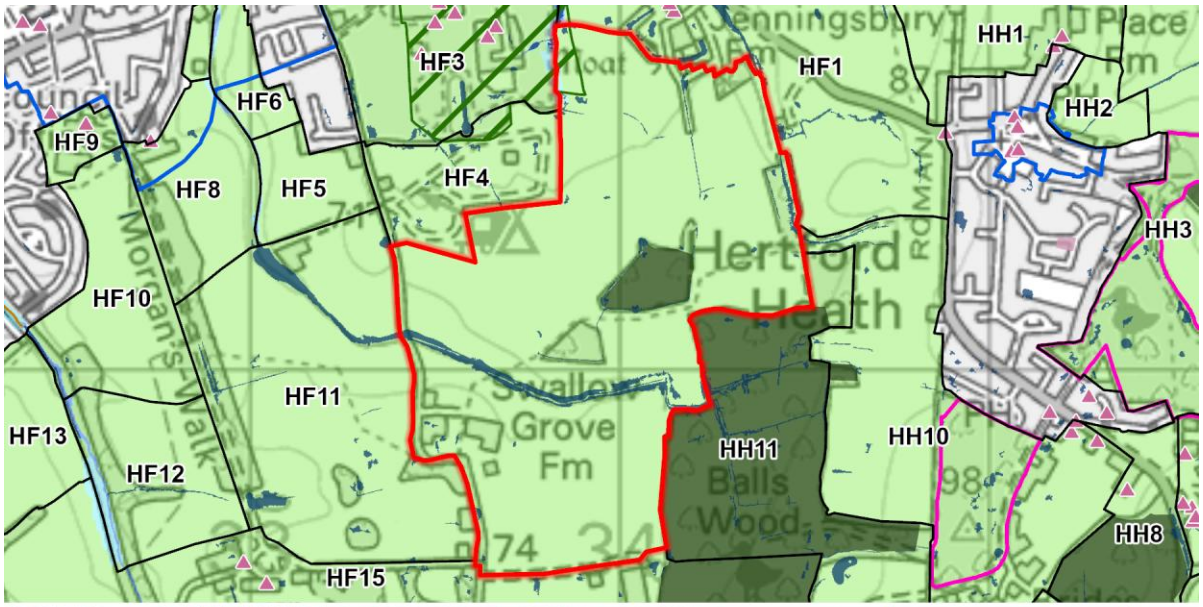
Equal contribution

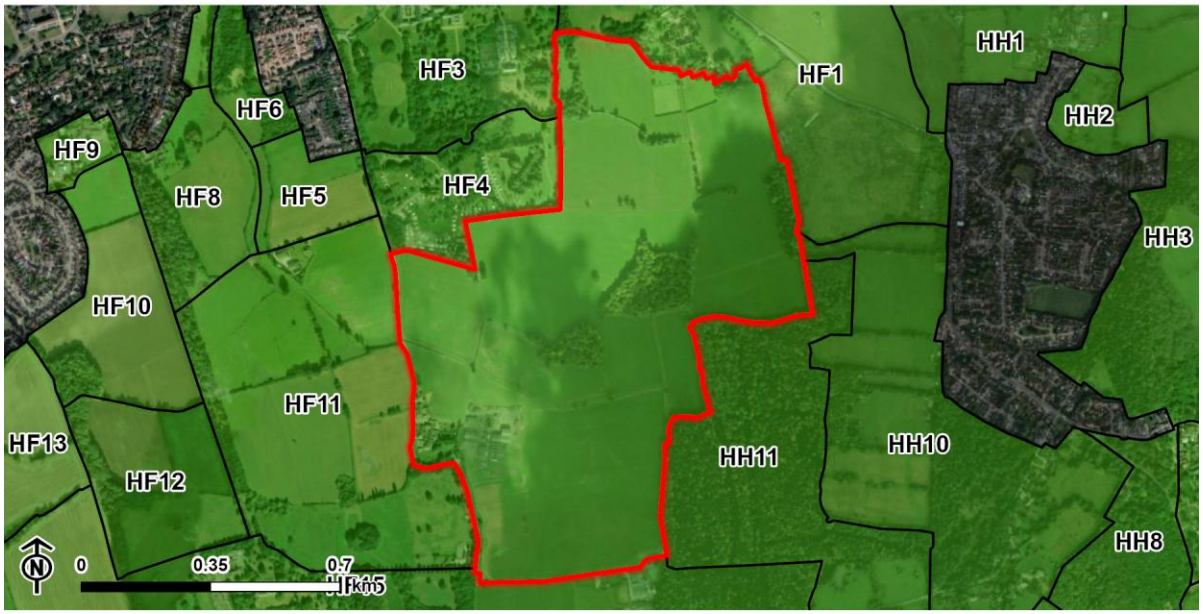
All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel HH12





Parcel HH12 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Chalk river
- Site of Special Scientific Interest
- Ancient woodland
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area
- Scheduled monument
- Registered Parks and Gardens

Contribution of land in Parcel HH12

Parcel HH12 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Strong	Strong	Weak/No	Equal	No

Parcel HH12 Description

Parcel Location, Land Uses and Boundaries
Land located south of Hertford, west of Hertford Heath. Parcel size: 99ha. Strong consistent boundary features within the gap between the settlement and the parcel combine to create strong separation. Woodland, and well-treed hedgerows in the gap combine to create a strong boundary feature from both Hertford and Hertford Heath. There is no significant change in landform to create a sense of separation between the settlement and the parcel. Land is gently undulating but is not considered a significant change. There is a weak perception of urban development outside of the parcel. woodland and well-treed hedgerows, and distance from both Hertford and Hertford Heath limit perception. There is some washed-over development that increases perception. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. Woodland and appropriate development reduce perception in places, however, there is some perception to the south of the parcel.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Hertford is a town, so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has predominantly hedgerow boundaries, so development within it would in turn increase the

Assessment Considerations	Assessment
	urbanising impact of development on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The lack of features to restrict and contain development mean that, although the parcel is subject to some urbanising influence, development here would have an incongruous impact.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel lies in the gap between Hertford and Hoddesdon.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. The parcel forms a large part of the gap between Hertford and Hertford Heath. Woodland to the east of the parcel forms a strong separating feature in this part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. In addition to the loss of visual separating features the development of land in this parcel would also be likely to increase urbanising influence on remaining land in the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.

Parcel HH12

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	The parcel is free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has predominantly hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Hertford.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel forms part of the wider agricultural landscape which surrounds Hertford, but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

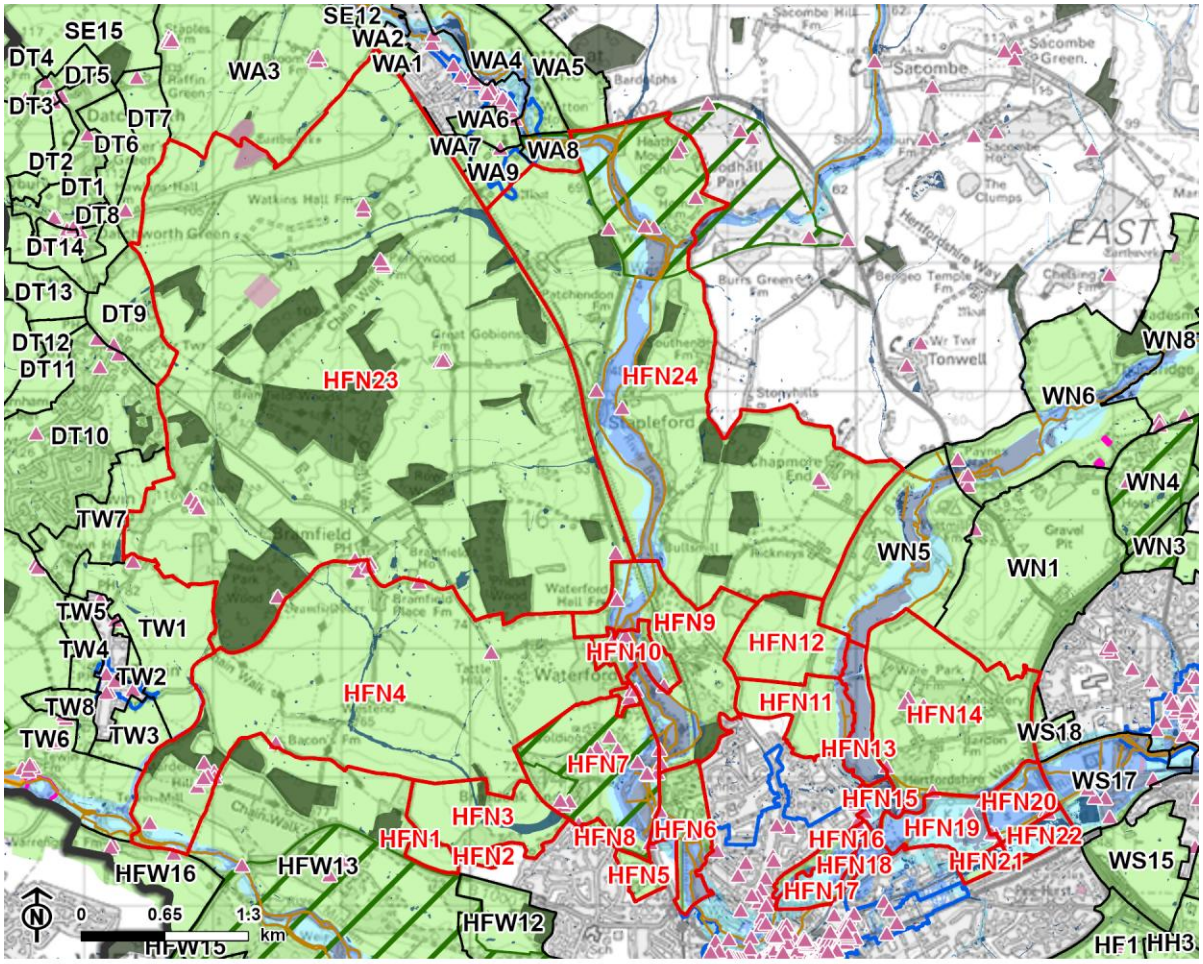
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purposes A and B and therefore does not meet the definition of grey belt land.

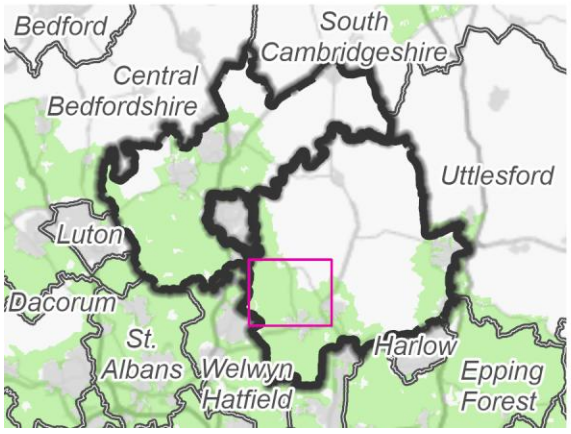
Designations in Hertford North



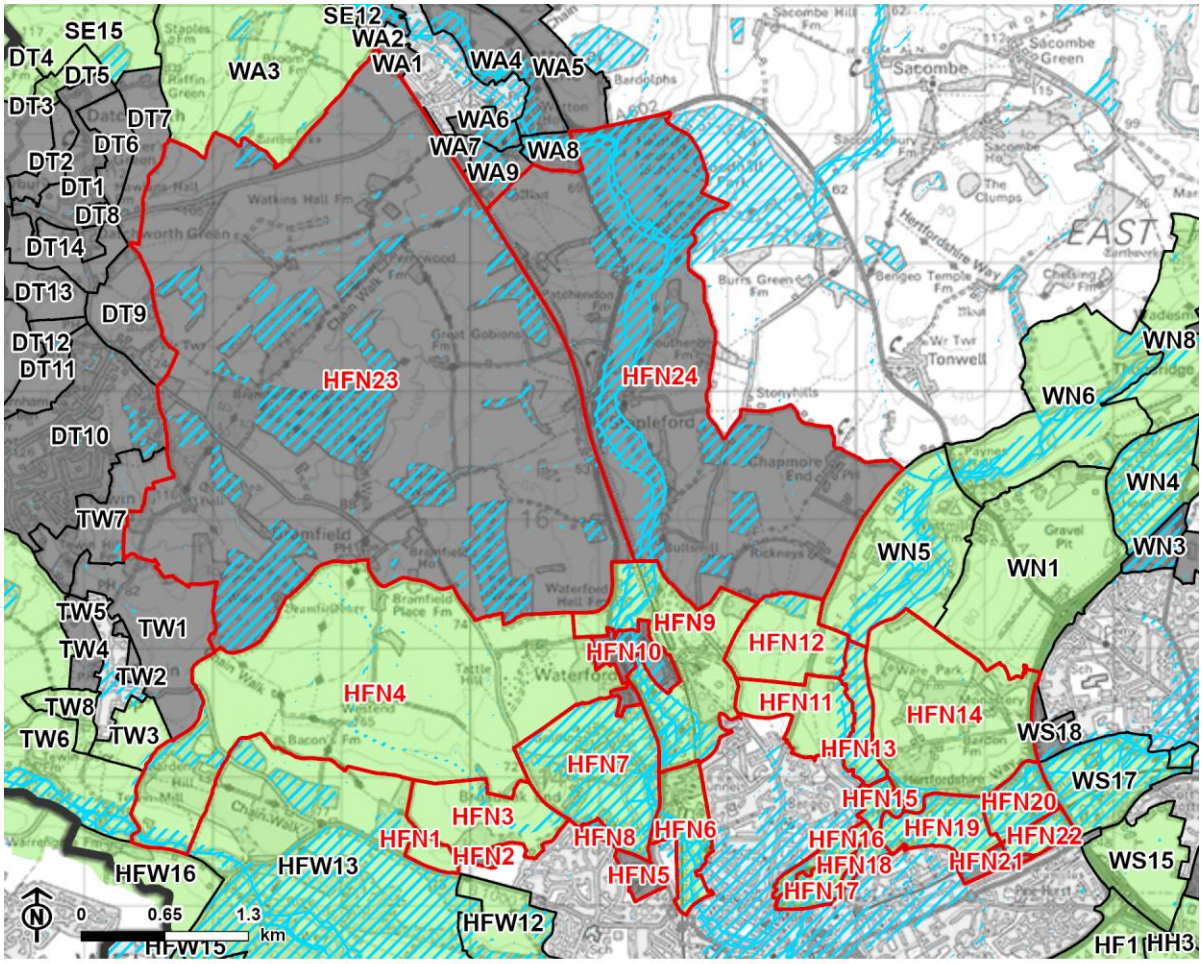
- Hertford North parcel
- Neighbouring parcel
- Local authority
- Neighbouring authority
- Green Belt

NPPF Footnote 7 designations

- Listed building
- Chalk river
- Site of Special Scientific Interest
- Ancient woodland
- Lowland fens
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area
- Scheduled monument
- Registered Parks and Gardens



Potential grey belt in Hertford North



Hertford North parcel

Neighbouring parcel

Local authority

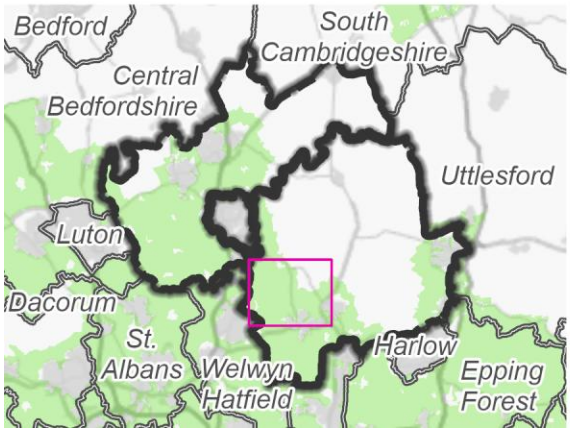
Neighbouring authority

Green Belt

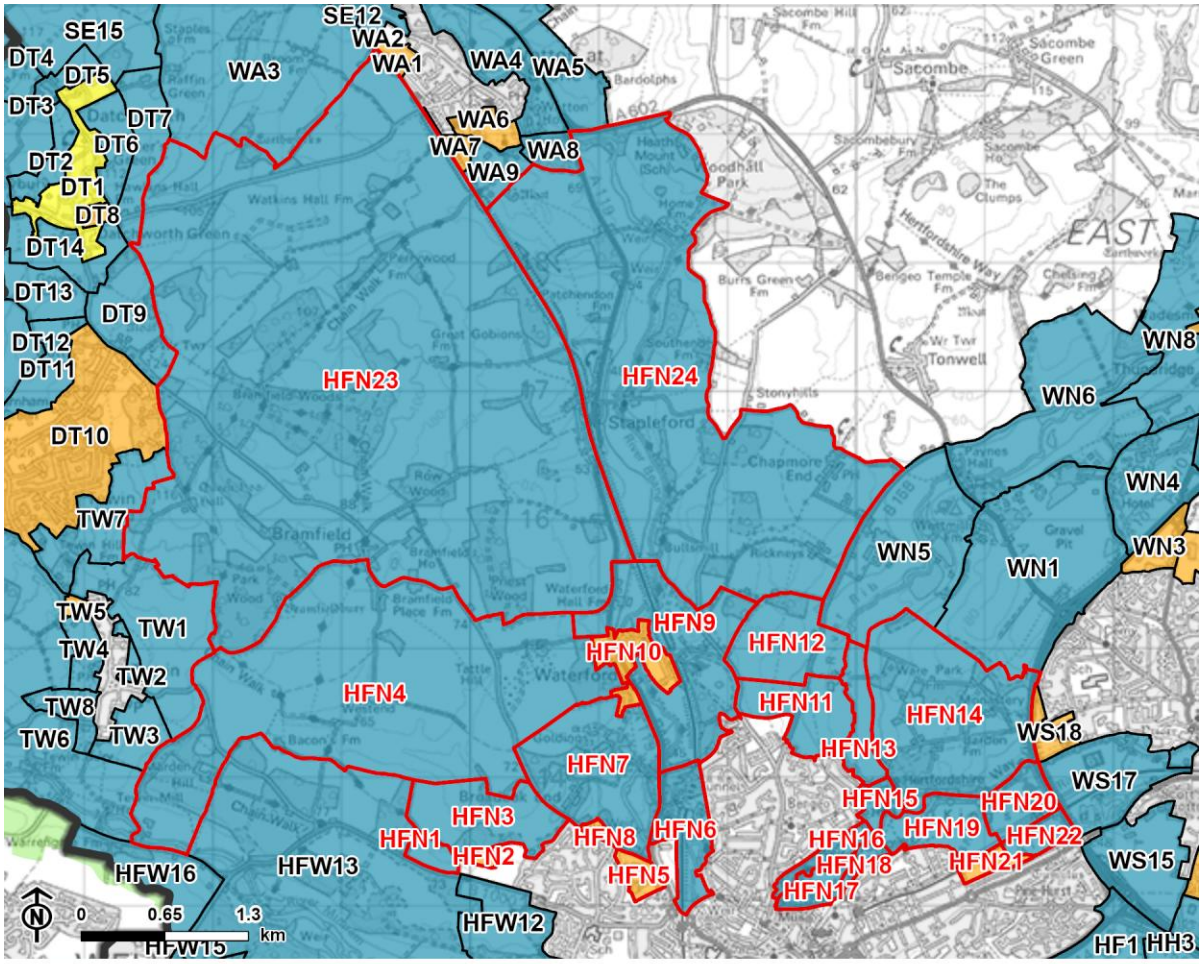
Potential grey belt

Potentially suitable for definition as grey belt land in the borough

Footnote 7 designation



Highest rating in Hertford North



Hertford North parcel

Neighbouring parcel

Local authority

Neighbouring authority

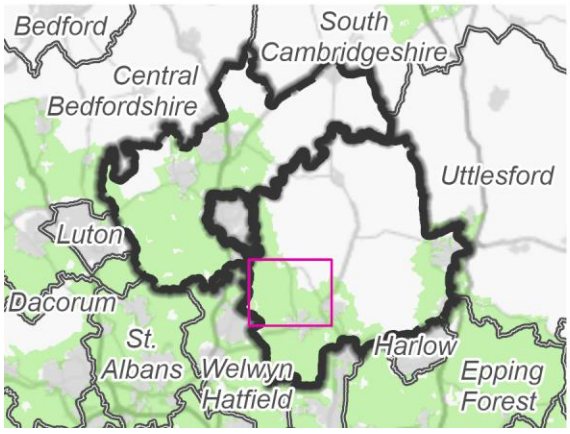
Green Belt

Highest Contribution to NPPF purposes A, B, C and D

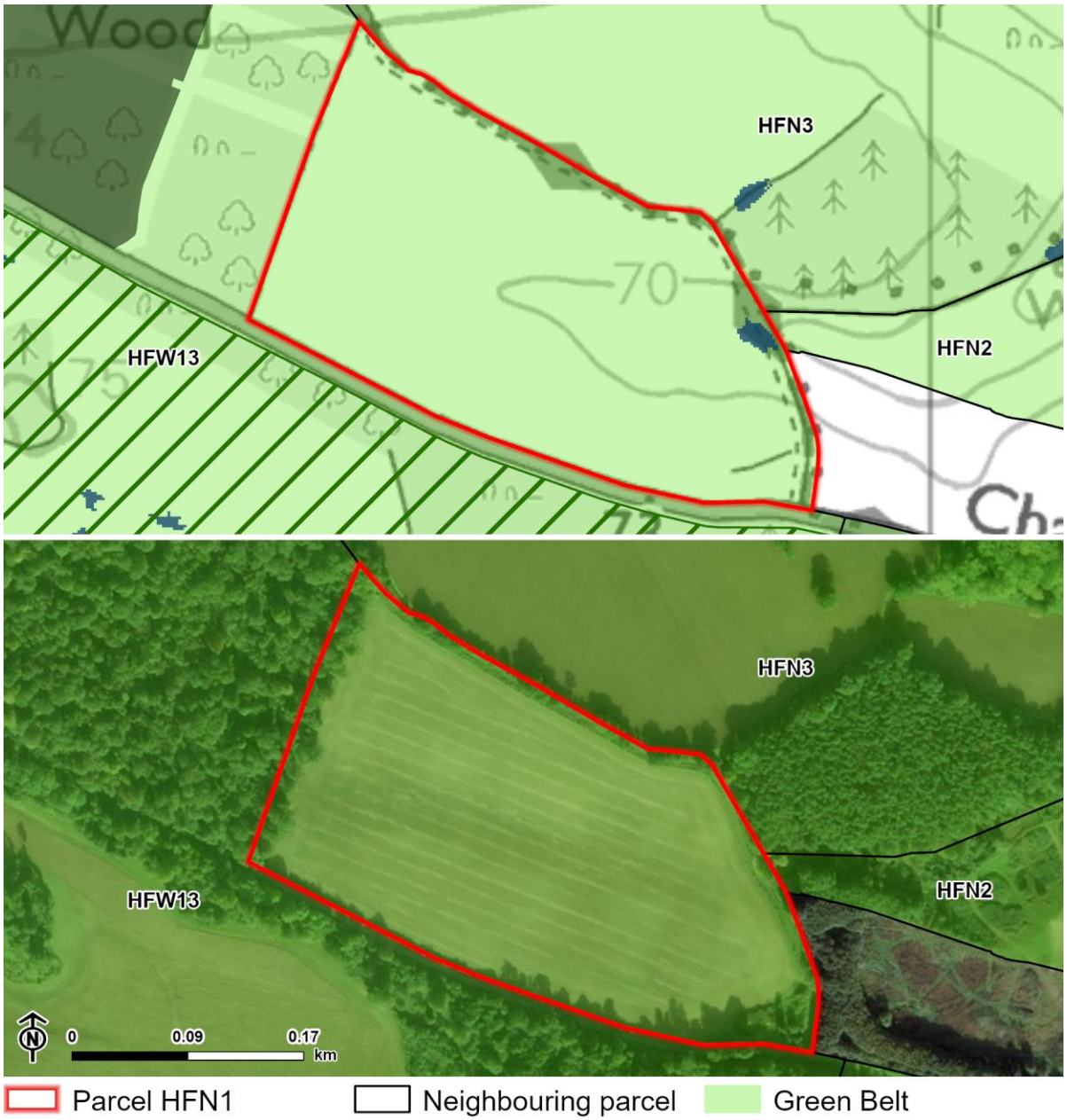
Strong

Moderate

Weak/no



Parcel HFN1



NPPF Footnote 7 designations

- Ancient woodland
- High risk of surface water flooding
- Registered Parks and Gardens

Contribution of land in Parcel HFN1

Parcel HFN1 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Weak/No	Equal	No

Parcel HFN1 Description

Parcel Location, Land Uses and Boundaries
Land located west of Hertford. Parcel size: 8ha. There is a moderate boundary feature between the settlement and the parcel. Light woodland and scrub provide a moderate degree of separation. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Natural features limit perception of the wider countryside. Woodland and tree lines on the outer parcel boundaries limit perception. The parcel boundary is weaker to the north.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Hertford is a town, so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has only hedgerow boundaries to the north, so development within it would in turn increase the urbanising impact of development on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The lack of features to restrict and contain development mean that, although the parcel is subject to some urbanising

Assessment Considerations	Assessment
	influence, development here would have an incongruous impact.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a robust gap between towns. The parcel lies in the gap between Hertford and Welwyn Garden City.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The parcel forms a very small part of the gap and contains no strong separating features.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has predominantly hedgerow boundaries to the north, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Hertford.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel forms part of the wider agricultural landscape which surrounds Hertford, but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

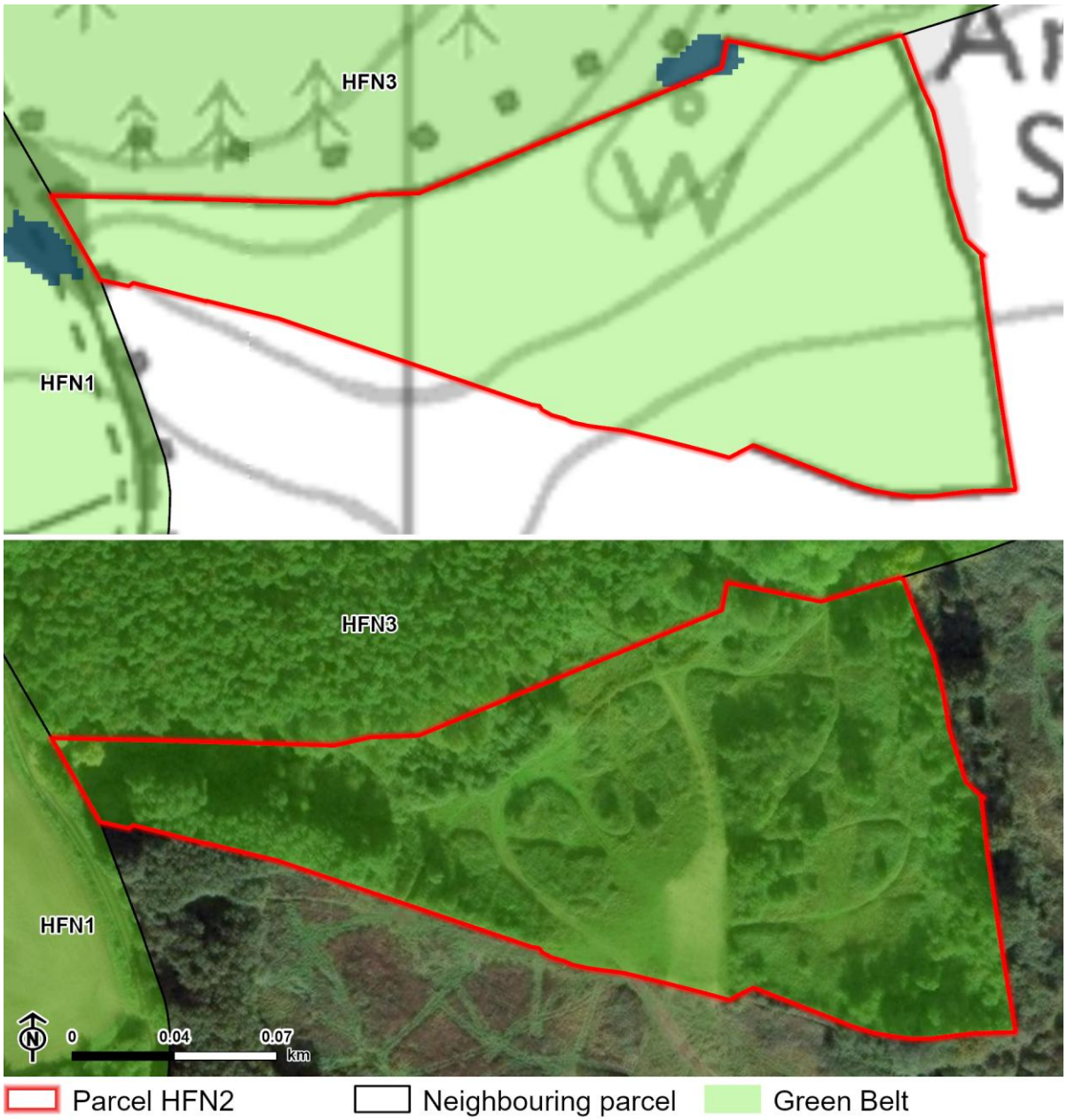
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel HFN2



NPPF Footnote 7 designations

High risk of surface water flooding

Contribution of land in Parcel HFN2

Parcel HFN2 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Weak/No	Moderate	Weak/No	Equal	Yes

Parcel HFN2 Description

Parcel Location, Land Uses and Boundaries
Land located north-west of Hertford. Parcel size: 3ha.
There are no significant boundary features to separate the parcel from the settlement. Low scrub does not form a significant boundary feature.
There is no significant change in landform to create a sense of separation between the settlement and the parcel. There isn't a change in landform to create a sense of separation.
There is some perception of urban development outside of the parcel. Scrub does not form a strong visual barrier to reduce perception.
There is no significant urbanising development or activity in the Green Belt affecting this parcel. The parcel is predominantly free from urbanising activity.
Natural features limit perception of the wider countryside. Vegetation and woodland on the outer parcel boundaries limits perception.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Hertford is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. There is no significant urbanising development or activity in the Green Belt affecting this parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. There is some perception of urban development outside of the parcel to the east.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. Woodland forms a strong outer boundary which would limit the urbanising impact of development on adjacent open land.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. The parcel is subject to some urbanising influence and has features that would restrict and contain development, preventing any incongruous impact on the wider countryside.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. There is no significant urbanising development or activity in the Green Belt affecting this parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. There is some perception of urban development outside of the parcel to the east.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open

Assessment Considerations	Assessment
	land. Woodland forms a strong outer boundary which would limit the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Hertford.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. There is no significant urbanising development or activity in the Green Belt affecting this parcel.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel forms part of the wider agricultural landscape which surrounds Hertford, but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

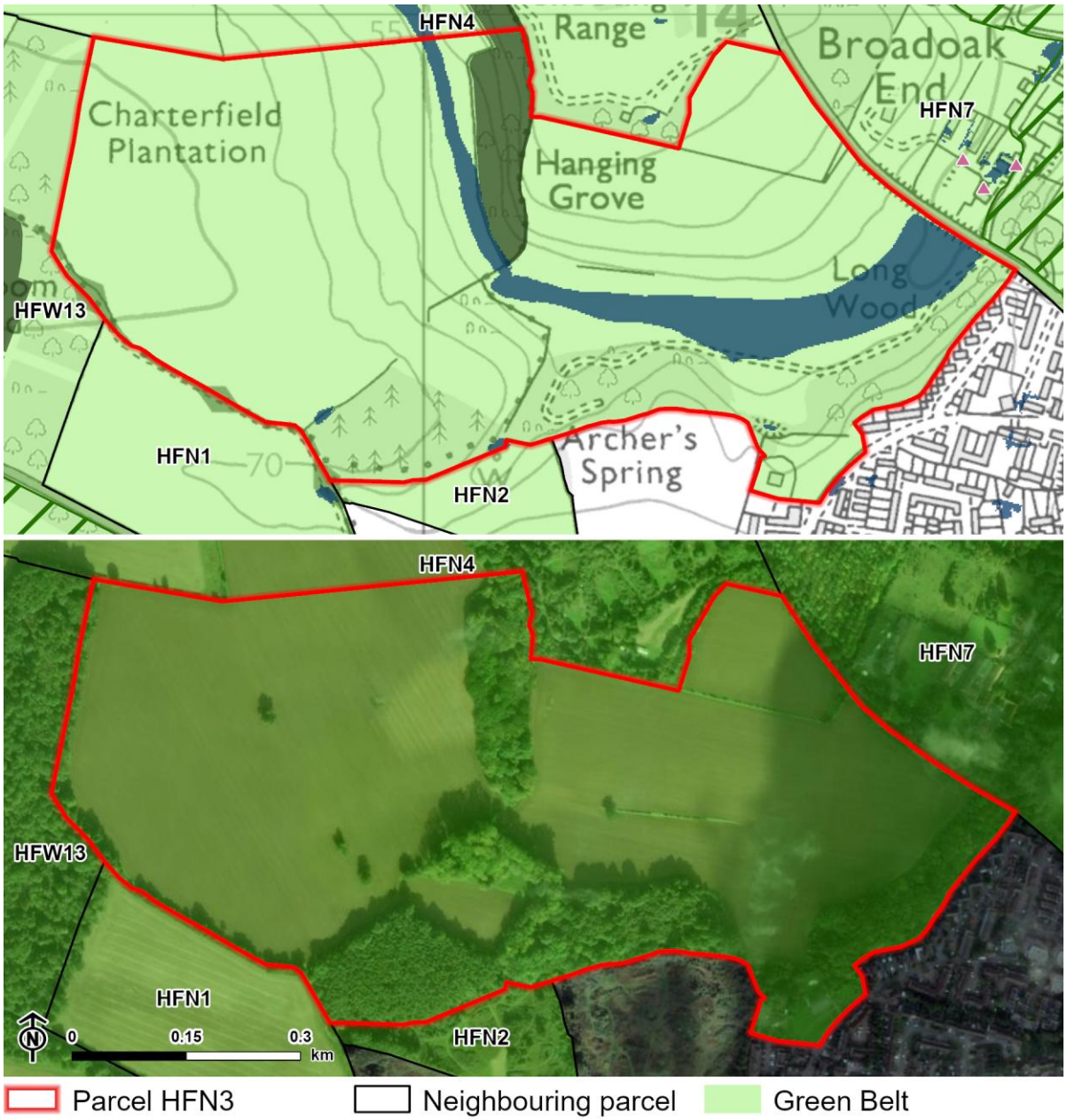
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

Parcel HFN3



NPPF Footnote 7 designations

- Listed building
- Ancient woodland
- High risk of surface water flooding
- Registered Parks and Gardens

Contribution of land in Parcel HFN3

Parcel HFN3 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Moderate	Strong	Weak/No	Equal	No

Parcel HFN3 Description

Parcel Location, Land Uses and Boundaries
Land located north-west of Hertford. Parcel size: 53ha. There is a consistent strong boundary feature between the settlement and the parcel. Woodland forms a consistent strong boundary feature. There is no significant change in landform to create a sense of separation between the settlement and the parcel. Land towards the north of the parcel gently slopes up away from the settlement edge, though this is not considered to be significant enough across the parcel to create a sense of separation. There is a weak perception of urban development outside of the parcel. Woodland reduces perception. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Natural features limit perception of the wider countryside. Strong natural boundary features reduce perception of the wider countryside.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Hertford is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	The parcel lies beyond physical features which are restricting and containing urban development. Therefore its weakening or loss would have an adverse impact on this purpose. The parcel lies beyond woodland that currently forms a strong boundary to the settlement edge.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would create an incongruous pattern of development by breaching strong physical features currently restricting and containing an urban area.

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a robust gap between towns. The parcel lies in the gap between Hertford and Welwyn Garden City.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a small part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has predominantly hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Hertford.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel forms part of the wider agricultural landscape which surrounds Hertford, but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

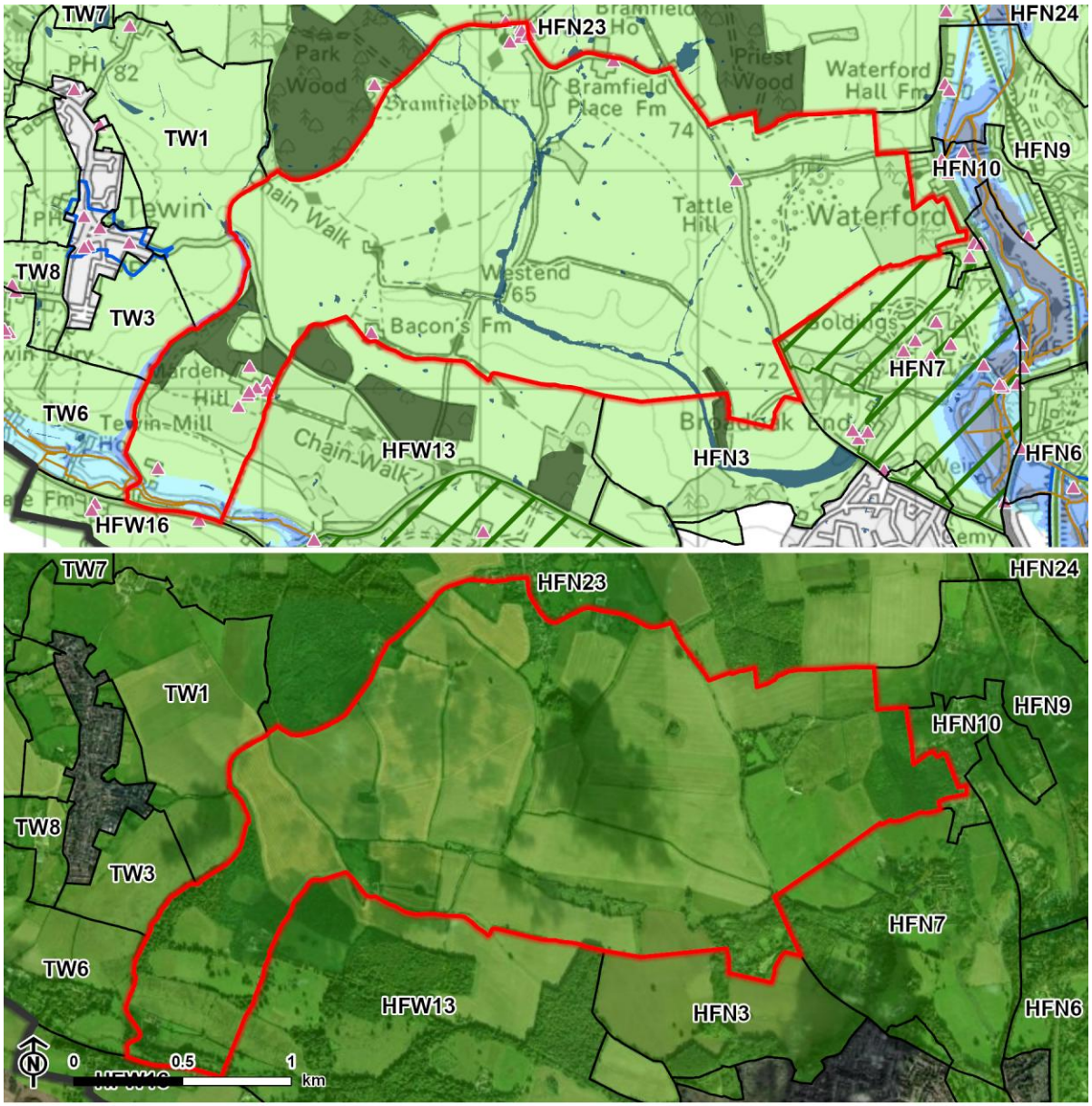
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel HFN4


TW7
HFN23
HFN24
TW1
HFN9
HFN10
TW8
TW3
HFN7
TW6
HFW13
HFN3
HFN6
HFW16
0
0.5
1
km
Parcel HFN4
Neighbouring parcel
Green Belt
Local authority
NPPF Footnote 7 designations
Listed building
Flood zone 3
Chalk river
Flood zone 2
Site of Special Scientific Interest
High risk of surface water flooding
Ancient woodland
Conservation area
Flood zone 3b
Registered Parks and Gardens

Contribution of land in Parcel HFN4

Parcel HFN4 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Moderate	Strong	Weak/No	Equal	No

Parcel HFN4 Description

Parcel Location, Land Uses and Boundaries
Land located north-west of Hertford. Parcel size: 415ha. Boundary features within the gap between the settlement and the parcel combine to create moderate separation. A well treed hedgerow forms a well-defined boundary feature. There is some change in landform which creates a sense of separation between the settlement and the parcel. Land in the gap forms a shallow valley which creates some sense of separation. There is a weak perception of urban development outside of the parcel. Landform, vegetation and distance combine to limit perception. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. The parcel is part of the wider countryside, and has no strong boundary features to reduce perception.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Hertford is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Hertford for development here to be associated with it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. There is no significant urbanising development or activity in the Green Belt affecting this parcel.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel. There is a weak perception of urban development outside of the parcel. Landform, vegetation and distance combine to limit perception.

Parcel HFN4

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel forms the strongest part of the gap between Hertford and Welwyn Garden City. Any partial development of the parcel would weaken the remainder.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. Boundary features and distance between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern. The reduction in separation between Hertford and Welwyn Garden City would also weaken the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a robust gap between towns. The parcel lies in a robust gap between Hertford and Welwyn Garden City.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. There is no significant urbanising development or activity in the Green Belt affecting this parcel.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. The parcel forms a substantial part of the gap but there is potential for limited development of a new urban area that would have only a minor impact on visual separation.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. There is no significant urbanising development or activity in the Green Belt affecting this parcel.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel. There is a weak perception of urban development outside of the parcel. Landform, vegetation and distance combine to limit perception.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerow and minor road boundaries to the north, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Hertford.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. There is no significant urbanising development or activity in the Green Belt affecting this parcel.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel forms part of the wider agricultural landscape which surrounds Hertford, but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Parcel HFN4

Purpose E – Assisting in urban regeneration:

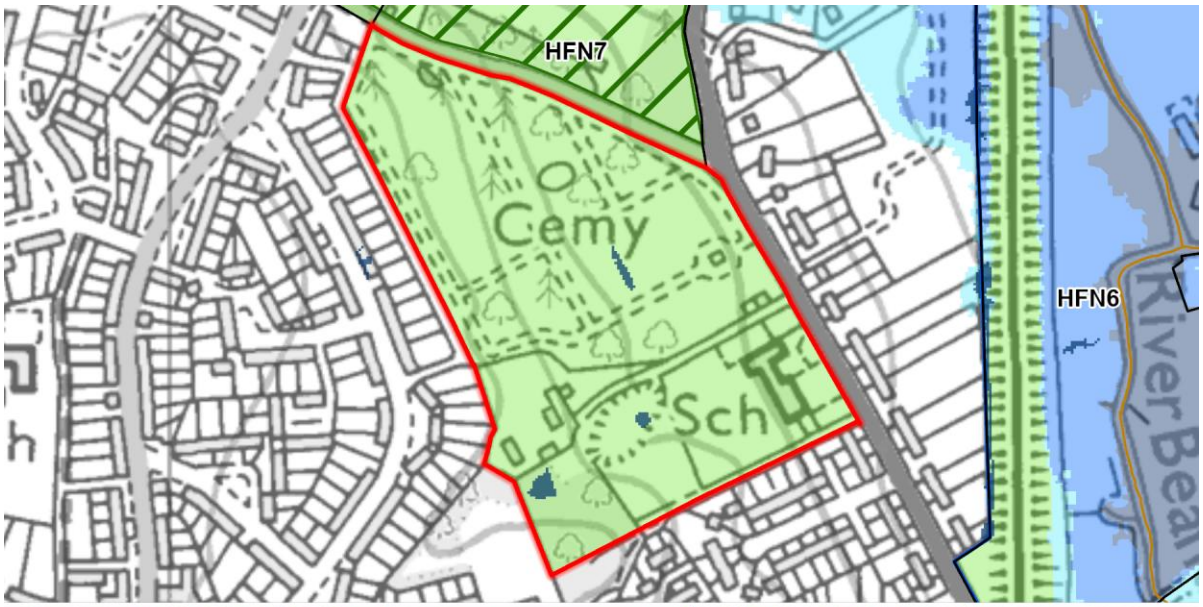
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel HFN5





Parcel HFN5 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Chalk river
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area
- Registered Parks and Gardens

Contribution of land in Parcel HFN5

Parcel HFN5 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Weak/No	Weak/No	Weak/No	Moderate	Equal	Yes

Parcel HFN5 Description

Parcel Location, Land Uses and Boundaries
Land located north-west of Hertford. Parcel size: 8ha. There are no significant boundary features to separate the parcel from the settlement. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. Land use creates some association with the urban area but there is little urbanising activity in the parcel. Urbanising development limits perception of the wider countryside.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Weak/No contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Hertford is a town, so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel. The parcel comprises Hertford Cemetery and St Josephs's Roman Catholic Primary School which has substantial urbanising influence.
What is the extent of urbanising influence from outside the parcel?	There is substantial urbanising influence associated with development outside of the parcel. Adjacent residential development to the south, east, and west all have an urbanising influence on the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. Tree belts to the north of the parcel along Bramfield Road form a strong outer boundary which would limit the urbanising impact of development on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. The parcel is subject to some urbanising influence and has features that would restrict and contain development,

Assessment Considerations	Assessment
	preventing any incongruous impact on the wider countryside.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Weak/No contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel has uses associated with the urban area which limit the extent to which it is perceived as being part of the countryside.
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel. The parcel comprises Hertford Cemetery and St Josephs's Roman Catholic Primary School which has substantial urbanising influence.
What is the extent of urbanising influence from outside the parcel?	There is substantial urbanising influence associated with development outside of the parcel. Adjacent residential development to the south, east, and west all have an urbanising influence on the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Development in the parcel would not increase urbanising influence on any land which is not already

Assessment Considerations	Assessment
	subject to at least as much urbanising influence as this parcel.

Purpose D: Preserving the setting and special character of historic towns:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Hertford.
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel. The parcel comprises Hertford Cemetery and St Josephs's Roman Catholic Primary School which has substantial urbanising influence.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes some contribution to the town's special character. The parcel contains a cemetery which relates to the historic development and expansion of Hertford and therefore the cemetery is part of the town's setting which contributes to its significance.

Purpose E – Assisting in urban regeneration:

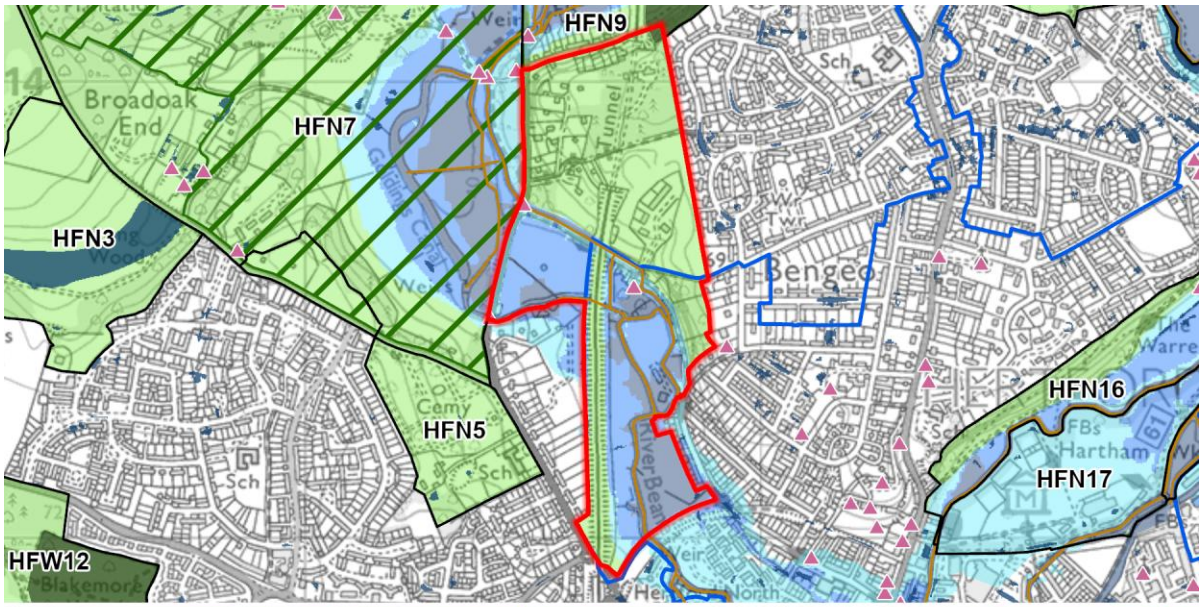
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

Parcel HFN6





Parcel HFN6 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Chalk river
- Ancient woodland
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area
- Registered Parks and Gardens

Contribution of land in Parcel HFN6

Parcel HFN6 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Weak/No	Moderate	Strong	Equal	No

Parcel HFN6 Description

Parcel Location, Land Uses and Boundaries
Land located north of Hertford. Parcel size: 34ha. There are no significant boundary features to separate the parcel from the settlement. Large parts of the eastern boundary are formed by weak residential garden boundaries, however, there are also areas of light woodland that form stronger boundary features. There is some change in landform which creates a sense of separation between the settlement and the parcel. Land descends away from Hertford creating some sense of separation. There is some perception of urban development outside of the parcel. There isn't a year-round boundary feature to reduce perception. In places denser woodland and landform limit perception more. There is some urbanising activity in the parcel but land use also associates the area with the wider countryside. Clusters of residential dwellings have some urbanising influence. Natural features limit perception of the wider countryside. Woodland and vegetation associated with the rail way line limit perception.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Hertford is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The woodland to the north and west form strong outer boundary features which would limit the urbanising impact of development on adjacent open land.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. The parcel is subject to some urbanising influence and has features that would restrict and contain development, preventing any incongruous impact on the wider countryside.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location. The parcel is largely contained by development on the urban edge, so it is not perceived as being in the gap between large built up areas.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.

Assessment Considerations	Assessment
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Woodland and vegetation associated with the rail way line forms a strong outer boundary which would limit the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Strong contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Hertford.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes a considerable contribution to the town's special character. The south of the parcel covers part of the Hertford conservation area, which covers the historic town. Therefore, it has a strong relationship with the historic town and makes a considerable contribution to the special character of Hertford.

Purpose E – Assisting in urban regeneration:

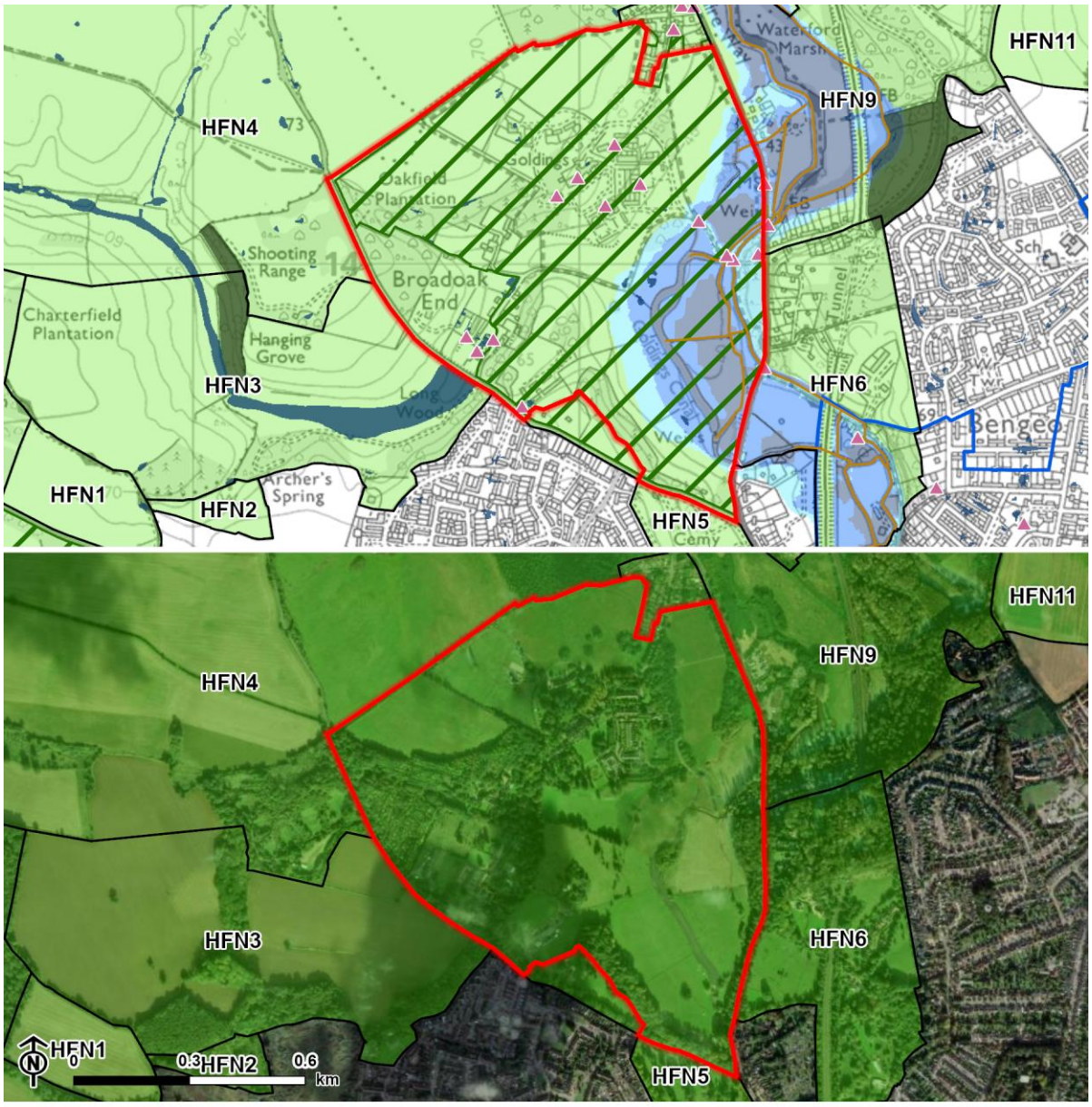
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose D and therefore does not meet the definition of grey belt land.

Parcel HFN7



NPPF Footnote 7 designations

- Listed building
- Chalk river
- Ancient woodland
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area
- Registered Parks and Gardens

Contribution of land in Parcel HFN7

Parcel HFN7 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Moderate	Equal	No

Parcel HFN7 Description

Parcel Location, Land Uses and Boundaries
Land located north of Hertford. Parcel size: 92ha. There is a strong boundary feature between the settlement and the parcel. Linear woodland associated with Bramfield Road forms a consistent strong boundary feature. There is some change in landform which creates a sense of separation between the settlement and the parcel. Land in the parcel slopes away from Hertford creating some sense of separation. There is some perception of urban development outside of the parcel. There is washed over development in the Green Belt that increases perception. There is some urbanising activity in the parcel but land use also associates the area with the wider countryside. Goldings Estate and Broad Oak Manor Nursing Home have some urbanising influence. Natural features limit perception of the wider countryside. Landform and strong outer boundary features limit perception.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Hertford is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	The parcel lies beyond physical features which are restricting and containing urban development. Therefore its weakening or loss would have an adverse impact on this purpose. Development in the parcel would negate the role of woodland associated with Bramfield Road which currently give the parcel a strong sense of separation from urbanising influences.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would create an incongruous pattern of development by breaching strong physical features currently restricting and containing an urban area.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerow boundaries in the north, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting to the historic town of Hertford.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes some contribution to the town's special character. It is largely occupied by the RPG Goldings and therefore forms part of the open, rural landscape within which the historic town is situated, although due to the intervening vegetation between the parcel and the town it is unlikely any key views of the landscape can be attained from within the town. Additionally the River Beane, along which the town was intentionally situated, runs through the parcel. As such the parcel does provide some contribution to the town's special character, largely due to its undeveloped character which is located within close proximity to the historic core of the town.

Purpose E – Assisting in urban regeneration:

Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel HFN8





Parcel HFN8 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Registered Parks and Gardens

Contribution of land in Parcel HFN8

Parcel HFN8 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Weak/No	Moderate	Moderate	Equal	Yes

Parcel HFN8 Description

Parcel Location, Land Uses and Boundaries
Land located to the north-west of Hertford. Parcel size: 3ha. There is a moderate boundary feature between the settlement and the parcel. Mature tree cover along Bramfield Road provides a moderate feature. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. This influence is stronger in the west near the taller development. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Natural features limit perception of the wider Countryside.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Hertford is a town so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. The parcel contains one residential property.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. The residential area to the south-west has some influence in the parcel, becoming stronger in the west nearer the taller development.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. Woodland tree cover to the north of the parcel forms a strong outer boundary which would limit the urbanising impact of development on adjacent open land.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. The parcel is subject to some urbanising influence and has features that would restrict and contain development, preventing any incongruous impact on the wider countryside.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. The parcel contains one residential property.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. The residential area to the south-west has some influence in the parcel, becoming stronger in the west nearer the taller development.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open

Assessment Considerations	Assessment
	land. Strong outer boundaries would limit the impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting to the historic town of Hertford.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. The parcel contains one residential property.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes some contribution to the town's special character. The parcel forms part of the open, rural landscape within which the historic town is situated and therefore does provide some contribution to the town's special character, largely due to its undeveloped character which is located within close proximity to the historic core of the town.

Purpose E – Assisting in urban regeneration:

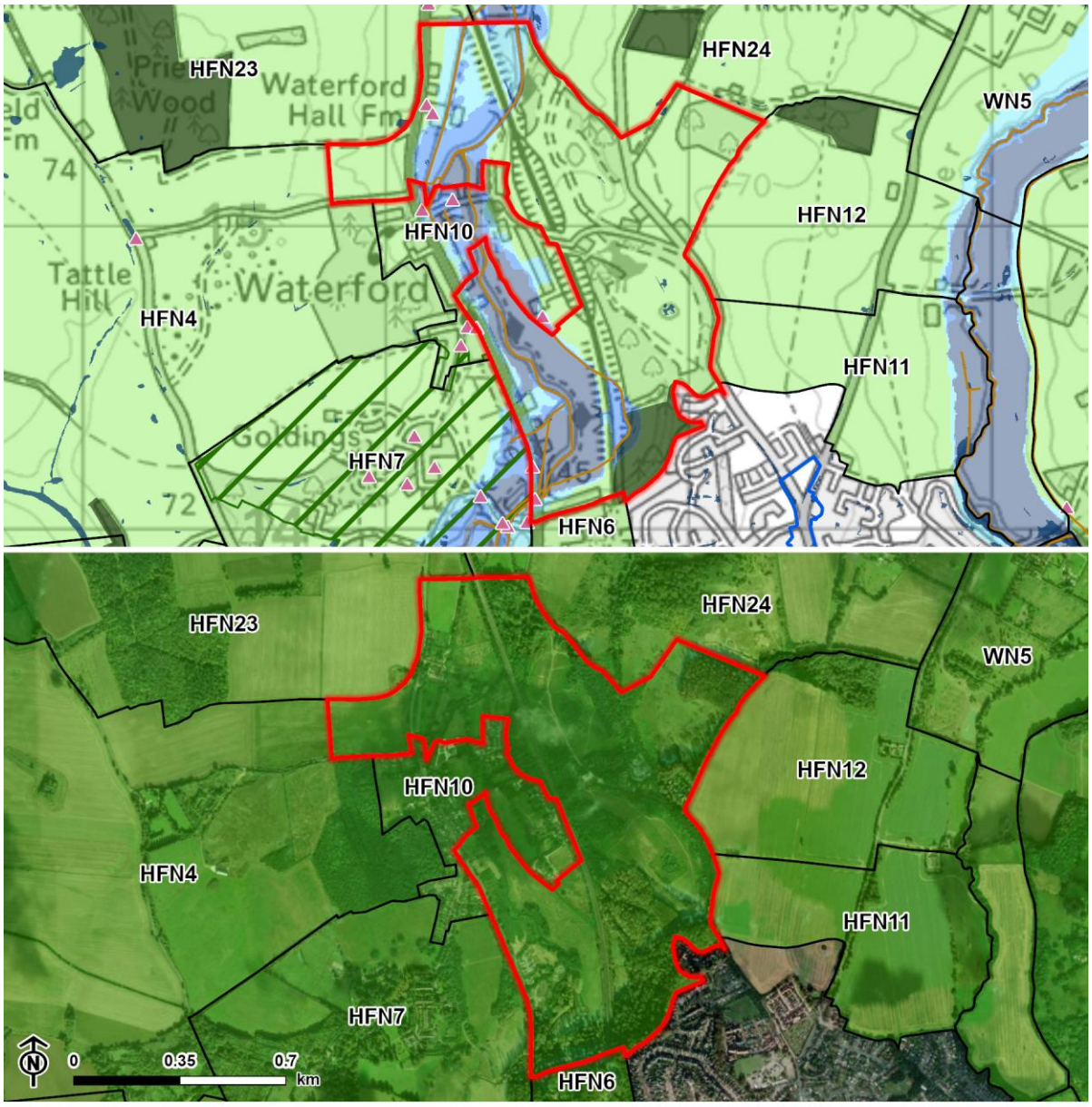
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

Parcel HFN9



Parcel HFN9 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Chalk river
- Ancient woodland
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area
- Registered Parks and Gardens

Contribution of land in Parcel HFN9

Parcel HFN9 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Moderate	Equal	No

Parcel HFN9 Description

Parcel Location, Land Uses and Boundaries
Land located north of Hertford. Parcel size: 105ha. There is a strong boundary feature between the settlement and the parcel. Woodland forms a consistent strong boundary feature. There is a significant change in landform which creates a clear sense of separation between the settlement and the parcel. There is a steep drop in landform away from the settlement edge which creates a clear sense of separation. There is a weak perception of urban development outside of the parcel. There is some urbanising activity in the parcel but land use also associates the area with the wider countryside. The linear village of Waterford and additional clusters of residential development has some urbanising influence. Natural features limit perception of the wider countryside. Woodland and tree belts throughout the parcel limit perception.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Hertford is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	The parcel lies beyond physical features which are restricting and containing urban development. Therefore its weakening or loss would have an adverse impact on this purpose. Development in the parcel would negate the role of woodland which currently give the parcel a strong sense of separation from urbanising influences.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would create an incongruous pattern of development by breaching strong physical features currently restricting and containing an urban area.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has a mix of woodland and hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting for the historic town of Hertford.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes some contribution to the town's special character. The parcel is located within close proximity to the Hertford conservation area, and while the dense vegetation along Sacombe Road does not allow for clear views from the settlement across the open agricultural landscape, glimpsed views may be possible and the largely undeveloped character of the parcel means it does provide some contribution to the special character of the town.

Purpose E – Assisting in urban regeneration:

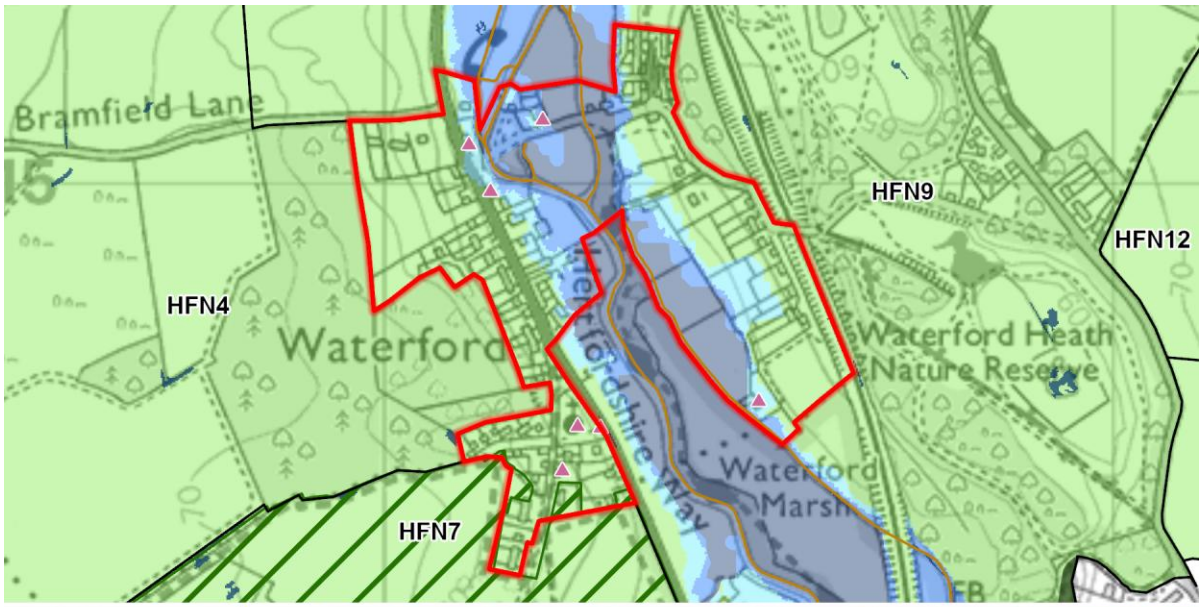
Equal contribution

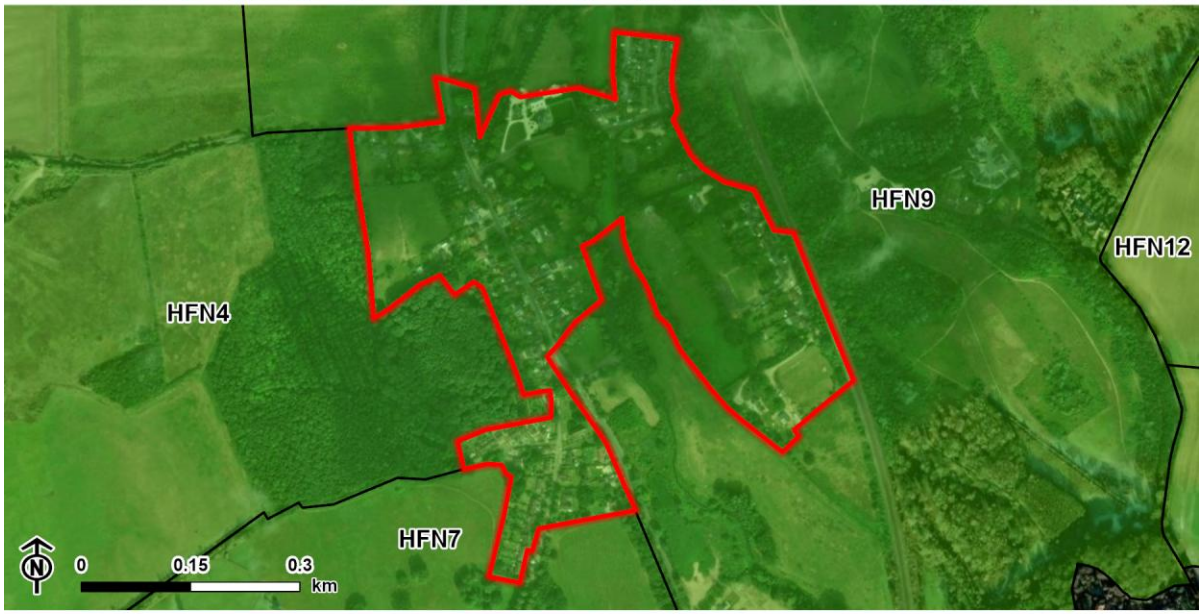
All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel HFN10





Parcel HFN10 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Chalk river
- Ancient woodland
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Registered Parks and Gardens

Contribution of land in Parcel HFN10

Parcel HFN10 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Weak/No	Moderate	Weak/No	Equal	Yes

Parcel HFN10 Description

Parcel Location, Land Uses and Boundaries
Land located at Waterford, north of Hertford. Parcel size: 22ha. The parcel covers an isolated area of development in the open countryside, which limits openness associated with its development, land use and activity. Visual openness persists between the partially open areas and the surrounding open countryside.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Hertford is a town, so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. Woodland blocks to the west of the parcel, along with the Cuffey to Stevenage rail line to the east of the parcel form strong outer boundaries, and the parcel is already developed to the extent that further development would not significantly increase urbanising influence on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. The parcel is subject to some urbanising influence and has features that would restrict and contain development, preventing any incongruous impact on the wider countryside.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a robust gap between towns. The parcel lies in the gap between Hertford and Stevenage.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel has uses associated with the urban area which limit the extent to which it is perceived as being part of the countryside.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Development in the parcel would not increase urbanising influence on any land which is not already subject to at least as much urbanising influence as this parcel.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Hertford.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel forms part of the wider agricultural landscape surrounding Hertford, but it does not contain any key elements which would form part of the setting of a historic town and does not currently contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

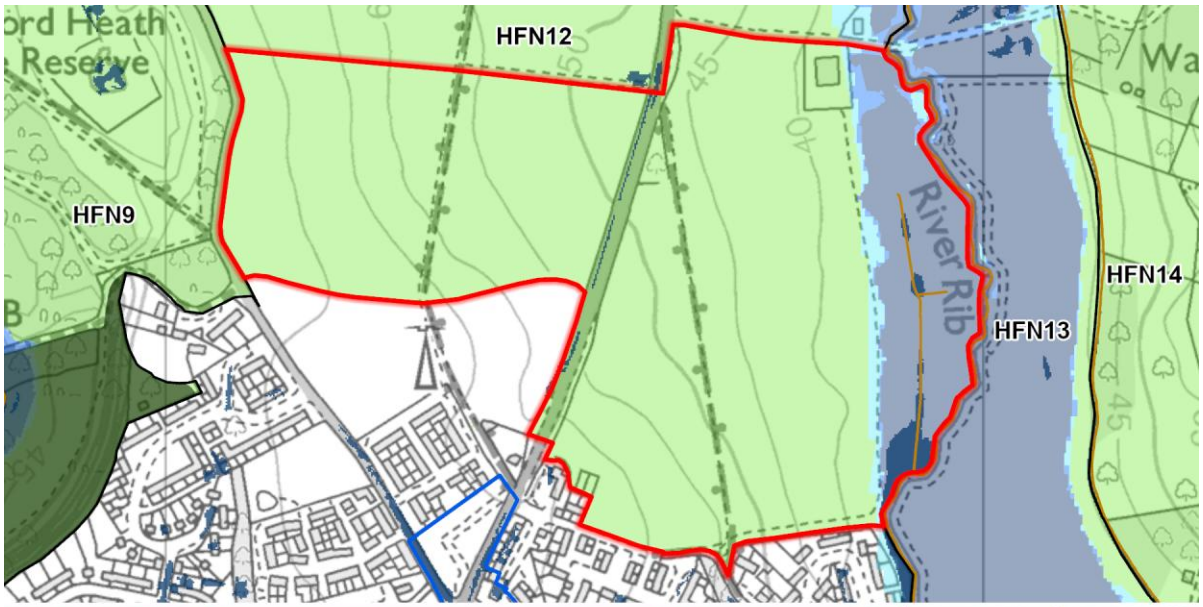
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

Parcel HFN11





Parcel HFN11 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Chalk river
- Ancient woodland
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area

Contribution of land in Parcel HFN11

Parcel HFN11 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Moderate	Strong	Moderate	Equal	No

Parcel HFN11 Description

Parcel Location, Land Uses and Boundaries
Land located north of Hertford. Parcel size: 39ha.
There are no significant boundary features to separate the parcel from the settlement. Residential garden boundary do not form a significant boundary feature.
There is no significant change in landform to create a sense of separation between the settlement and the parcel.
There is some perception of urban development outside of the parcel. garden boundaries do not form a year round boundary feature and there is not a change in landform to reduce perception.
There is no significant urbanising development or activity in the Green Belt affecting this parcel.
Natural features limit perception of the wider countryside. Woodland and landform limit perception.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Hertford is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. There is no significant urbanising development or activity in the Green Belt affecting this parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. There is no significant urbanising development or activity in the Green Belt affecting this parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has only hedgerow boundaries, so development within it would in turn increase the urbanising impact of development on adjacent open land.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The lack of features to restrict and contain development mean that, although the parcel is subject to some urbanising influence, development here would have an incongruous impact.

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel lies in the gap between Hertford and Ware.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. There is no significant urbanising development or activity in the Green Belt affecting this parcel.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The parcel forms a small part of the gap, with the western part peripheral to the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. The development of land in this parcel would be unlikely to significantly increase urbanising influence on adjacent land in the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. There is no significant urbanising development or activity in the Green Belt affecting this parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. There is no significant urbanising development or activity in the Green Belt affecting this parcel.

Assessment Considerations	Assessment
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting for the historic town of Hertford.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. There is no significant urbanising development or activity in the Green Belt affecting this parcel.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes some contribution to the town's special character. The parcel is located within close proximity to the Hertford conservation area, and while the dense vegetation along the B158 does not allow for clear views from the settlement across the open agricultural landscape, glimpsed views are likely possible and the largely undeveloped character of the parcel means it does provide some contribution to the special character of the town.

Purpose E – Assisting in urban regeneration:

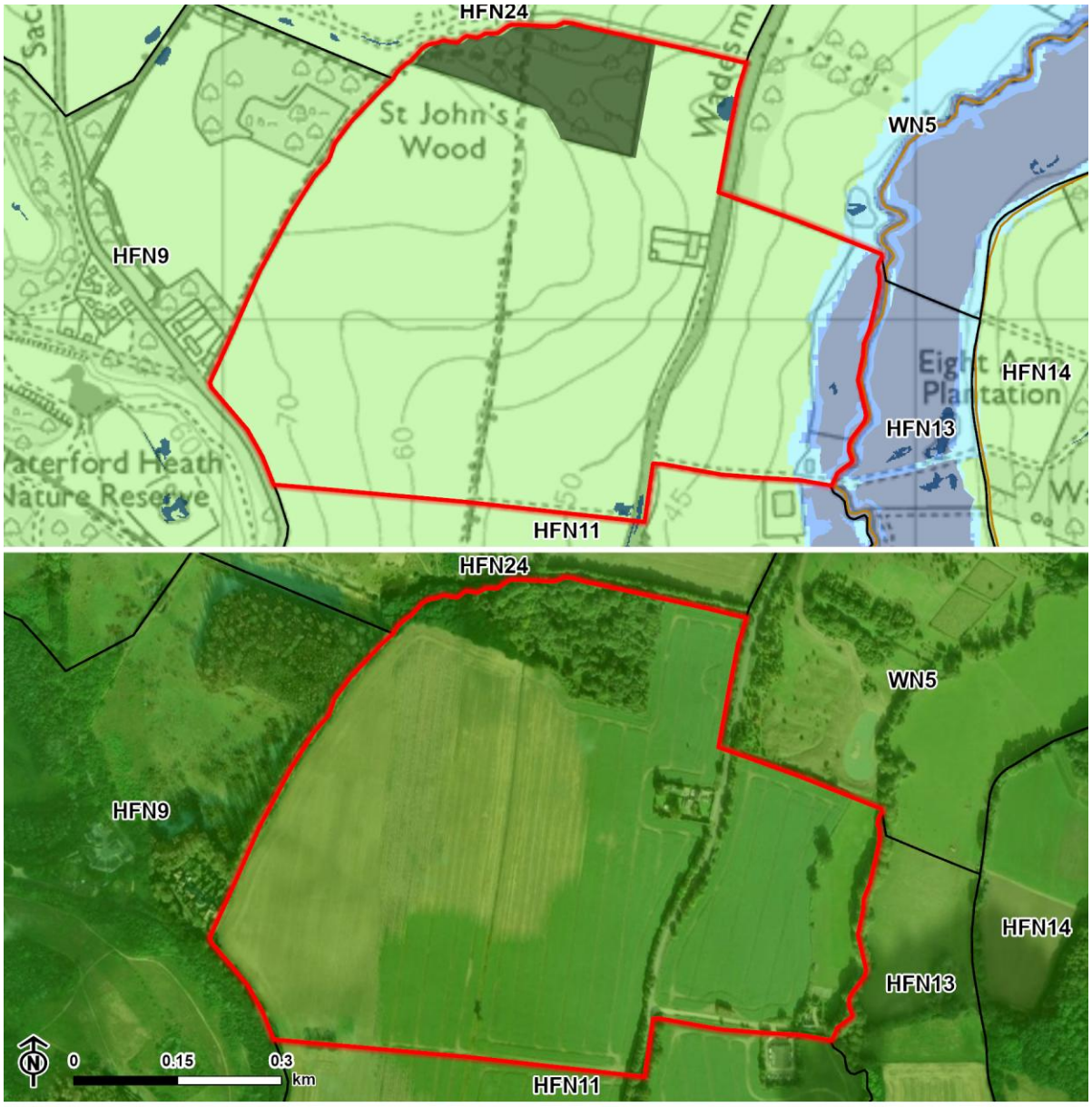
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel HFN12



Parcel HFN12 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Chalk river
- Ancient woodland
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding

Contribution of land in Parcel HFN12

Parcel HFN12 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Weak/No	Equal	No

Parcel HFN12 Description

Parcel Location, Land Uses and Boundaries
Land located north of Hertford, west of Ware. Parcel size: 49ha.
Boundary features within the gap between the settlement and the parcel combine to create moderate separation. The vegetated edge along Sacombe Road and Wadesmill Road, combined with the distance to the settlement edge, creates a moderate sense of separation.
There is some change in landform which creates a sense of separation between the settlement and the parcel. Landform in the parcel slopes up from south to north.
1 There is a weak perception of urban development outside of the parcel.
There is no significant urbanising development or activity in the Green Belt affecting this parcel.
Natural features limit perception of the wider Countryside.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Hertford is a town, so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has many hedgerow boundaries, so development within it would in turn increase the urbanising impact of development on adjacent open land.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The lack of features to restrict and contain development mean that the parcel is subject to some urbanising influence, and development here would have an incongruous impact.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a robust gap between towns. The parcel lies in the gap between Ware and Hertford.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The parcel forms a small part of a large gap with multiple strong separating features to the north-west.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has many hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Hertford.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel forms part of the wider agricultural landscape surrounding Hertford, but it does not contain any key elements which would form part of the setting of a historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

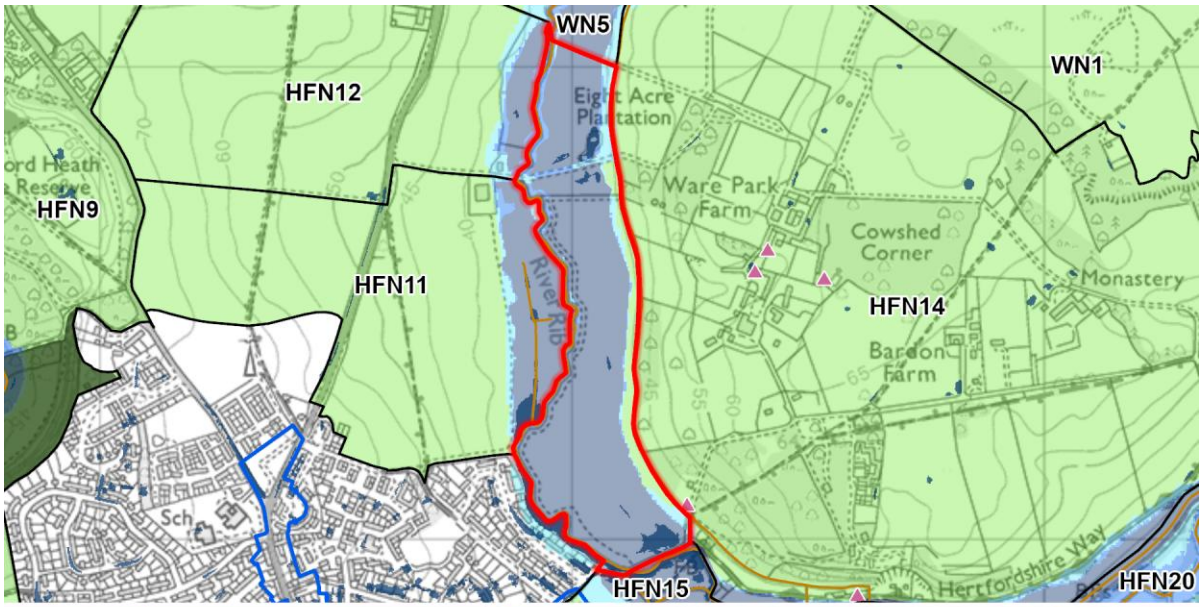
Equal contribution

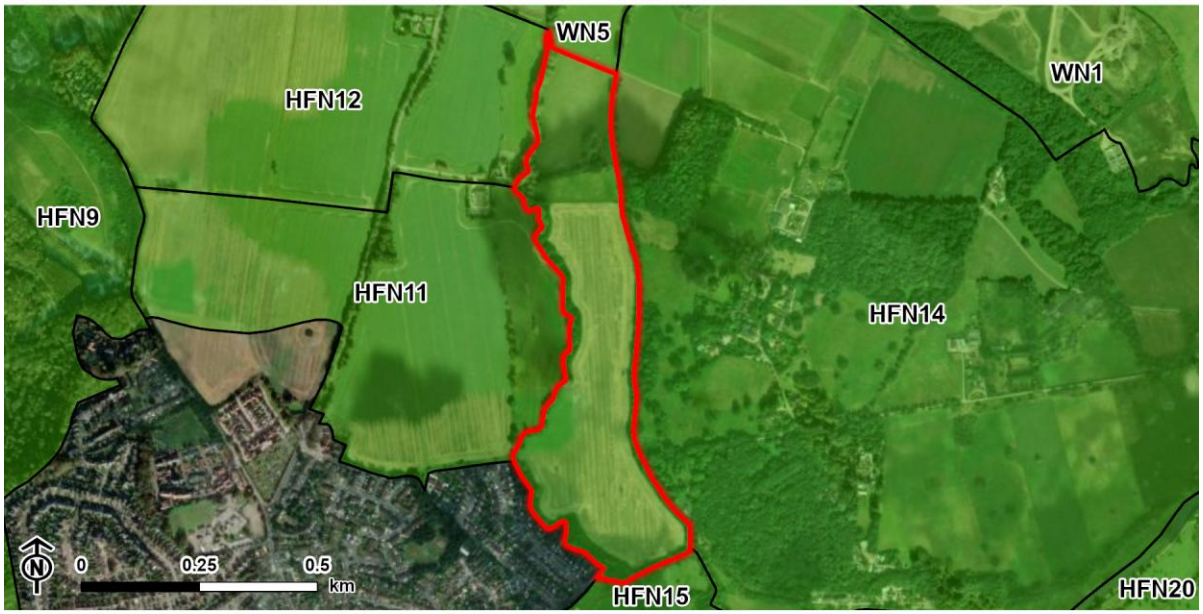
All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel HFN13





Parcel HFN13 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Chalk river
- Ancient woodland
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area

Contribution of land in Parcel HFN13

Parcel HFN13 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Moderate	Strong	Moderate	Equal	No

Parcel HFN13 Description

Parcel Location, Land Uses and Boundaries
Land located north-east of Hertford. Parcel size: 21ha. There is a consistent strong boundary feature between the settlement and the parcel. The River Rib forms a consistent strong boundary feature. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. The River Rib and associated vegetation does not form a year round boundary feature, nor is there a change in landform to reduce perception. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Natural features limit perception of the wider countryside. Landform to the east and west, and tree belts around the parcel limit perception.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Hertford is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. The River Rib and associated vegetation does not form a year round boundary feature, nor is there a change in landform to reduce perception.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of the River Rib which currently give the parcel a strong sense of separation from urbanising influences.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The River Rib between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel lies within a moderate gap between Ware and Hertford.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. The development of land in this parcel would be likely to increase urbanising influence on adjacent land in the gap but impact would not be significant given the strength of separation in the remainder of the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. The River Rib and associated vegetation does not form a year round

Assessment Considerations	Assessment
	boundary feature, nor is there a change in landform to reduce perception.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Landform to the east and west, and tree belts around the parcel form a strong outer boundary which would limit the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting for the historic town of Hertford.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes some contribution to the town's special character. The parcel is located within close proximity to the Hertford conservation area, and while intervening built form and vegetation does not allow for clear views from the settlement across the open agricultural landscape, there is potential for glimpsed views and the largely undeveloped character of the parcel means it does provide some contribution to the special character of the town. Additionally the parcel contains part of the River Rib, just before the point where it meets the River Lea and the alignment of these rivers and the landscape they create forms part of the reasoning behind the town's siting and therefore contributes to its significance.

Purpose E – Assisting in urban regeneration:

Equal contribution

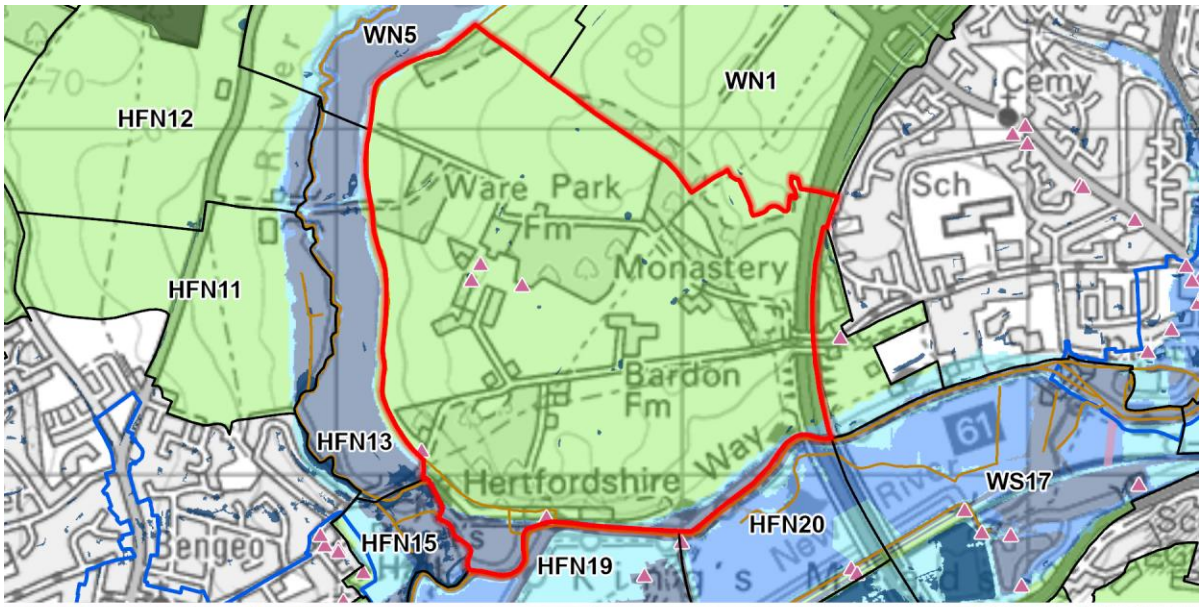
All Green Belt land plays an equal role in relation to this purpose.

Parcel HFN13

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel HFN14





Parcel HFN14 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Chalk river
- Ancient woodland
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area
- Scheduled monument

Contribution of land in Parcel HFN14

Parcel HFN14 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Strong	Strong	Moderate	Equal	No

Parcel HFN14 Description

Parcel Location, Land Uses and Boundaries
Land located north-east of Hertford, west of Ware. Parcel size: 143ha.
There is a consistent strong boundary feature between the settlement and the parcel. The River Rib, River Lee, New River, A10 and associated woodland form a strong consistent boundary feature.
There is some change in landform which creates a sense of separation between the settlement and the parcel. There is some change in landform that creates a sense of separation from Hertford. Though this sense in reduced from Ware.
There is some perception of urban development outside of the parcel. Despite distance, the elevated landform allows for some perception of Ware. There is also some washed over development that has some urbanising influence.
There is some urbanising activity in the parcel but land use also associates the area with the wider countryside. Small clusters of residential development have some urbanising influence but the parcel relates more strongly with the wider countryside.
There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. The elevated land in the parcel allows for long ranging views of the wider countryside to the north.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Hertford is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Hertford for development here to be associated with it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development. Development in the parcel is not urban in character.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.

Parcel HFN14

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of physical features which currently give the parcel a strong sense of separation from urbanising influences.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. Boundary features between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern. The reduction in separation between Hertford and Ware would also weaken the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel lies within a moderate gap between Ware and Hertford.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development. Development in the parcel is not urban in character.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. The parcel forms almost the entirety of the gap between two towns. The parcel contains strong separating features of significant landform change and mature wooded areas.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. In addition to the loss of visual separating features the development of land in this parcel would also be likely to increase urbanising influence on remaining land in the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development. Development in the parcel is not urban in character.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel is elevated, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting for the historic town of Hertford.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development. Development in the parcel is not urban in character.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes some contribution to the town's special character. The parcel is located within close proximity to the Hertford conservation area and therefore forms part of its setting, however the dense vegetation and wooded areas around the southern and western parts of the parcel which are closest to the historic town means that views of most of the parcel are not possible from the historic town. The parcel contains part of the River Lea, where it meets the River Rib and the alignment of these rivers and the landscape they create forms part of the reasoning behind the town's siting and therefore contributes to its significance.

Parcel HFN14

Purpose E – Assisting in urban regeneration:

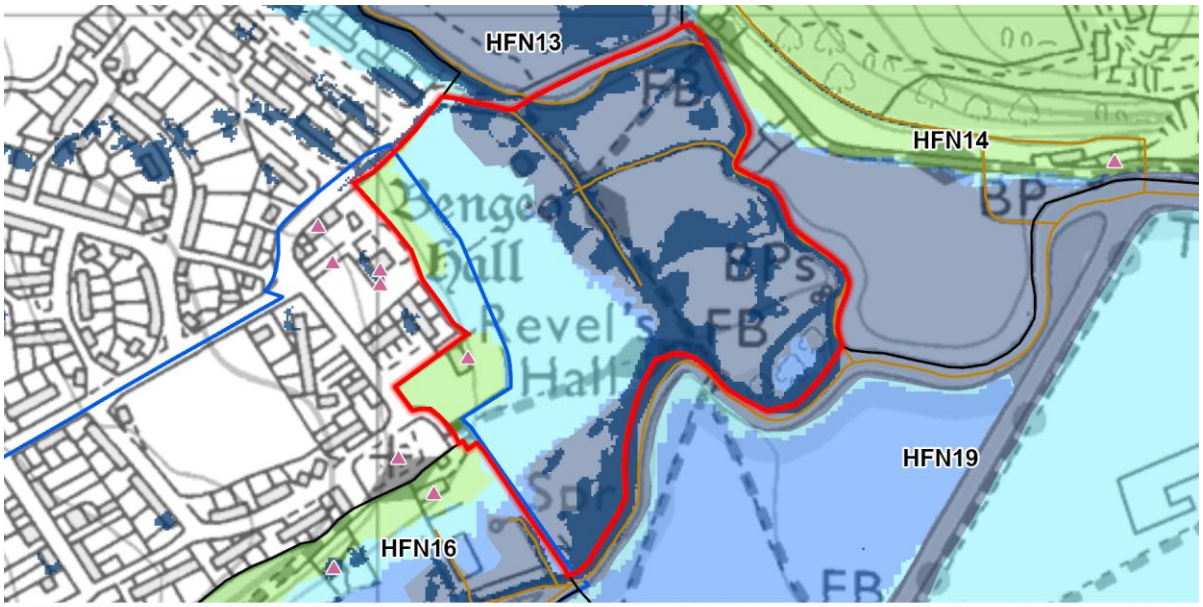
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purposes A and B and therefore does not meet the definition of grey belt land.

Parcel HFN15





Parcel HFN15 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Chalk river
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area

Contribution of land in Parcel HFN15

Parcel HFN15 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Moderate	Strong	Strong	Equal	No

Parcel HFN15 Description

Parcel Location, Land Uses and Boundaries
Land located north-east of Hertford. Parcel size: 9ha. There are no significant boundary features to separate the parcel from the settlement. Garden boundaries and associated vegetation do not form a significant boundary feature. There is no significant change in landform to create a sense of separation between the settlement and the parcel. Land in the parcel slopes down gently away from the settlement edge, however, this isn't considered to be significant. There is some perception of urban development outside of the parcel. There isn't a year round boundary feature or change in landform to reduce perception. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Natural features limit perception of the wider countryside. Woodland surrounding the parcel limits perception.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Hertford is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. There is no significant urbanising development or activity in the Green Belt affecting this parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. There isn't a year round boundary feature or change in landform to reduce perception.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has predominantly hedgerow boundaries, so development within it would in turn increase the

Assessment Considerations	Assessment
	urbanising impact of development on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The lack of features to restrict and contain development mean that, although the parcel is subject to some urbanising influence, development here would have an incongruous impact.

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel lies in a moderate gap between Ware and Hertford.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. There is no significant urbanising development or activity in the Green Belt affecting this parcel.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The parcel forms a small part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. The development of land in this parcel would be unlikely to significantly increase urbanising influence on adjacent land in the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. There is no significant urbanising development or activity in the Green Belt affecting this parcel.

Parcel HFN15

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. There isn't a year round boundary feature or change in landform to reduce perception.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has predominantly hedgerow boundaries, so development within it would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Strong contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Hertford.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. There is no significant urbanising development or activity in the Green Belt affecting this parcel.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes a considerable contribution to the town's special character. The parcel contains part of the Hertford conservation area, therefore it makes a strong contribution to the special character of the historic town. Additionally there are clear views outwards from the conservation across the agricultural land of this parcel which reflects the historically rural surroundings of the town of Hertford and therefore forms a part of its setting which contributes to its significance.

Purpose E – Assisting in urban regeneration:

Equal contribution

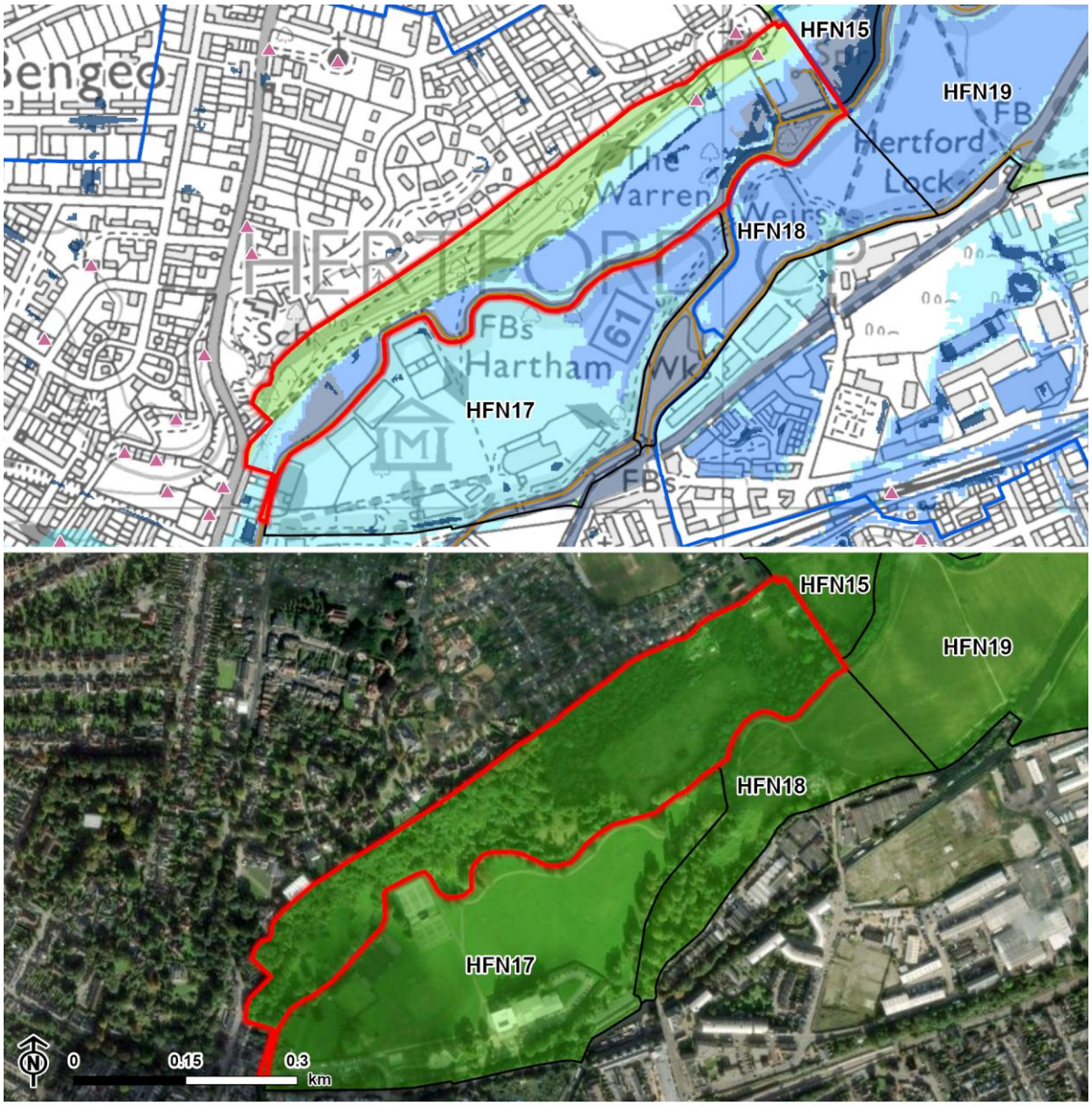
All Green Belt land plays an equal role in relation to this purpose.

Parcel HFN15

Grey Belt

The parcel makes a strong contribution to Green Belt Purposes A and D and therefore does not meet the definition of grey belt land.

Parcel HFN16



Parcel HFN16 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Chalk river
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area

Contribution of land in Parcel HFN16

Parcel HFN16 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Weak/No	Moderate	Strong	Equal	No

Parcel HFN16 Description

Parcel Location, Land Uses and Boundaries
Land contained north of Hertford. Parcel size: 12ha. There is a consistent strong boundary feature between the settlement and the parcel. Woodland forms a consistent strong boundary feature. There is some change in landform which creates a sense of separation between the settlement and the parcel. Land in the parcel slopes steeply away from the settlement edge before plateauing towards the River Beane. There is some perception of urban development outside of the parcel. Despite woodland and landform limiting perception, containment by Hertford to the south, with no year round barrier means there is perception, including of some high-rise buildings. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Urbanising development limits perception of the wider countryside. The parcel is largely contained by Hertford which limits perception.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Hertford is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	The parcel lies beyond physical features which are restricting and containing urban development. Therefore its weakening or loss would have an adverse impact on this purpose. Development in the parcel would negate the role of woodland which currently gives the parcel a strong sense of separation from urbanising influences.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. Although development in the parcel would not be restricted and contained, there is sufficient urbanising containing influence to limit the extent to which it would be incongruous with the current pattern.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location. The parcel is largely contained by development on the urban edge, so it is not perceived as being in the gap between Hertford and Ware.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel forms part of an area which, although it retains rural land uses, is entirely contained by urban edges, limiting the extent to which it can be considered part of the countryside.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.

Parcel HFN16

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Development in the parcel would not increase urbanising influence on any land which is not already subject to at least as much urbanising influence as this parcel.

Purpose D: Preserving the setting and special character of historic towns:

Strong contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Hertford.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes a considerable contribution to the town's special character. The parcel is located within the south of the Hertford conservation area which covers the historic town. Therefore it has a strong relationship with the historic town and makes a considerable contribution to the special character of Hertford.

Purpose E – Assisting in urban regeneration:

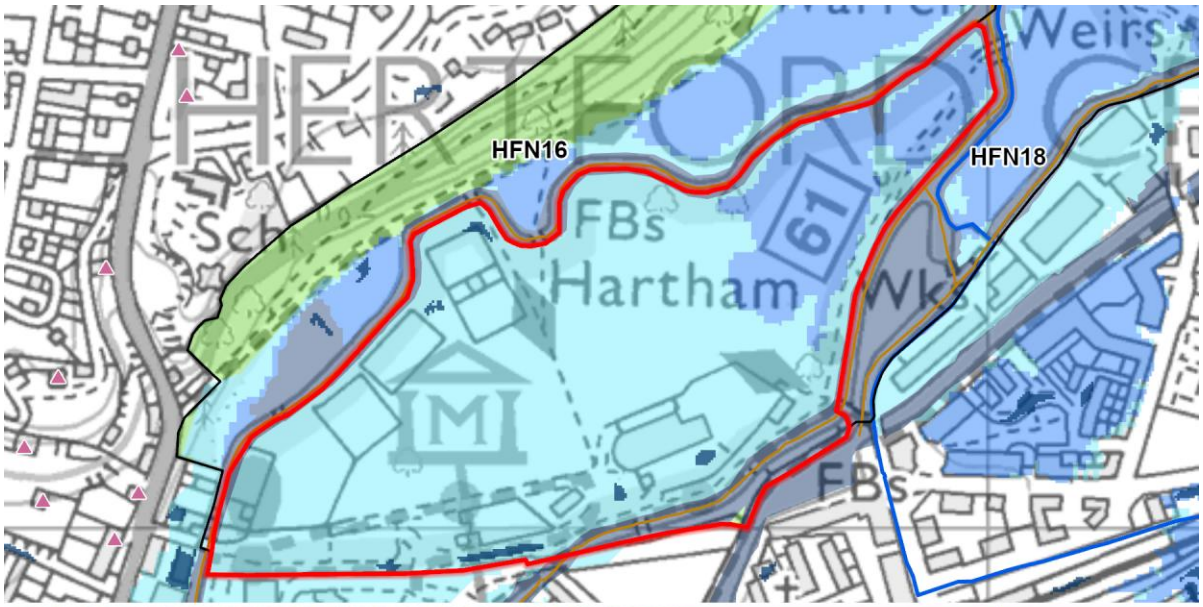
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose D and therefore does not meet the definition of grey belt land.

Parcel HFN17





Parcel HFN17 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Chalk river
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area

Contribution of land in Parcel HFN17

Parcel HFN17 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Weak/No	Moderate	Strong	Equal	No

Parcel HFN17 Description

Parcel Location, Land Uses and Boundaries
Land contained north of Hertford. Parcel size: 13ha. There are no significant boundary features to separate the parcel from the settlement. Development has extended into the Green Belt with no significant boundary feature to separate the settlement and the parcel. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a strong perception of urban development outside of the parcel. The parcel is contained on more than one side by development, with no year round boundary features or change in landform to reduce perception. Existing development in the Green Belt has some urbanising influence. The carpark, Hartham Leisure centre and associated sports pitches have some urbanising influence. Urbanising development limits perception of the wider countryside. The parcel is contained by Hertford which limits perception.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Hertford is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. Existing development in the Green Belt has some urbanising influence. The carpark, Hartham Leisure centre and associated sports pitches have some urbanising influence.
What is the extent of urbanising influence from outside the parcel?	There is substantial urbanising influence associated with development outside of the parcel. The parcel is contained on more than one side by development, with no year round boundary features or change in landform to reduce perception.

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The River Beane and River Lee along with associated woodland forms a strong outer boundary which would limit the urbanising impact of development on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. The parcel is subject to significant urbanising influence.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location. The parcel is largely contained by development on the urban edge, so it is not perceived as being in the gap between Hertford and Ware.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel has uses associated with the urban area which limit the extent to which it is perceived as being part of the countryside.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. Existing development in the Green Belt has some urbanising influence. The carpark, Hartham Leisure

Assessment Considerations	Assessment
	centre and associated sports pitches have some urbanising influence.
What is the extent of urbanising influence from outside the parcel?	There is substantial urbanising influence associated with development outside of the parcel. The parcel is contained on more than one side by development, with no year round boundary features or change in landform to reduce perception.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The River Beane and River Lee along with associated woodland forms a strong outer boundary which would limit the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Strong contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Hertford.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. Existing development in the Green Belt has some urbanising influence. The carpark, Hartham Leisure centre and associated sports pitches have some urbanising influence.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes a considerable contribution to the town's special character. The parcel is located within the south of the Hertford conservation area which covers the historic town. Therefore it has a strong relationship with the historic town and makes a considerable contribution to the special character of Hertford.

Purpose E – Assisting in urban regeneration:

Equal contribution

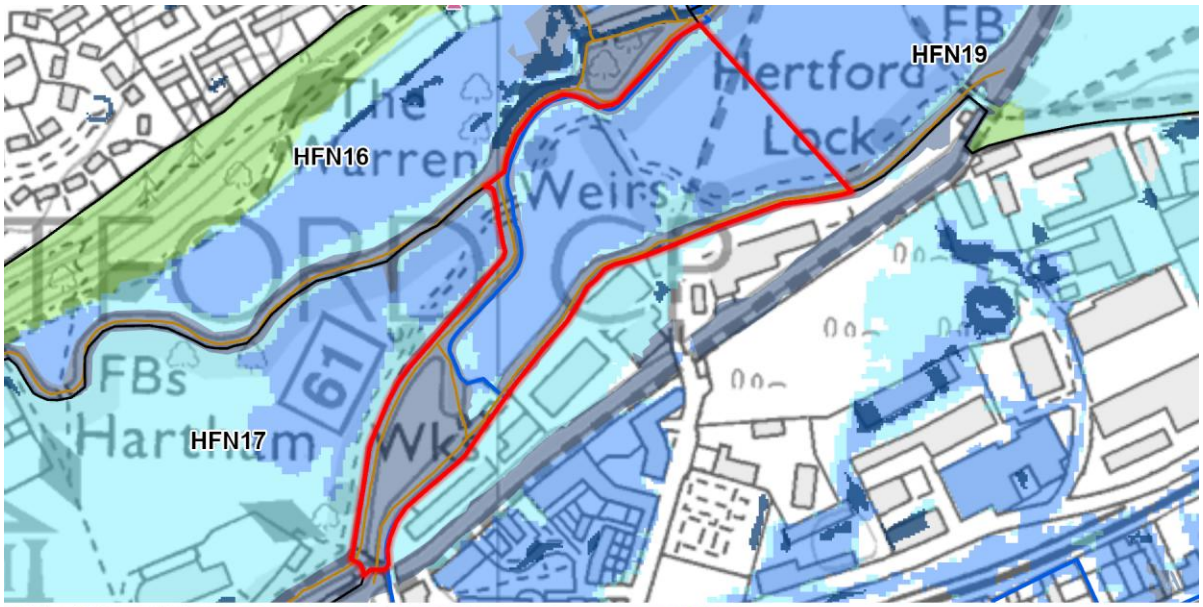
All Green Belt land plays an equal role in relation to this purpose.

Parcel HFN17

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose D and therefore does not meet the definition of grey belt land.

Parcel HFN18





Parcel HFN18 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Chalk river
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area

Contribution of land in Parcel HFN18

Parcel HFN18 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Weak/No	Moderate	Strong	Equal	No

Parcel HFN18 Description

Parcel Location, Land Uses and Boundaries
Land located north-east of Hertford. Parcel size: 5ha. There is a consistent strong boundary feature between the settlement and the parcel. A mature tree line and a canal form a consistent strong boundary feature. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. The canal does not form a visual barrier and the mature treeline does not form a year round boundary feature to reduce perception. Land use creates some association with the urban area but there is little urbanising activity in the parcel. Sports pitches associated with Hartham Playing Fields creates some association with the urban area. Urbanising development limits perception of the wider countryside. The parcel is largely contained by Hertford which limits perception.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Hertford is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The River Lee forms a strong outer boundary which would limit the urbanising impact of development on adjacent open land.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would not represent an incongruous pattern of development because of strong physical features restricting and containing development within it.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The River Lee forms a strong outer boundary which would limit the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Strong contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Hertford.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes a considerable contribution to the town's special character. Part of the parcel is in the Hertford Conservation Area. The remainder is public open green space, the undeveloped character of which reflects the historically rural surroundings of the town of Hertford and therefore forms a part of its setting, which contributes to its significance.

Purpose E – Assisting in urban regeneration:

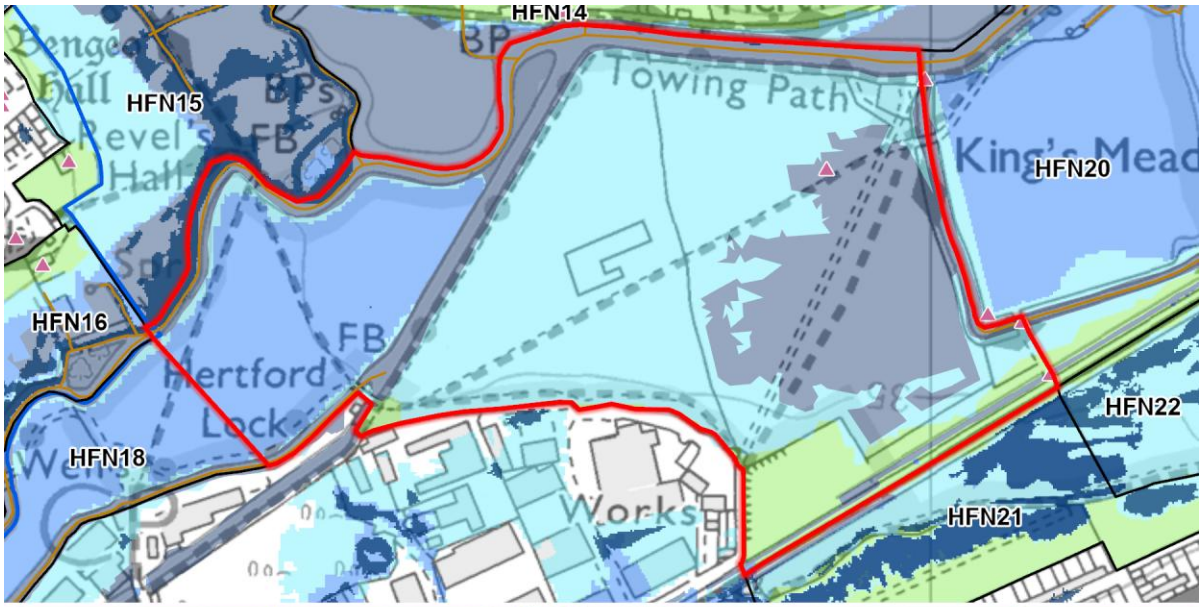
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose D and therefore does not meet the definition of grey belt land.

Parcel HFN19





Parcel HFN19 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Chalk river
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area

Contribution of land in Parcel HFN19

Parcel HFN19 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Strong	Strong	Moderate	Equal	No

Parcel HFN19 Description

Parcel Location, Land Uses and Boundaries
Land located north-east of Hertford. Parcel size: 32ha. There is a moderate boundary feature between the settlement and the parcel. A mature tree line forms a well-defined boundary feature. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. There isn't a year round boundary feature or change in landform to reduce perception. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Urbanising development limits perception of the wider countryside. Woodland associated with development outside the parcel, combined with urbanising influence reduce perception.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Hertford is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development. There is no significant urbanising development or activity in the Green Belt affecting this parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. There is some perception of urban development outside of the Green Belt. There isn't a year round boundary feature or change in landform to reduce perception.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel forms the strongest part of the gap between Ware and Hertford. Any partial development of the parcel would weaken the remainder.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The loss of separation between Ware and Hertford, causing the two to become a single large built-up area, would be a significant change to the urban pattern. The openness of this parcel is playing a role in preventing that.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a fragile gap between towns. The parcel sits in an approximately 2km gap between Ware and Hertford. The A119 forms a separating feature. The gap is narrower to the south.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development. There is no significant urbanising development or activity in the Green Belt affecting this parcel.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. In addition to the loss of visual separating features the development of land in this parcel would also be likely to increase urbanising influence on remaining land in the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development. There is no significant urbanising development or activity in the Green Belt affecting this parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. There is some perception of urban development outside of the Green

Assessment Considerations	Assessment
	Belt. There isn't a year round boundary feature or change in landform to reduce perception.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only road boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Hertford.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development. There is no significant urbanising development or activity in the Green Belt affecting this parcel.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes some contribution to the town's special character. Glimpsed views of the open agricultural land within the parcel, which reflects the town's historic setting, are possible from the easternmost parts of the conservation area, therefore the parcel provides some contribution to the special character of the town.

Purpose E – Assisting in urban regeneration:

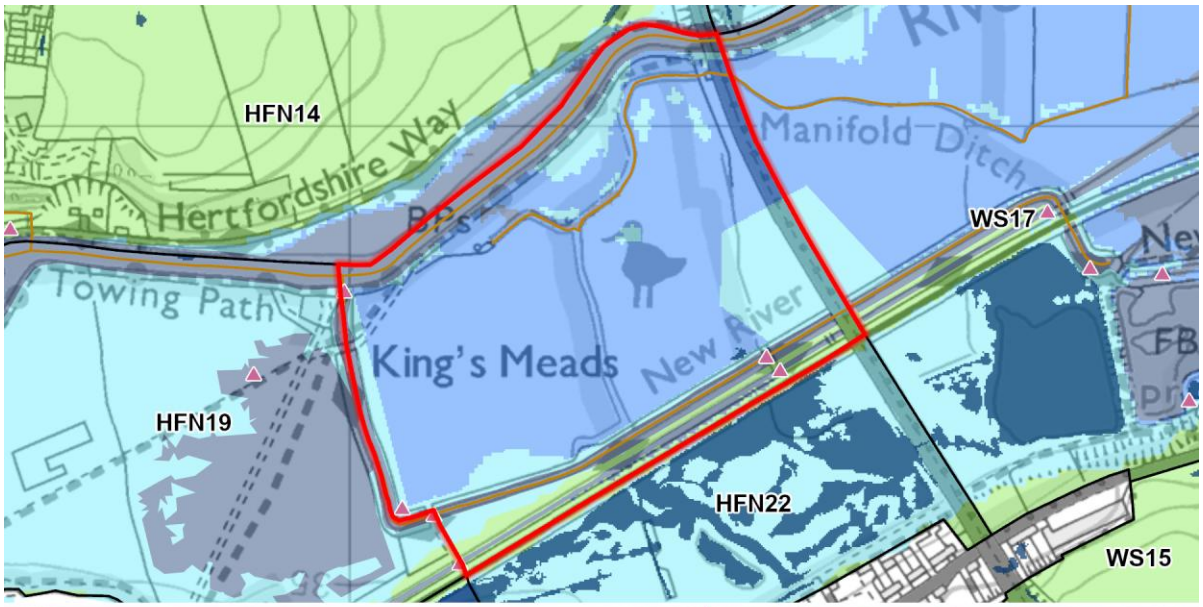
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purposes A and B and therefore does not meet the definition of grey belt land.

Parcel HFN20





Parcel HFN20 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Chalk river
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding

Contribution of land in Parcel HFN20

Parcel HFN20 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Strong	Strong	Moderate	Equal	No

Parcel HFN20 Description

Parcel Location, Land Uses and Boundaries
Land located to the north of Hertford, west of Ware. Parcel size: 22ha. There is a combination of features creating a strong boundary between the settlement and the parcel. The New River, railway line and their associated tree cover form a strong separating feature to the residential area to the south. The A10 forms a strong feature to Ware in the east. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. The distance to the urban edge and the strong separating features restrict perception of the urban area. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Hertford and Ware are both defined as large built-up areas.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	The parcel lies beyond physical features which are restricting and containing urban development. Therefore its weakening or loss would have an adverse impact on this purpose. Development within the parcel would negate the role of the Broxbourne to Hertford rail line, and associated vegetation, which currently gives

Assessment Considerations	Assessment
	the parcel a strong sense of separation from urbanising influences.
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would create an incongruous pattern of development by breaching strong physical features currently restricting and containing an urban area.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a fragile gap between towns. The parcel lies in the gap between Hertford and Ware.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. In addition to the loss of visual separating features, the development of land in this parcel would also be likely to increase urbanising influence on remaining land in the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The

Assessment Considerations	Assessment
	parcel has some hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Hertford.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes some contribution to the town's special character. Glimpsed views of the open agricultural land within the parcel, which reflects the town's historic setting, are possible from the easternmost parts of the Hertford conservation area, therefore the parcel provides some contribution to the special character of the town.

Purpose E – Assisting in urban regeneration:

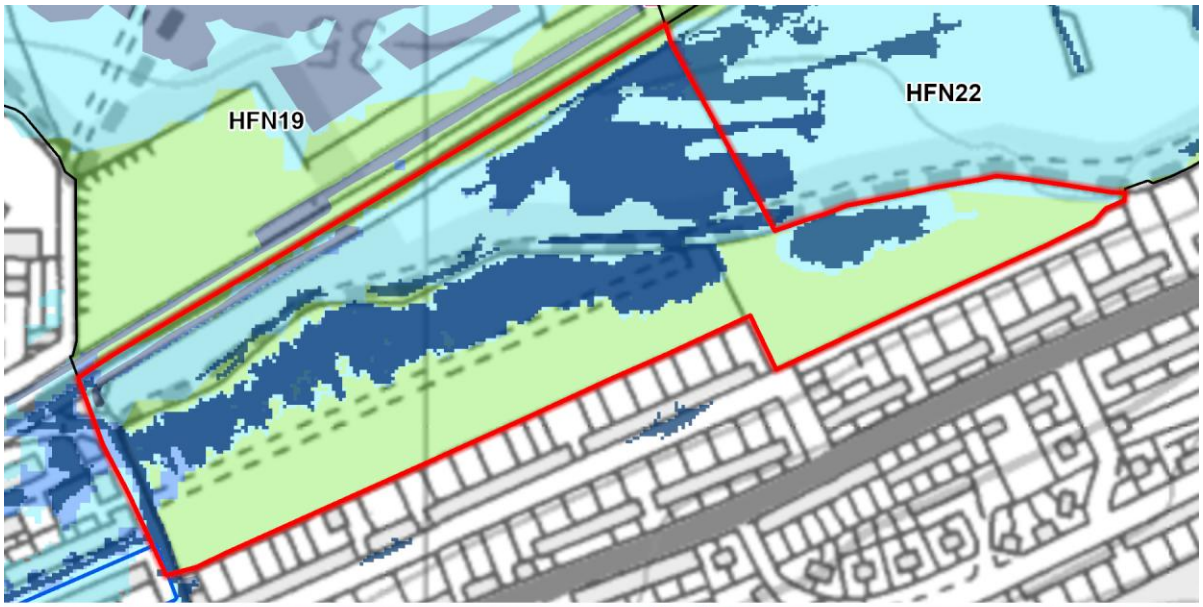
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purposes A and B and therefore does not meet the definition of grey belt land.

Parcel HFN21





Parcel HFN21 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area

Contribution of land in Parcel HFN21

Parcel HFN21 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Weak/No	Weak/No	Weak/No	Moderate	Equal	Yes

Parcel HFN21 Description

Parcel Location, Land Uses and Boundaries
Land located north-east of Hertford. Parcel size: 7ha. There are no significant boundary features to separate the parcel from the settlement. Garden boundary treatments do not form a significant boundary feature. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. There isn't a year-round boundary feature or change in landform to reduce perception. Land use creates some association with the urban area but there is little urbanising activity in the parcel. Cromwell Road Allotments creates some association with Hertford. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. There is perception of the wider countryside to the north of the parcel.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Weak/No contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Hertford is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Land use creates some association with the urban area but there is little urbanising activity in the parcel. Cromwell Road Allotments creates some association with Hertford.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. There is some perception of urban development outside of the Green Belt. There isn't a year-round boundary feature or change in landform to reduce perception.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The railway line forms a strong outer boundary which would

Assessment Considerations	Assessment
	limit the urbanising impact of development on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. The parcel is subject to some urbanising influence and has features that would restrict and contain development, preventing any incongruous impact on the wider countryside.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a fragile gap between towns. The parcel sits in an approximately 1.5km gap between Ware and Hertford. The A119 forms a separating feature. The gap is narrower to the south.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Land use creates some association with the urban area but there is little urbanising activity in the parcel. Cromwell Road Allotments creates some association with Hertford.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The edge of Hertford to the east of this parcel already extends much closer to Ware.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Weak/No contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel has uses associated with the urban area which limit the extent to which it is perceived as being part of the countryside.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Land use creates some association with the urban area but there is little urbanising activity in

Assessment Considerations	Assessment
	the parcel. Cromwell Road Allotments creates some association with Hertford.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. There is some perception of urban development outside of the Green Belt. There isn't a year-round boundary feature or change in landform to reduce perception.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Development in the parcel would not increase urbanising influence on any land which is not already subject to at least as much urbanising influence as this parcel.

Purpose D: Preserving the setting and special character of historic towns:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Hertford.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Land use creates some association with the urban area but there is little urbanising activity in the parcel. Cromwell Road Allotments creates some association with Hertford.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes some contribution to the town's special character. The parcel borders the conservation area. Glimpsed views of the open agricultural land within the parcel, which reflects the town's historic setting, are possible from the easternmost parts of the conservation area, therefore the parcel provides some contribution to the special character of the town.

Purpose E – Assisting in urban regeneration:

Equal contribution

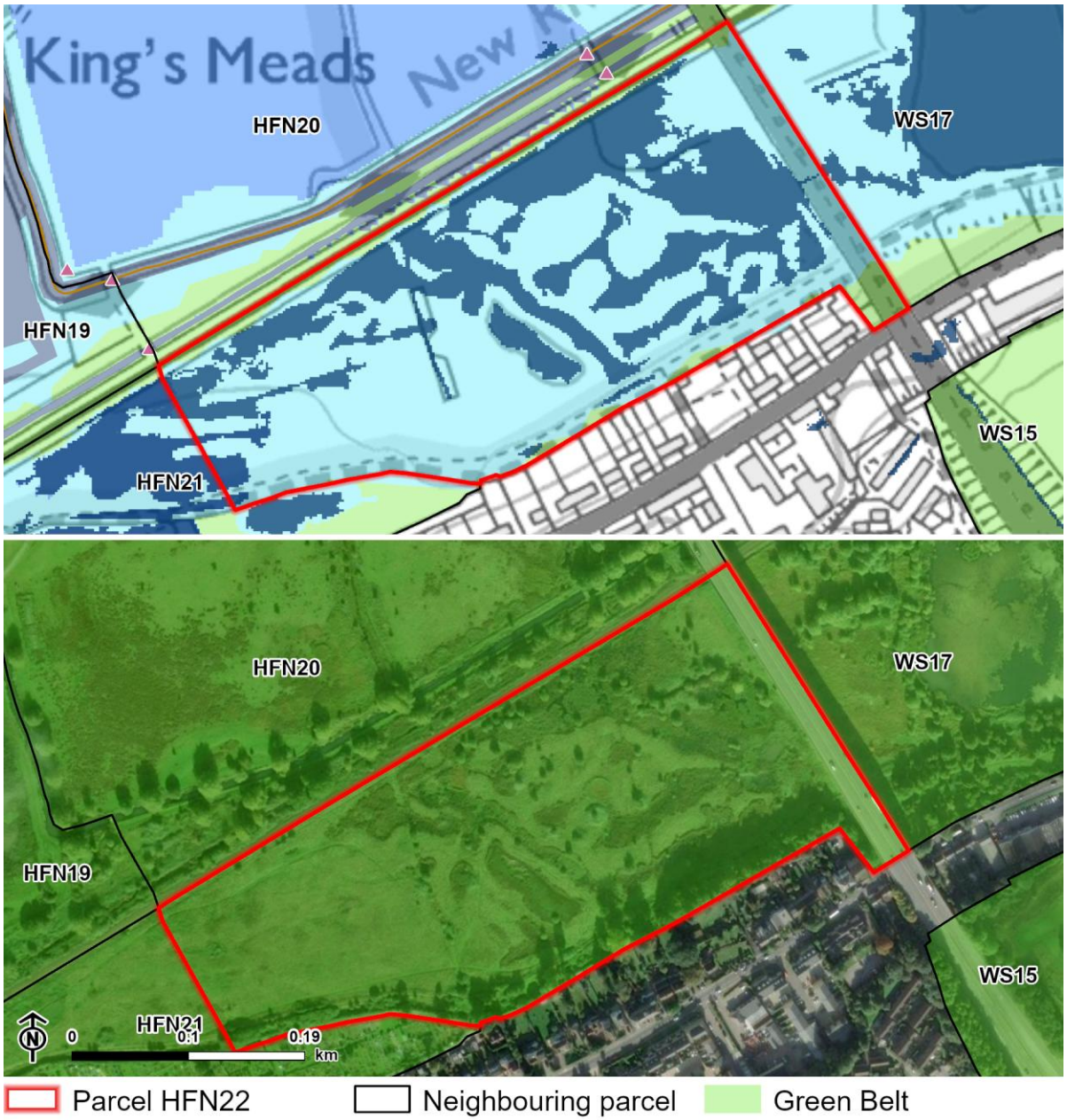
All Green Belt land plays an equal role in relation to this purpose.

Parcel HFN21

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

Parcel HFN22



NPPF Footnote 7 designations

- Listed building
- Chalk river
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding

Contribution of land in Parcel HFN22

Parcel HFN22 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Strong	Moderate	Moderate	Equal	No

Parcel HFN22 Description

Parcel Location, Land Uses and Boundaries
Land located north-east of Hertford, south-west of Ware. Parcel size: 12ha. There are no significant boundary features to separate the parcel from the settlement. Scattered trees, residential garden boundaries and the allotment edge do not form a strong boundary feature. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. The lack of a strong boundary allows for some influence from the residential area to the south. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Natural features limit perception of the wider Countryside. Tree cover associated with the railway line and New River form a strong outer boundary.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Hertford is a town, so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. The residential area to the south has some influence on the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The Broxbourne to Hertford forms a strong outer boundary which would limit the urbanising impact of development on adjacent open land.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would not represent an incongruous pattern of development because of strong physical features restricting and containing development within it. The parcel is subject to some urbanising influence and has features that would restrict and contain development, preventing any incongruous impact on the wider countryside.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a fragile gap between towns. The parcel lies inthe gap between Hertford and Ware.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. In addition to the loss of visual separating features the development of land in this parcel would also be likely to increase urbanising influence on remaining land in the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. The residential area to the south has some influence on the parcel.

Parcel HFN22

Assessment Considerations	Assessment
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The tree cover associated with the railway line and New River forms a strong outer boundary which would limit the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Hertford.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes some contribution to the town's special character. Glimpsed views of the open agricultural land within the parcel, which reflects the town's historic setting, may be possible from the easternmost parts of the Hertford conservation area, therefore the parcel provides some contribution to the special character of the town.

Purpose E – Assisting in urban regeneration:

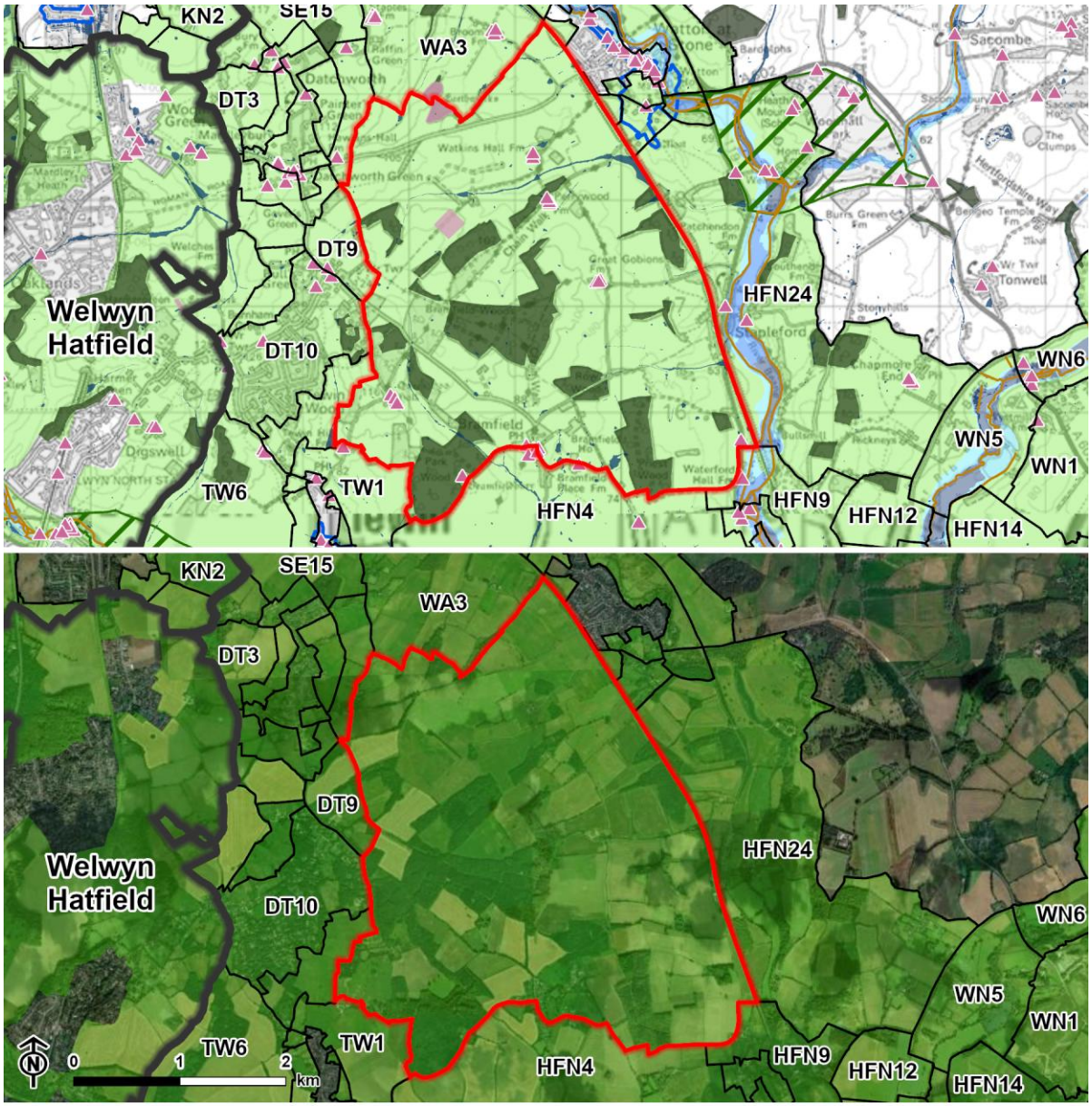
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose B and therefore does not meet the definition of grey belt land.

Parcel HFN23



Contribution of land in Parcel HFN23

Parcel HFN23 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Weak/No	Moderate	Strong	Weak/No	Equal	Yes

Parcel HFN23 Description

Parcel Location, Land Uses and Boundaries
Land located to the south of Stevenage, north of Hertford and Welwyn Garden City. Parcel size: 1160ha. Boundary features within the gap between the settlement and the parcel combine to create strong separation. Woodland, hedgerows, garden boundaries and mature tree lines combine to create strong separation. There is some change in landform which creates a sense of separation between the settlement and the parcel. Land in the parcel is undulating creating some sense of separation. There is a weak perception of urban development outside of the parcel. Distance, boundaries and the scale of nearby settlements e.g. Datchworth combine to limit perception. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Scattered farms are considered appropriate development in the Green Belt. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. The parcel is part of the wider countryside and so has a strong relationship with it.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Weak/No contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is not adjacent or near enough to a large built-up area to contribute to preventing its sprawl. All land in this area is considered to have a very strong sense of separation from any urban area. This may be as a result of the presence of strong boundary features, distance from any inset settlement, lack of urbanising visual influences or a combination of these elements.
What is the extent of urbanising development in the parcel?	N/A

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	N/A
Are there physical features in reasonable proximity that could restrict and contain development?	N/A
Would development form an incongruous pattern in relation to the large built-up area?	N/A

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a robust gap between towns. The parcel lies in a robust gap between Stevenage, Welwyn Garden City and Hertford.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Scattered farms are considered appropriate development in the Green Belt.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. The parcel forms a substantial part of the gap but there is potential for limited development of a new urban area that would have only a minor impact on visual separation.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Scattered farms are considered appropriate development in the Green Belt.

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel. Distance, boundaries and the scale of nearby settlements e.g. Datchworth combine to limit perception.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Hertford.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Scattered farms are considered appropriate development in the Green Belt.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel forms part of the wider agricultural landscape which surrounds Hertford, but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

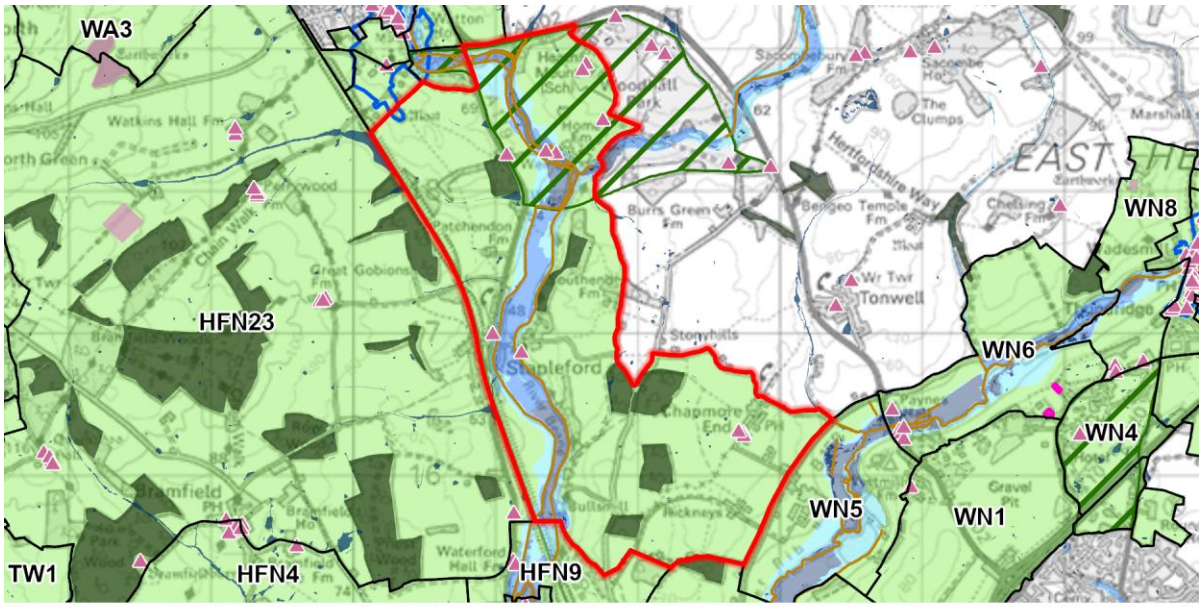
Equal contribution

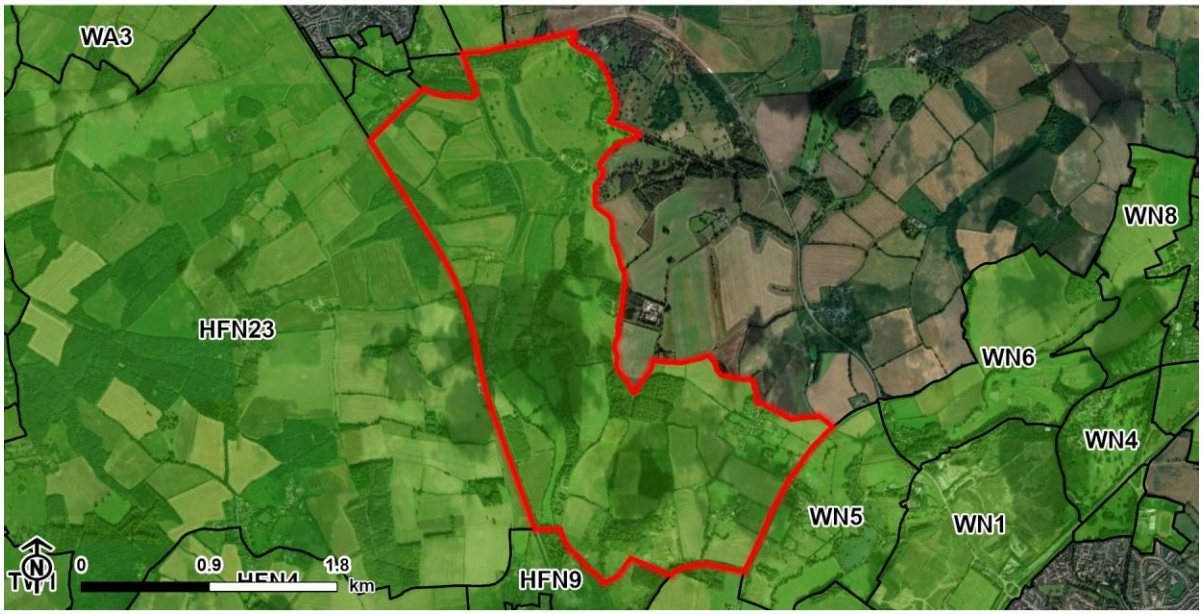
All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

Parcel HFN24





Parcel HFN24 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Chalk river
- Site of Special Scientific Interest
- Ancient woodland
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area
- Scheduled monument
- Registered Parks and Gardens

Contribution of land in Parcel HFN24

Parcel HFN24 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Weak/No	Weak/No	Strong	Weak/No	Equal	Yes

Parcel HFN24 Description

Parcel Location, Land Uses and Boundaries
Land located north of Hertford. Parcel size: 537ha. Strong consistent boundary features within the gap between the settlement and the parcel combine to create strong separation. Woodland creates strong separation in the gap. There is some change in landform which creates a sense of separation between the settlement and the parcel. The parcel is predominantly a valley landscape, creating some sense of separation. There is a weak perception of urban development outside of the parcel. Landform, woodland and distance combine to limit perception. There is localised areas along the A119 where perception will be increased. There is some urbanising activity in the parcel but land use also associates the area with the wider countryside. Stapleford, Chapmore End and Woodhall estate have some urbanising influence but the majority of the land use associates with the wider countryside. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. The parcel is part of the wider countryside and so has a strong relationship to it.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Weak/No contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is not adjacent or near enough to a large built-up area to contribute to preventing its sprawl.
What is the extent of urbanising development in the parcel?	N/A
What is the extent of urbanising influence from outside the parcel?	N/A

Parcel HFN24

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	N/A
Would development form an incongruous pattern in relation to the large built-up area?	N/A

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. Stapleford, Chapmore End and Woodhall estate have some urbanising influence but the majority of the land use associates with the wider countryside.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel. Landform, woodland and distance combine to limit perception.

Parcel HFN24

Assessment Considerations	Assessment
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land to the north, south and east.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Hertford.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. Stapleford, Chapmore End and Woodhall estate have some urbanising influence but the majority of the land use associates with the wider countryside.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel forms part of the wider agricultural landscape which surrounds Hertford, but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

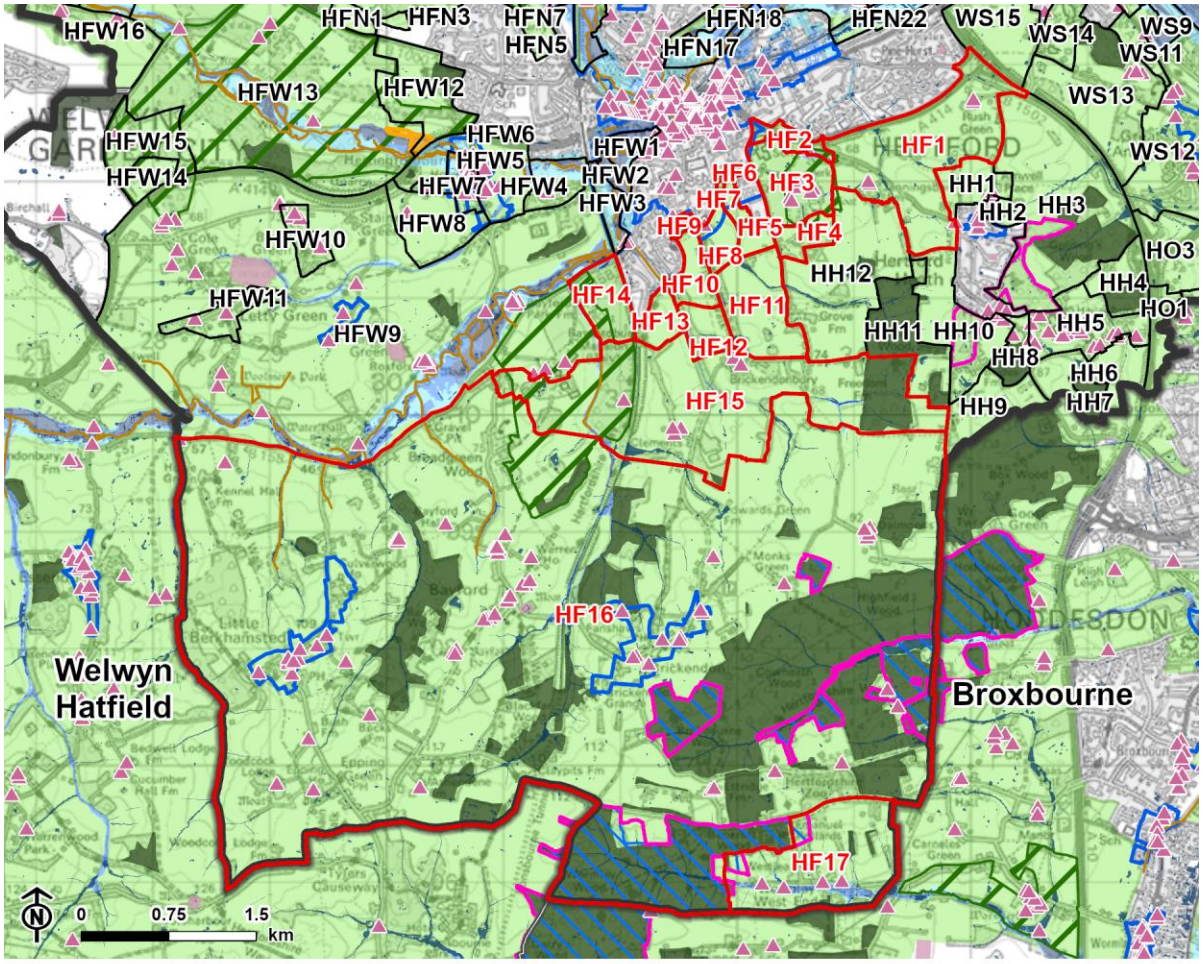
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

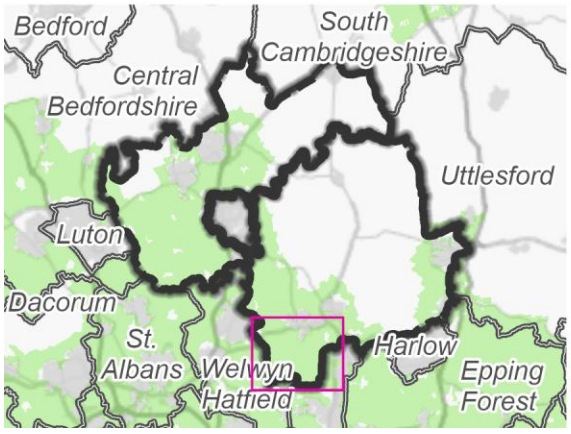
Designations in Hertford South



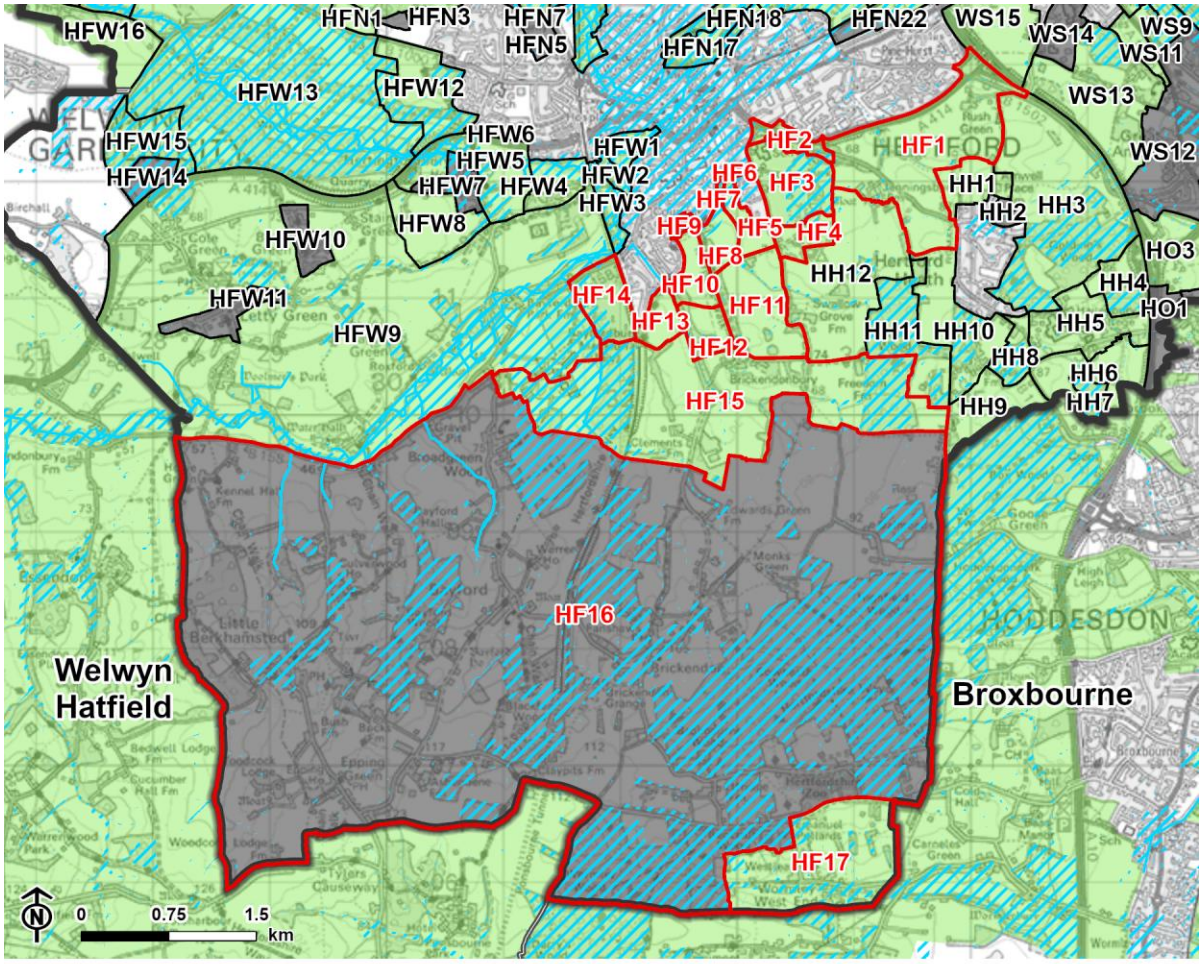
- Hertford South parcel
- Neighbouring parcel
- Local authority
- Neighbouring authority
- Green Belt

NPPF Footnote 7 designations

- Listed building
- Chalk river
- Special Area of Conservation
- Site of Special Scientific Interest
- Ancient woodland
- Lowland fens
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area
- Scheduled monument
- Registered Parks and Gardens



Potential grey belt in Hertford South



Hertford South parcel

Neighbouring parcel

Local authority

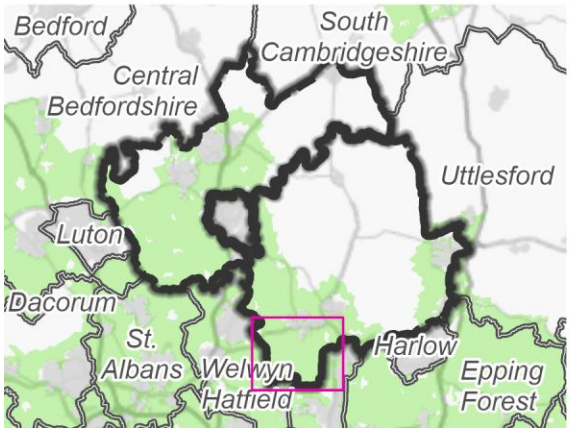
Neighbouring authority

Green Belt

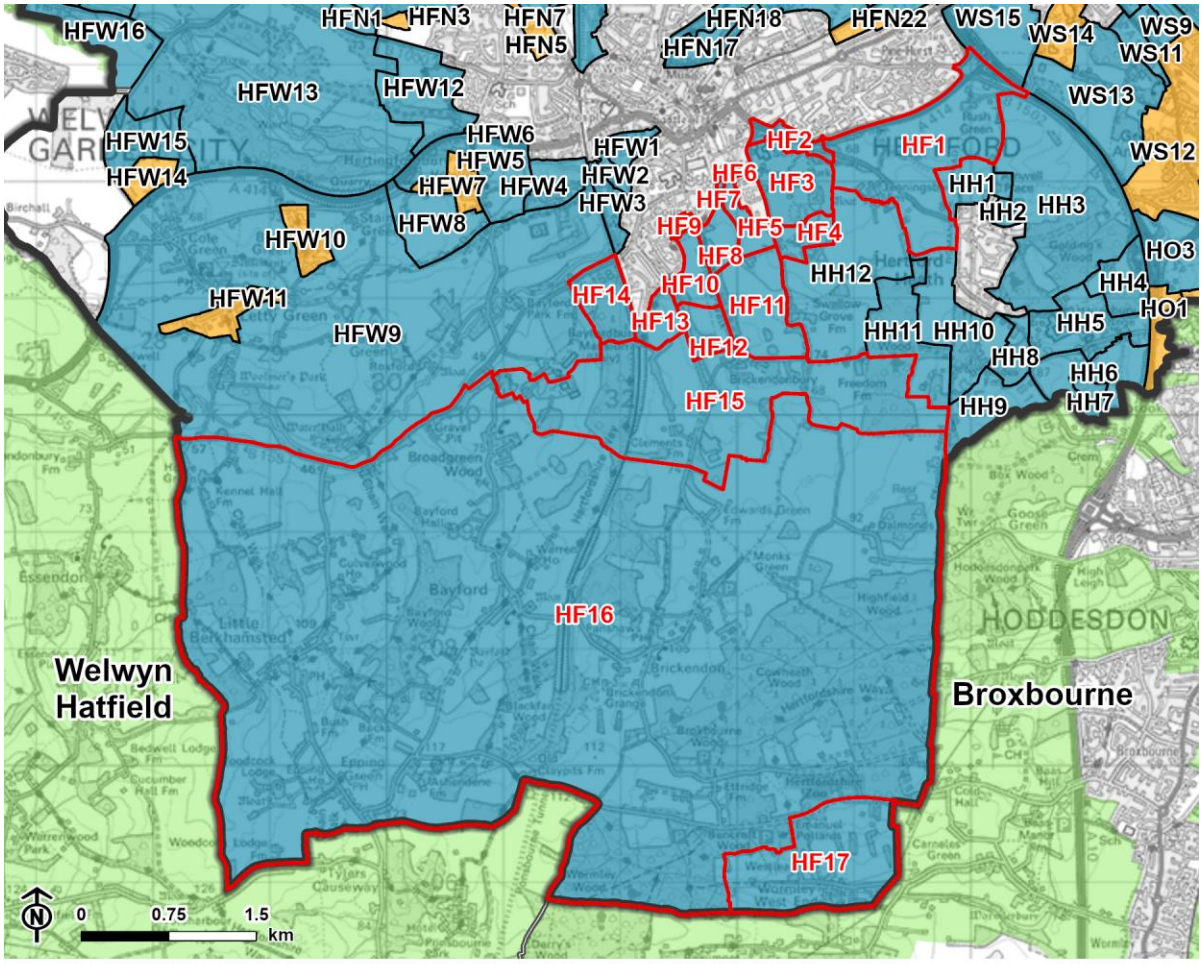
Potential grey belt

Potentially suitable for definition as grey belt land in the borough

Footnote 7 designation



Highest rating in Hertford South



Hertford South parcel

Neighbouring parcel

Local authority

Neighbouring authority

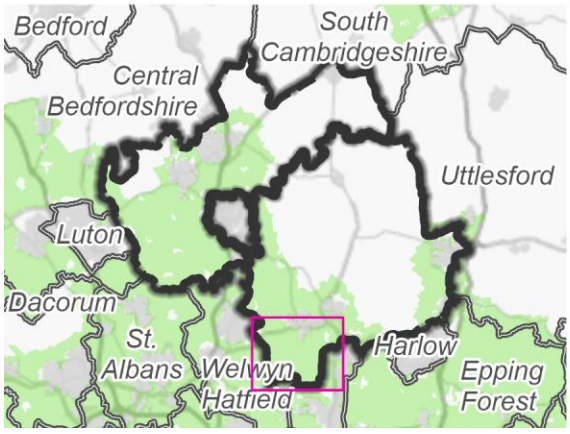
Green Belt

Highest Contribution to NPPF purposes A, B, C and D

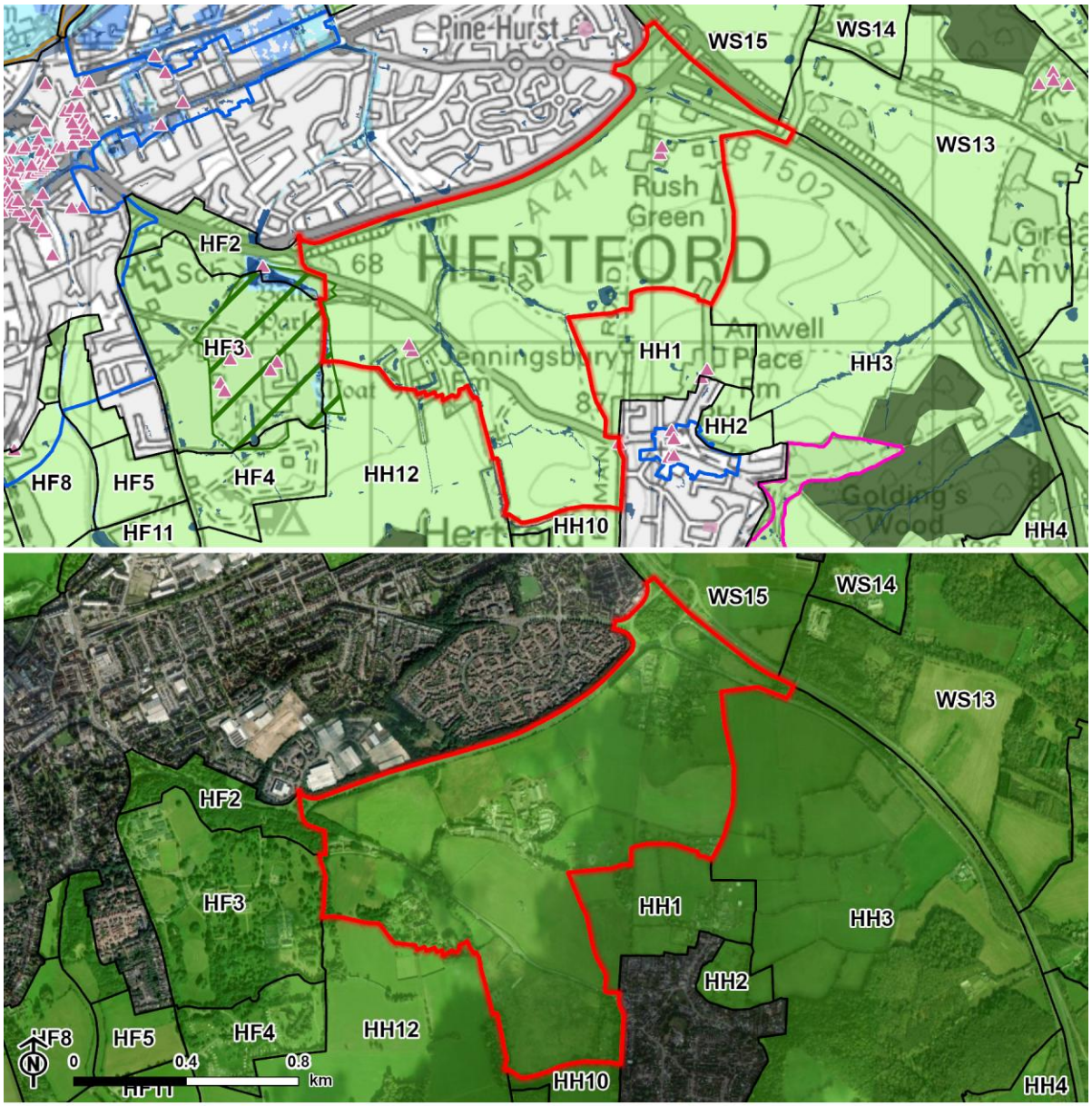
Strong

Moderate

Weak/no



Parcel HF1



Parcel HF1 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Chalk river
- Site of Special Scientific Interest
- Ancient woodland
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area
- Scheduled monument
- Registered Parks and Gardens

Contribution of land in Parcel HF1

Parcel HF1 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Strong	Strong	Weak/No	Equal	No

Parcel HF1 Description

Parcel Location, Land Uses and Boundaries
Land located south-east of Hertford, north-west of Hertford Heath. Parcel size: 124ha. There is a strong boundary feature between the Hertford and the parcel. The A414 and London Road with their associated tree cover, form a strong boundary feature to Hertford and Hertford Heath respectively. There is some change in landform which creates a sense of separation between the settlement and the parcel. Land slopes down from Hertford Heath in the South to Hertford in the north. There is a weak perception of urban development outside of the parcel. Strong boundary features to the north and south limit influence from the urban areas. Land use creates some association with the urban area but there is little urbanising activity in the parcel. Commercial business development at Foxholes Farm and the Hertford Heath Allotments create some influence in the parcel. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. Weak outer boundaries to the east and west allow for some connection to the wider Green Belt.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Hertford is a town, so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel forms the entirety of the gap between Hertford and Hertford Heath. Any partial development here would weaken the remainder of the gap.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would create an incongruous pattern of development by significantly weakening the separation between currently distinct urban areas, increasing their combined sprawling influence on the wider Green Belt.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel lies in the gap between Hertford and Hoddesdon.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. The parcel forms the entirety of the area of the gap between Hertford and Hertford Heath. This part of the gap lacks any strong separating features past the A414 in the north.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. In addition to the loss of visual separating features the development of land in this parcel would also be likely to increase urbanising influence on remaining land in the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.

Parcel HF1

Assessment Considerations	Assessment
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has predominantly hedgerow boundaries to the east and west, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Hertford.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel forms part of the wider agricultural landscape which surrounds Hertford and Ware, but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

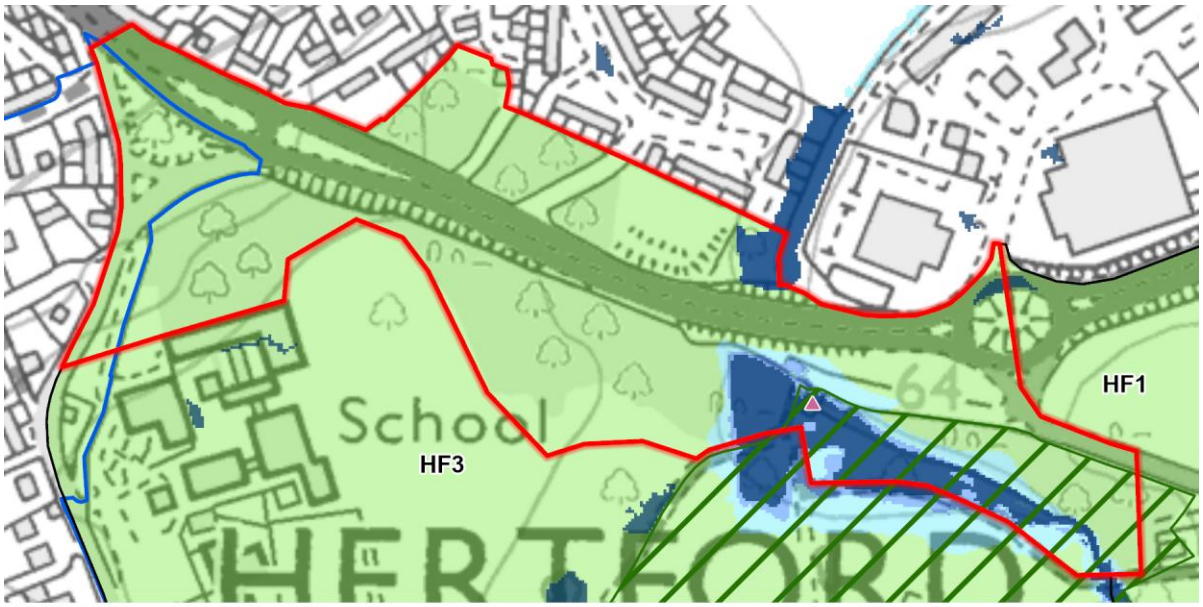
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purposes A and B and therefore does not meet the definition of grey belt land.

Parcel HF2





Parcel HF2 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area
- Registered Parks and Gardens

Contribution of land in Parcel HF2

Parcel HF2 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Moderate	Strong	Weak/No	Equal	No

Parcel HF2 Description

Parcel Location, Land Uses and Boundaries
Land contained south of Hertford. Parcel size: 10ha. There is a strong boundary feature between the settlement and the parcel. Woodland forms a strong boundary feature. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. Woodland forms a strong visual barrier and limits perception. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Hertford is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of woodland which currently give the parcel a strong sense of separation from urbanising influences.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. Woodland between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban

Assessment Considerations	Assessment
	area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel lies in the gap between Hertford and Hoddesdon.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The parcel forms a very small part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. The development of land in this parcel would be unlikely to significantly increase urbanising influence on adjacent land in the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Development in the parcel would not increase urbanising influence on any land which is not already subject to at least as much urbanising influence as this parcel.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Hertford.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes a considerable contribution to the town's special character. The wooded western fringe of the parcel forms a small part of the Hertford Conservation area, so this can be considered to make a strong contribution to the town's setting and special character. There are no other heritage assets within the parcel that contribute to the significance of the historic town. Therefore, most of the parcel makes a weak contribution to the setting and special character of Hertford.

Purpose E – Assisting in urban regeneration:

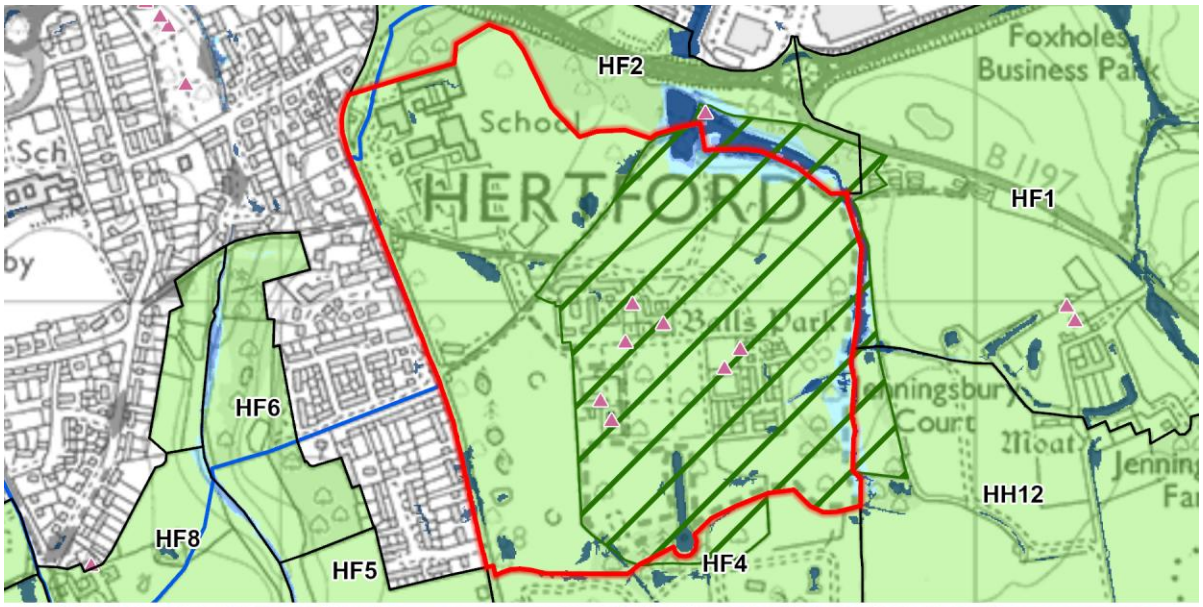
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel HF3





Parcel HF3 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area
- Registered Parks and Gardens

Contribution of land in Parcel HF3

Parcel HF3 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Moderate	Strong	Weak/No	Equal	No

Parcel HF3 Description

Parcel Location, Land Uses and Boundaries
Land located south of Hertford. Parcel size: 39ha. Strong consistent boundary features within the gap between the settlement and the parcel combine to create strong separation. Woodland, London Road, estate roads and tree lines form a strong and consistent boundary feature between Hertford and the parcel. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. Tree lines and roads do not form a year round boundary feature to reduce perception. Existing development in the Green Belt has some urbanising influence. Simon Balle School and associated sports pitches and Balls Park have some urbanising influence. Urbanising development limits perception of the wider countryside. The parcel is contained on two sides. To the north Balls park and associated development limit perception.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Hertford is a town and so id defined as a large built-up area.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has only treed hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The lack of features to restrict and contain development mean that, although the parcel is subject to some urbanising influence, development here would have an incongruous impact.

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel lies in the gap between Hertford and Hoddesdon.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The parcel contains scattered mature trees but lacks any strong separating features. Large areas of mature woodland form strong features in the remainder of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. The development of land in this parcel would be likely to increase urbanising influence on adjacent land in the gap but impact would not be significant given the strength of separation in the remainder of the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.

Parcel HF3

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only treed hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Hertford.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes some contribution to the town's special character. The parcel contains a very small part of the Hertford conservation area, therefore this area of the parcel makes a strong contribution to the special character of the historic town. The remaining areas of the parcel however contain the modern Simon Balle School and the Hertford Camping and Caravanning site which do not contribute to the significance of the historic town.

Purpose E – Assisting in urban regeneration:

Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel HF4





Parcel HF4 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Ancient woodland
- Flood zone 2
- High risk of surface water flooding
- Registered Parks and Gardens

Contribution of land in Parcel HF4

Parcel HF4 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Moderate	Strong	Weak/No	Equal	No

Parcel HF4 Description

Parcel Location, Land Uses and Boundaries
Land located south of Hertford. Parcel size: 14ha. There is a combination of features creating a strong boundary between the settlement and the parcel. Mature tree cover along Mangrove Road creates a strong sense of separation. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. Land use creates some association with the urban area but there is little urbanising activity in the parcel. The parcel comprises a camp and caravan site. Natural features limit perception of the wider Countryside.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Hertford is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Hertford for development here to be associated with it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has only hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The lack of features to restrict and contain development mean that, although the parcel is subject to some urbanising influence, development here would have an incongruous impact.

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel lies in the gap between Hertford and Hoddesdon.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. The development of land in this parcel would be likely to increase urbanising influence on adjacent land in the gap but impact would not be significant given the strength of separation in the remainder of the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.

Assessment Considerations	Assessment
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The parcel has only treed hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Hertford.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel forms part of the wider surroundings of Hertford, but it does not currently form part of the setting of the historic town which would contribute to its heritage significance due to its current use as a caravan park.

Purpose E – Assisting in urban regeneration:

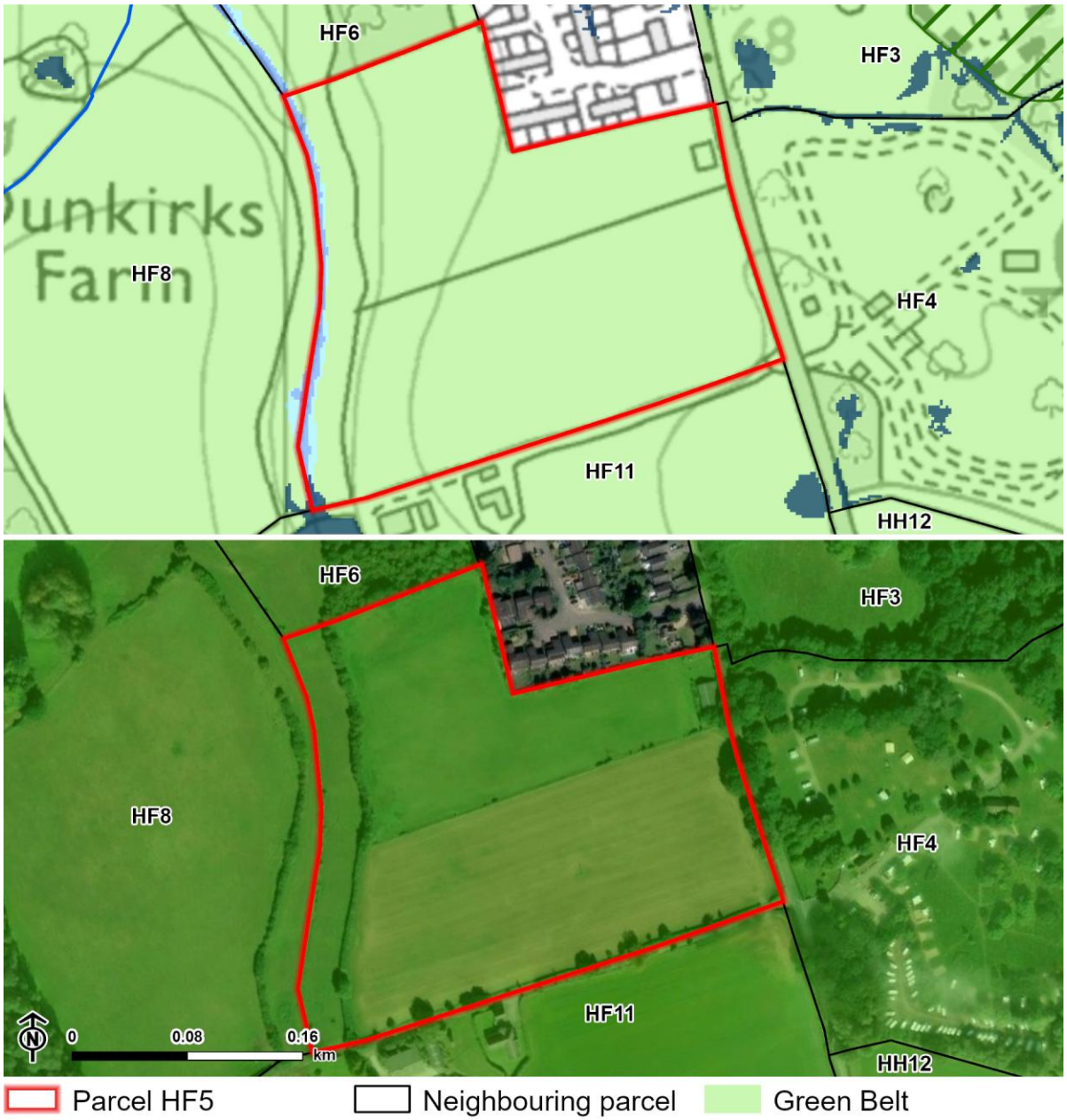
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel HF5



Parcel HF5 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area
- Registered Parks and Gardens

Contribution of land in Parcel HF5

Parcel HF5 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Moderate	Equal	No

Parcel HF5 Description

Parcel Location, Land Uses and Boundaries
Land located south of Hertford. Parcel size: 7ha. There are no significant boundary features to separate the parcel from the settlement. Garden boundary treatments do not form a significant boundary feature. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. There isn't a strong year-round boundary feature or significant landform change to reduce perception. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Hertford is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has only hedgerow boundaries, so development within it would in turn increase the urbanising impact of development on adjacent open land.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The lack of features to restrict and contain development mean that, although the parcel is subject to some urbanising influence, development here would have an incongruous impact.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a robust gap between towns. The parcel is in the gap between Hertford and Hoddesdon.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting for the historic town of Hertford.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes some contribution to the town's special character. The parcel forms part of the agricultural land surrounding the town, reflecting its original rural surroundings. There is potential for glimpsed views of the fields within the parcel from locations within the south of the conservation area which would allow for an understanding of the historic town's relationship with its wider surroundings.

Purpose E – Assisting in urban regeneration:

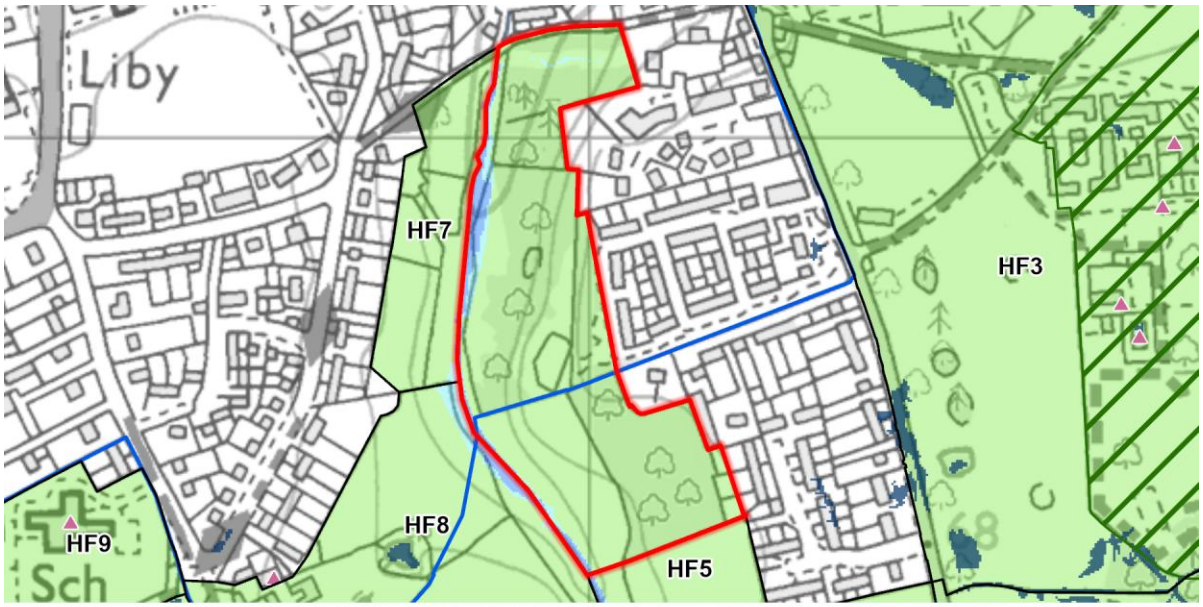
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel HF6





Parcel HF6 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area
- Registered Parks and Gardens

Contribution of land in Parcel HF6

Parcel HF6 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Moderate	Strong	Equal	No

Parcel HF6 Description

Parcel Location, Land Uses and Boundaries
Land to the south of Hertford. Parcel size: 6ha. There is a consistent strong boundary feature between the settlement and the parcel. Woodland forms a consistent and strong boundary feature. There is some change in landform which creates a sense of separation between the settlement and the parcel. Land slopes away from the settlement edge creating some separation, however containment by Hertford to the west reduces this separation. There is a strong perception of urban development outside of the parcel. The parcel is developed on three sides, with one parcel with weak distinction between the urban edge and the parcel to the east. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Urbanising development limits perception of the wider countryside. The parcel is contained on three sides, limiting perception of the wider countryside.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Hertford is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development. There is no significant urbanising development or activity in the Green Belt affecting this parcel.
What is the extent of urbanising influence from outside the parcel?	There is substantial urbanising influence associated with development outside of the parcel. The parcel has existing development on three sides.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of woodland which currently give the parcel a strong sense of separation from urbanising influences.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. Woodland between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location. The parcel is largely contained by development on the urban edge, so it is not perceived as being in the gap between Hertford and Hoddesdon.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel, although it retains rural land uses, is entirely contained by urban edges, limiting the extent to which it can be considered part of the countryside.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development. There is no significant urbanising development or activity in the Green Belt affecting this parcel.
What is the extent of urbanising influence from outside the parcel?	There is substantial urbanising influence associated with development outside of the parcel. The parcel has existing development on three sides.

Assessment Considerations	Assessment
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Woodland clearly marks the parcel boundary. Although development in the parcel would have some urbanising impact on land beyond in the south-west of the parcel, it would not significantly weaken its contribution to Purpose C.

Purpose D: Preserving the setting and special character of historic towns:

Strong contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Hertford.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development. There is no significant urbanising development or activity in the Green Belt affecting this parcel.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes a considerable contribution to the town's special character. The parcel contains part of the Hertford conservation area, therefore it makes a strong contribution to the special character of the historic town. Additionally the parcel contains a small area of agricultural land which borders the historic town which reflects the historically rural surroundings of the town of Hertford and therefore forms a part of its setting which contributes to its significance.

Purpose E – Assisting in urban regeneration:

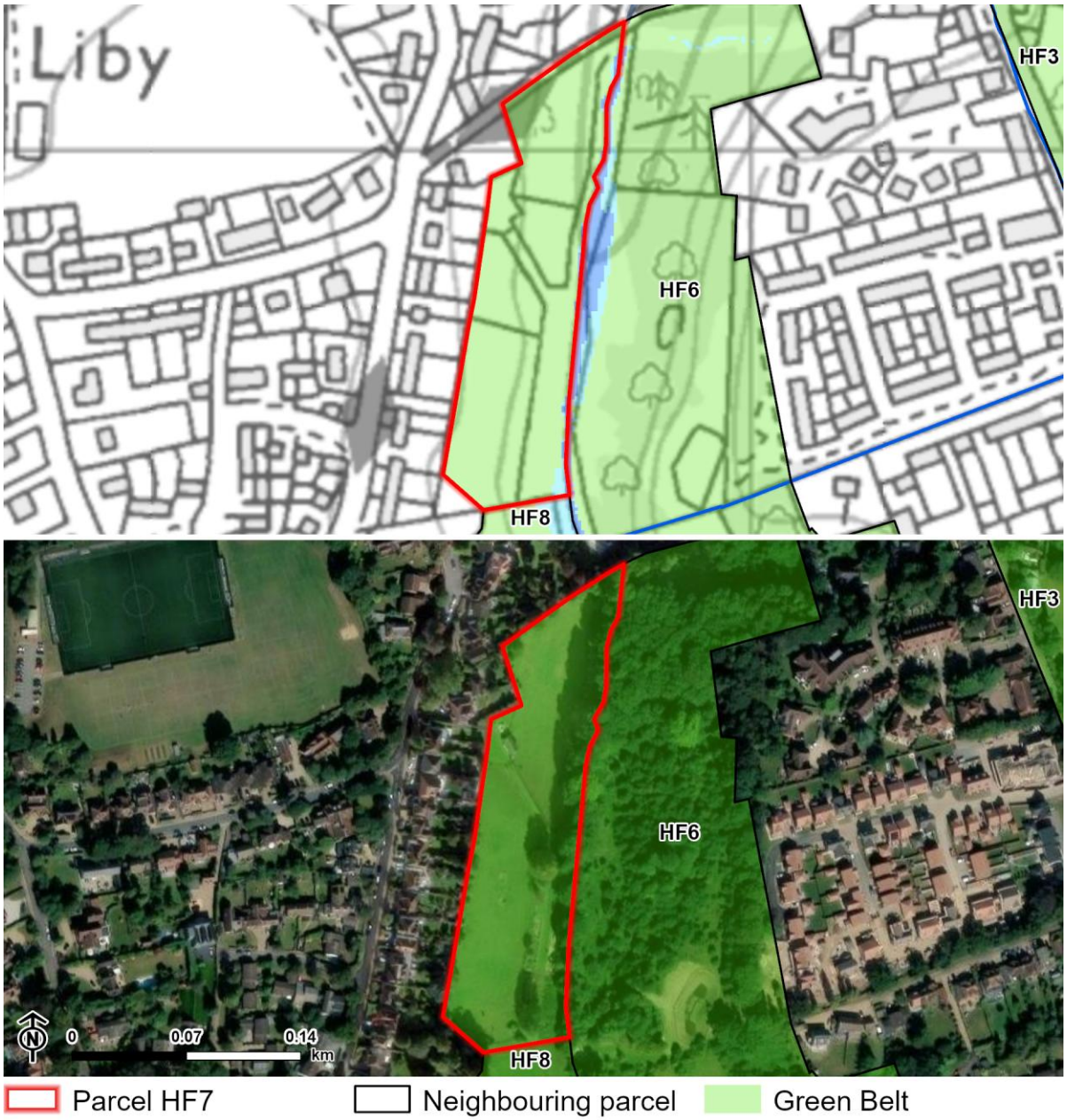
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purposes A and D and therefore does not meet the definition of grey belt land.

Parcel HF7



NPPF Footnote 7 designations

- Flood zone 3b
- Flood zone 3
- Flood zone 2
- Conservation area

Contribution of land in Parcel HF7

Parcel HF7 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Weak/No	Moderate	Strong	Equal	No

Parcel HF7 Description

Parcel Location, Land Uses and Boundaries
Land contained south of Hertford. Parcel size: 2ha. There are no significant boundary features to separate the parcel from the settlement. Garden boundaries do not form a significant boundary feature. There is some change in landform which creates a sense of separation between the settlement and the parcel. Land in the parcel slopes way from the settlement edge, creating some sense of separation. There is some perception of urban development outside of the parcel. Although landform helps to limit perception, there isn't a year round boundary feature to reduce perception. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Natural features limit perception of the wider countryside. Intervening landform to the south limits perception.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Hertford is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. The lack of a strong inner boundary feature allows for some influence from the urban area to the west.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The woodland to the east forms a strong outer boundary which would limit the urbanising impact of development on adjacent open land.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would create an incongruous pattern of development by significantly weakening the separation between currently distinct urban areas, increasing their combined sprawling influence on the wider Green Belt.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. The lack of a strong inner boundary feature allows for some influence from the urban area to the west.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Development in the parcel would not increase urbanising influence on any land which is not already

Assessment Considerations	Assessment
	subject to at least as much urbanising influence as this parcel.

Purpose D: Preserving the setting and special character of historic towns:

Strong contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Hertford.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes a considerable contribution to the town's special character. The parcel contains part of the Hertford conservation area, therefore it makes a strong contribution to the special character of the historic town. Additionally the parcel contains a small area of agricultural land which borders the historic town which reflects the historically rural surroundings of the town of Hertford and therefore forms a part of its setting which contributes to its significance, although to a lesser degree than those fields which surround the town that remain in agricultural use.

Purpose E – Assisting in urban regeneration:

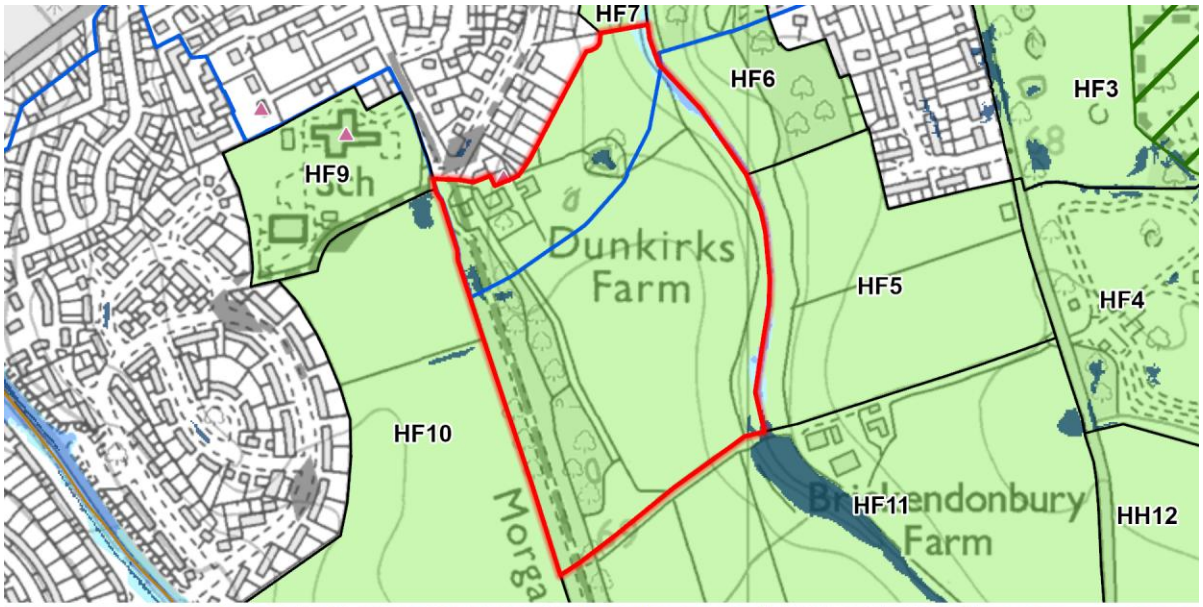
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose D and therefore does not meet the definition of grey belt land.

Parcel HF8





Parcel HF8 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Chalk river
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area
- Registered Parks and Gardens

Contribution of land in Parcel HF8

Parcel HF8 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Strong	Equal	No

Parcel HF8 Description

Parcel Location, Land Uses and Boundaries
Land located south of Hertford. Parcel size: 14ha. There are no significant boundary features to separate the parcel from the settlement. Garden boundaries do not form a significant boundary feature. There is some change in landform which creates a sense of separation between the settlement and the parcel. Land in the parcel slopes way from the settlement edge, creating some sense of separation. There is some perception of urban development outside of the parcel. Although landform helps to limit perception, there isn't a year round boundary feature to reduce perception. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Natural features limit perception of the wider countryside. Intervening landform to the south limits perception.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Hertford is a town, so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. The residential area to the north has some influence in the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has only hedgerow boundaries, so development within it would in turn increase the urbanising impact of development on adjacent open land.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The lack of features to restrict and contain development mean that, although the parcel is subject to some urbanising influence, development here would have an incongruous impact.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. The residential area to the north has some influence in the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerow boundaries, so development

Assessment Considerations	Assessment
	within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Strong contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Hertford.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes a considerable contribution to the town's special character. The parcel contains part of the Hertford conservation area, therefore it makes a strong contribution to the special character of the historic town. Additionally the parcel contains a small area of agricultural land which borders the historic town which reflects the historically rural surroundings of the town of Hertford and therefore forms a part of its setting which contributes to its significance, although to a lesser degree than those fields which surround the town that remain in agricultural use.

Purpose E – Assisting in urban regeneration:

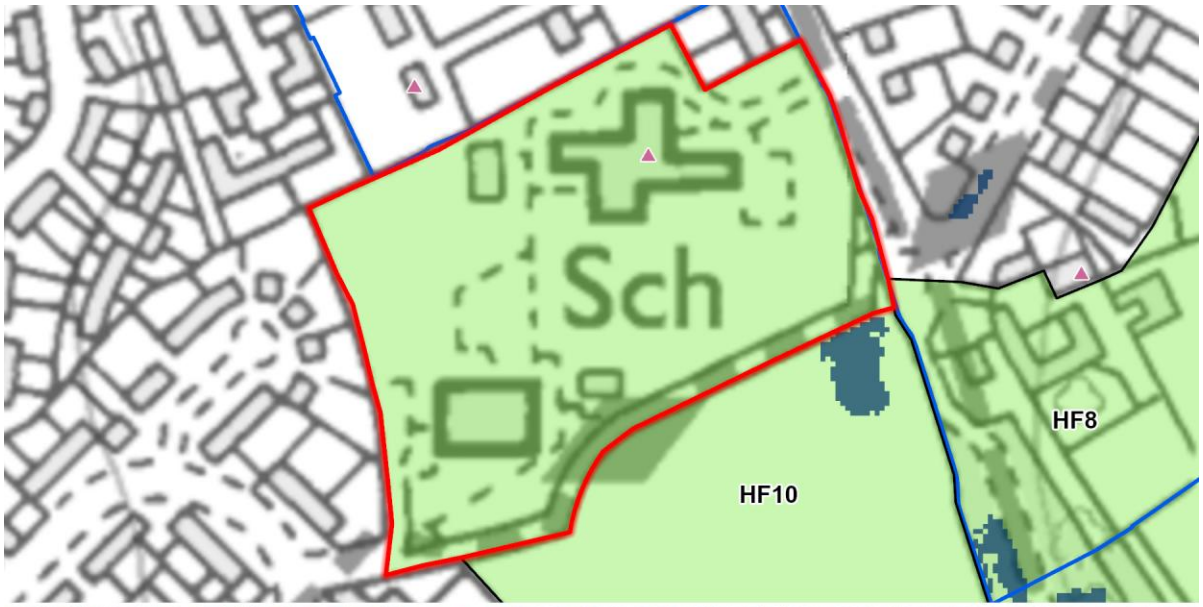
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purposes A and D and therefore does not meet the definition of grey belt land.

Parcel HF9





Parcel HF9 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- High risk of surface water flooding
- Conservation area

Contribution of land in Parcel HF9

Parcel HF9 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Weak/No	Weak/No	Weak/No	Weak/No	Equal	Yes

Parcel HF9 Description

Parcel Location, Land Uses and Boundaries
Land contained south of Hertford. Parcel size: 3ha. There are no significant boundary features to separate the parcel from the settlement. The parcel's inner boundary is formed by residential garden boundaries. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a strong perception of urban development outside of the parcel. The parcel is contained by development on three sides with no consistent year round boundary feature. Existing development in the Green Belt has some urbanising influence. Morgans Primary School covers much of the parcel. Surrounding green space is associated with the development and includes sports pitches for the school. Urbanising development limits perception of the wider countryside.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Weak/No contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Hertford is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is substantial urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The parcel is already developed to the extent that further development would not significantly increase urbanising influence on adjacent open land.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would not represent an incongruous pattern of development because of its existing containment by the urban area.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Weak/No contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel has uses associated with the urban area which limit the extent to which it is perceived as being part of the countryside.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is substantial urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Development in the parcel would not increase urbanising influence on any land which is not already subject to at least as much urbanising influence as this parcel.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Hertford.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character.

Purpose E – Assisting in urban regeneration:

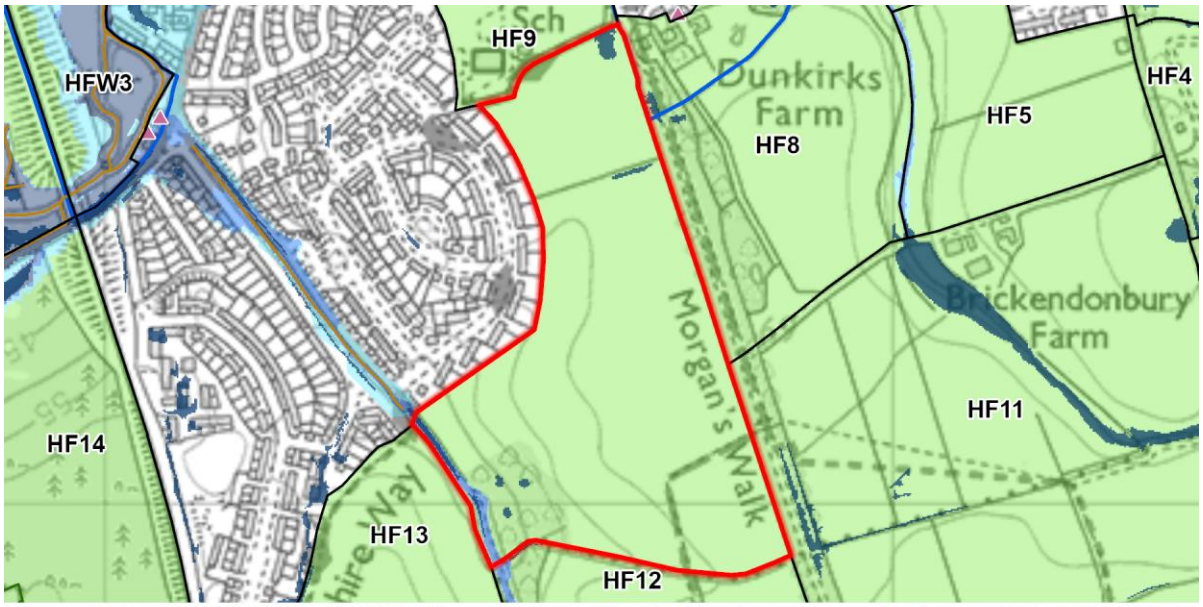
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

Parcel HF10





Parcel HF10 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Chalk river
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area
- Registered Parks and Gardens

Contribution of land in Parcel HF10

Parcel HF10 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Moderate	Equal	No

Parcel HF10 Description

Parcel Location, Land Uses and Boundaries
Land located south of Hertford. Parcel size: 17ha. There are no significant boundary features to separate the parcel from the settlement. Garden boundary treatments do not form a significant boundary feature. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. The lack of a strong inner boundary feature allows for some perception of the urban area to the west. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Natural features limit perception of the wider countryside. Woodland and tree belts limit perception of the wider countryside to the south and east.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Hertford is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. The lack of a strong inner boundary feature allows for some influence from the edge of Hertford to the west.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has only hedgerow boundaries to the south, so development within it would in turn increase the urbanising impact of development on adjacent open land.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The lack of features to restrict and contain development mean that, although the parcel is subject to some urbanising influence, development here would have an incongruous impact.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. The lack of a strong inner boundary feature allows for some influence from the edge of Hertford to the west.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerow boundaries, so development

Assessment Considerations	Assessment
	within it would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Hertford.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes some contribution to the town's special character. The parcel forms part of the setting for the historic town of Hertford. The parcel forms part of the agricultural land surrounding the town, reflecting its original rural surroundings. There is potential for glimpsed views of the fields within the parcel from locations within the south of the conservation area, however the presence of the mature tree cover to the east of the parcel limits any important visual, physical, or experiential relationship to historic aspects of the town.

Purpose E – Assisting in urban regeneration:

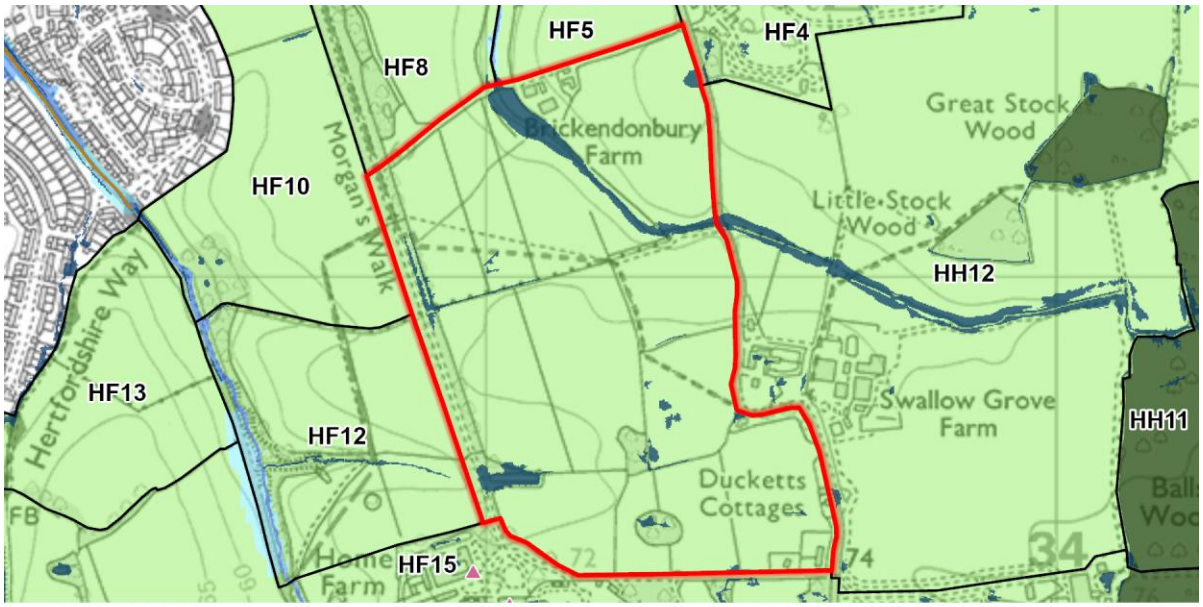
Equal contribution

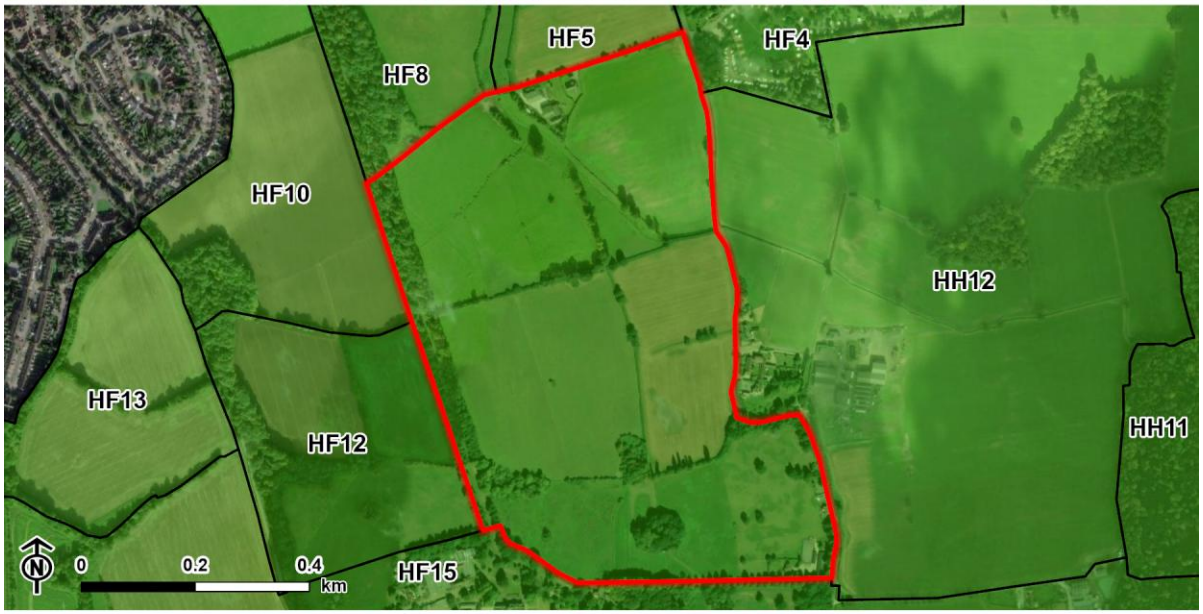
All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel HF11





Parcel HF11 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Chalk river
- Ancient woodland
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area

Contribution of land in Parcel HF11

Parcel HF11 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Moderate	Strong	Moderate	Equal	No

Parcel HF11 Description

Parcel Location, Land Uses and Boundaries
Land located south of Hertford. Parcel size: 50ha. Boundary features within the gap between the settlement and the parcel combine to create moderate separation. Hedgerows in the gap combine to form a well-defined boundary feature. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. A combination of hedgerows and distance limit perception. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. Open views of the wider countryside are available from much of the parcel.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Hertford is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Hertford for development here to be associated with it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has only hedgerow boundaries, so development within it would in turn increase the urbanising impact of development on adjacent open

Assessment Considerations	Assessment
	land. Woodland tree cover between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The lack of features to restrict and contain development mean that, although the parcel is subject to some urbanising influence, development here would have an incongruous impact.

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel is peripheral to a moderate gap between towns. The parcel is adjacent to the gap between Hertford and Hoddesdon.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The parcel does not lie within the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. The development of land in this parcel would be likely to increase urbanising influence on adjacent land in the gap but impact would not be significant given the strength of separation in the remainder of the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	The parcel is free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has predominantly hedgerow boundaries, so development within it would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting for the historic town of Hertford.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes some contribution to the town's special character. The parcel forms part of the agricultural land surrounding the town, reflecting its original rural surroundings. There is potential for glimpsed views of the fields within the parcel from locations within the south of the conservation area which would allow for an understanding of the historic town's relationship with its wider surroundings.

Purpose E – Assisting in urban regeneration:

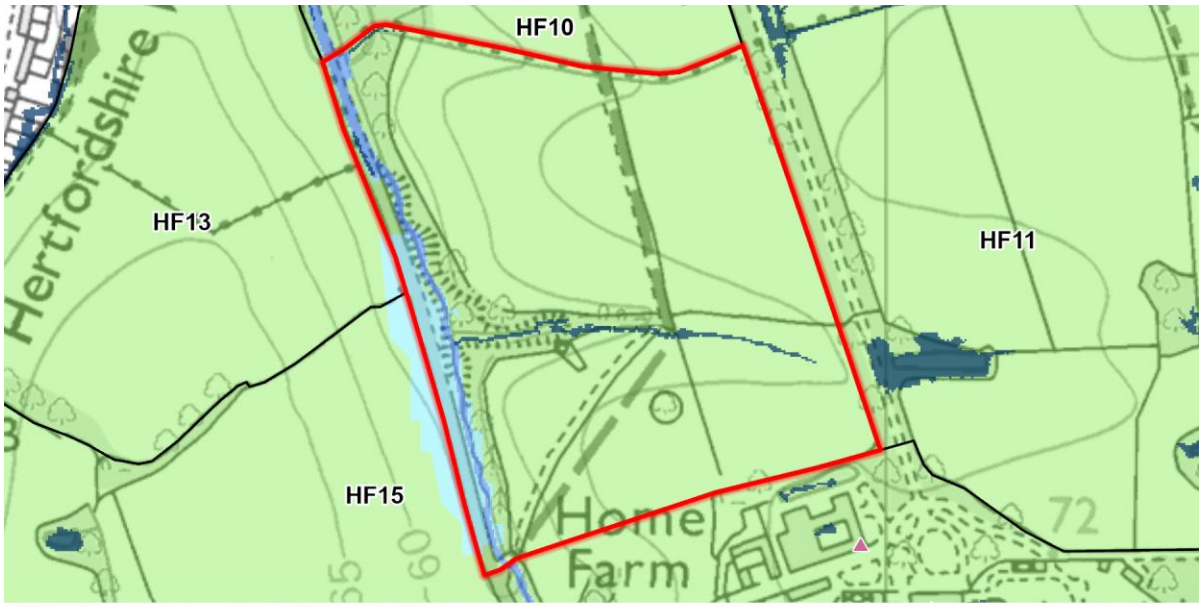
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel HF12





Parcel HF12 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Flood zone 2
- Flood zone 3
- High risk of surface water flooding

Contribution of land in Parcel HF12

Parcel HF12 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Moderate	Equal	No

Parcel HF12 Description

Parcel Location, Land Uses and Boundaries
Land located south of Hertford. Parcel size: 16ha. Boundary features within the gap between the settlement and the parcel combine to create moderate separation. Hedgerows in the gap combine to form a well-defined boundary feature. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. A combination of hedgerows and distance limit perception. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. Open views of the wider countryside are available from much of the parcel.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Hertford is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Hertford for development here to be associated with it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has only hedgerow boundaries, so development within it would in turn increase the

Assessment Considerations	Assessment
	urbanising impact of development on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The lack of features to restrict and contain development mean that, although the parcel is subject to some urbanising influence, development here would have an incongruous impact.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The

Assessment Considerations	Assessment
	parcel has only hedgerow boundaries, so development within it would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting for the historic town of Hertford.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes some contribution to the town's special character. The parcel forms part of the agricultural land surrounding the town, reflecting its original rural surroundings. There is potential for glimpsed views of the fields within the parcel from locations within the south of the conservation area which would allow for an understanding of the historic town's relationship with its wider surroundings.

Purpose E – Assisting in urban regeneration:

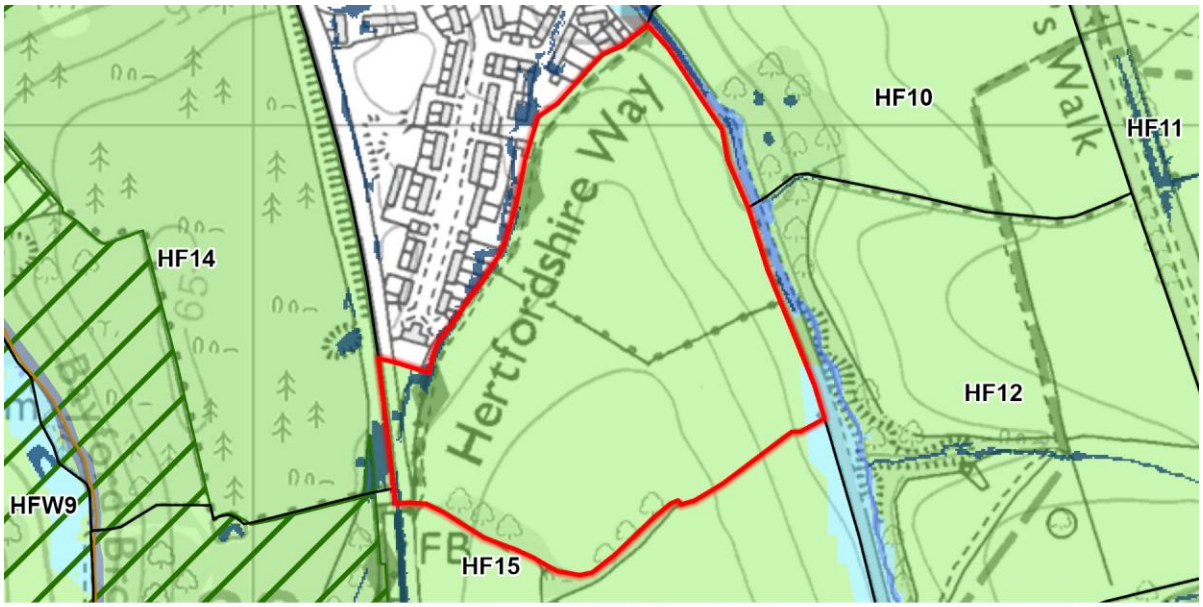
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel HF13





Parcel HF13 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Chalk river
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Registered Parks and Gardens

Contribution of land in Parcel HF13

Parcel HF13 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Weak/No	Equal	No

Parcel HF13 Description

Parcel Location, Land Uses and Boundaries
Land located south of Hertford. Parcel size: 14ha. There is a consistent, well-defined boundary between the settlement and the parcel. A mature tree line forms a well defined boundary. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. There isn't a year round boundary feature or change in landform to reduce perception. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Natural features limit perception of the wider countryside. Layered tree belts and woodland limit perception.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Hertford is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development. There is no significant urbanising development or activity in the Green Belt affecting this parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. There isn't a year-round boundary feature or change in landform to reduce influence from the urban area to the north-west.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has only hedgerow boundaries, so development within it would in turn increase the urbanising impact of development on adjacent open land.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would create an incongruous pattern of development by breaching strong physical features currently restricting and containing an urban area.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development. There is no significant urbanising development or activity in the Green Belt affecting this parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. There isn't a year-round boundary feature or change in landform to reduce influence from the urban area to the north-west.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerow boundaries, so development within it would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Hertford.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development. There is no significant urbanising development or activity in the Green Belt affecting this parcel.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel forms part of the wider agricultural landscape of Hertford, but it does not currently form part of the setting of a historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

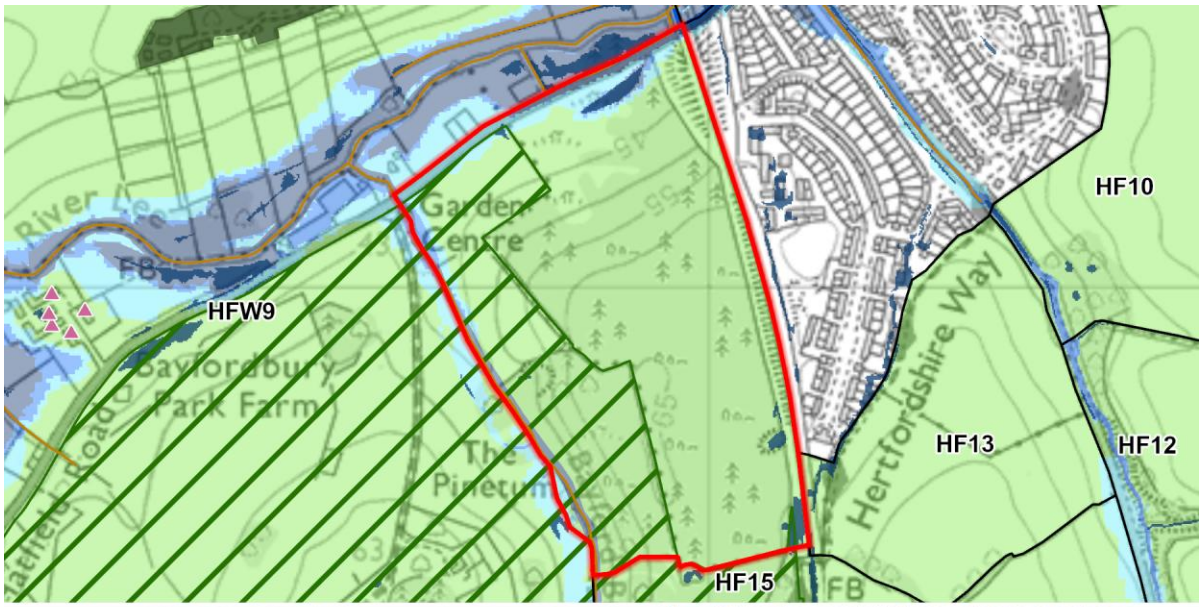
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel HF14





Parcel HF14 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Chalk river
- Ancient woodland
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area
- Registered Parks and Gardens

Contribution of land in Parcel HF14

Parcel HF14 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Moderate	Equal	No

Parcel HF14 Description

Parcel Location, Land Uses and Boundaries
Land located south of Hertford. Parcel size: 26ha. There is a consistent strong boundary feature between the settlement and the parcel. The railway line and woodland form a consistent strong boundary feature. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. Woodland limits perception. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Natural features limit perception of the wider Countryside.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Hertford is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of woodland which currently give the parcel a strong sense of separation from urbanising influences.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. Woodland between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban

Assessment Considerations	Assessment
	area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a robust gap between towns. The parcel lies in the gap between Hertford and Welwyn Garden City.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Hertford.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes some contribution to the town's special character. The parcel is immediately south-west of the Hertford conservation area, and while the wooded character of the area does not allow for views from the settlement across the open agricultural landscape, the largely undeveloped character of the parcel means it does provide some contribution to the special character of the town.

Purpose E – Assisting in urban regeneration:

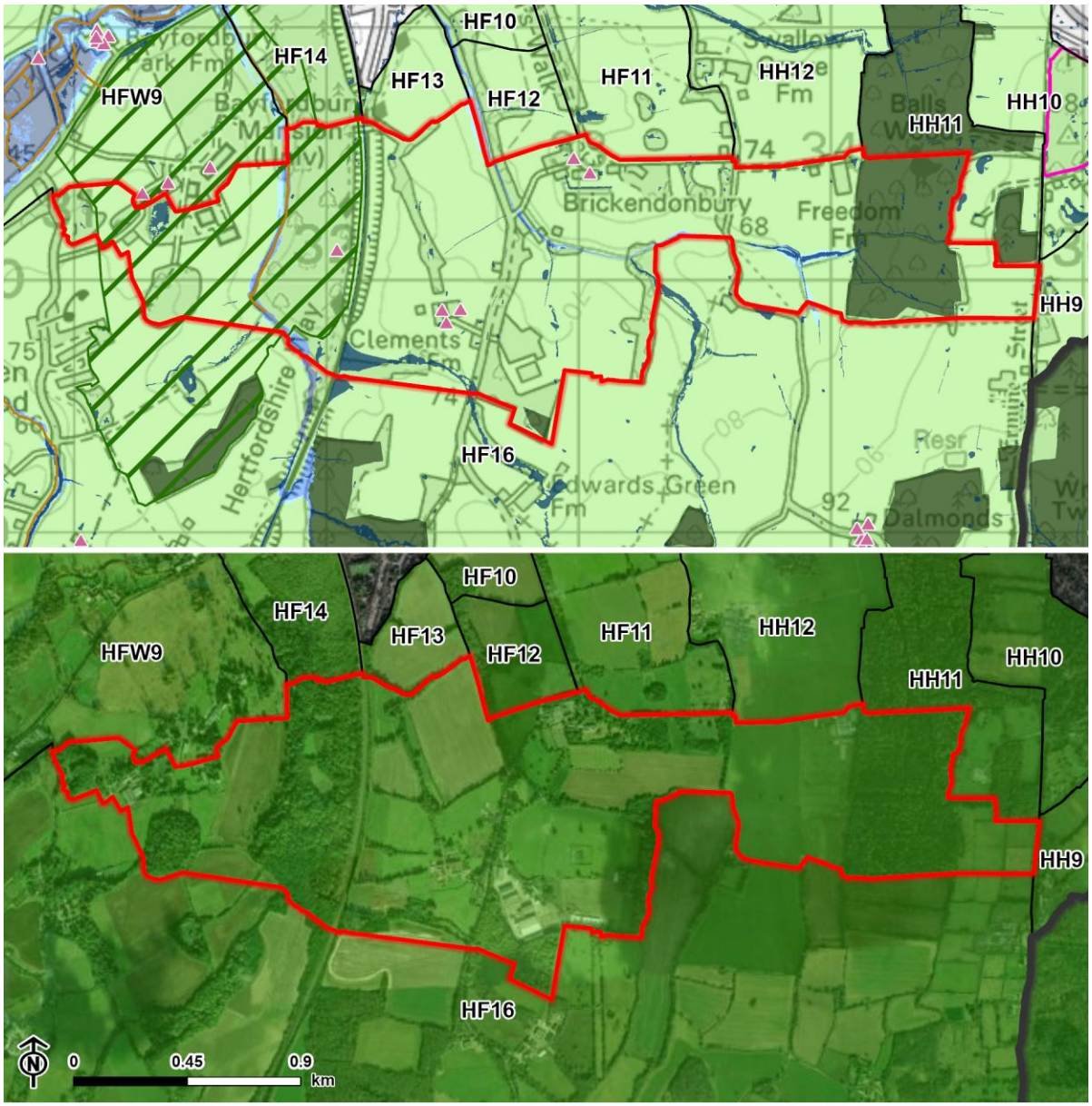
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel HF15



Parcel HF15
Neighbouring parcel
Green Belt
Local authority

NPPF Footnote 7 designations

- Listed building
- Chalk river
- Site of Special Scientific Interest
- Ancient woodland
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Registered Parks and Gardens

Contribution of land in Parcel HF15

Parcel HF15 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Weak/No	Equal	No

Parcel HF15 Description

Parcel Location, Land Uses and Boundaries
Land located south of Hertford, west of Hoddesdon. Parcel size: 255ha. There is a combination of features creating a strong boundary between Hertford and the parcel. Woodland, multiple field boundaries, and mature trees combine to form a strong separation to Hertford to the north and Hertford Heath to the north-east. There is some change in landform which creates a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. The distance between the parcel and both Hertford and Hertford Heath limits any urbanising influence on the parcel. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Hertford is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of the distance, tree cover and field boundaries to the north, which currently gives the parcel a strong sense of separation from urbanising influences.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The distance and tree cover in and around the parcel mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has predominantly hedgerow boundaries, so development within the parcel would in turn increase

Assessment Considerations	Assessment
	the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Hertford.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel forms part of the wider agricultural landscape which surrounds Hertford, but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

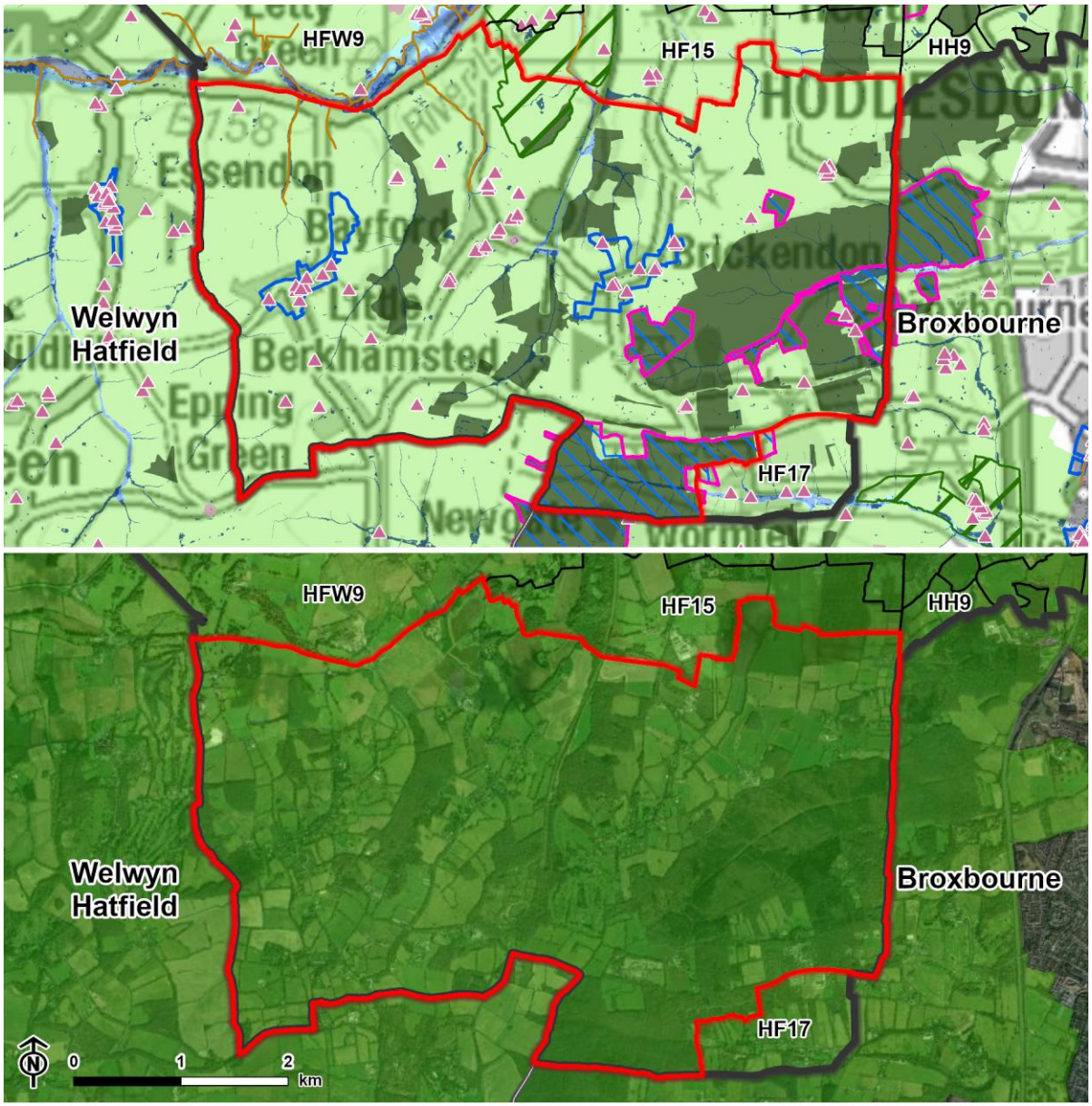
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel HF16



Parcel HF16
Neighbouring parcel
Green Belt
Local authority
Neigbouring authority

NPPF Footnote 7 designations

Listed building
Ancient woodland
Conservation area
Chalk river
Flood zone 3b
Scheduled monument
Special Area of Conservation
Flood zone 3
Registered Parks and Gardens
Flood zone 2
Site of Special Scientific Interest
High risk of surface water flooding

Contribution of land in Parcel HF16

Parcel HF16 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Weak/No	Weak/No	Strong	Weak/No	Equal	Yes

Parcel HF16 Description

Parcel Location, Land Uses and Boundaries
Land located south of Hertford, west of Hoddesdon, south-east of Welwyn Garden City. Parcel size: 2212ha. Boundary features within the gap between the settlement and the parcel combine to create strong separation. Woodland, hedgerows, tree belts and the railway line combine to form a strong boundary feature. There is some change in landform which creates a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. Woodland, hedgerows, tree lines and distance from the settlement limit perception. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Dispersed villages and clusters of houses are rural in character, and land associates with the wider countryside. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. Land is part of the wider countryside and so has a strong relationship with it.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Weak/No contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is not adjacent or near enough to a large built-up area to contribute to preventing its sprawl.
What is the extent of urbanising development in the parcel?	N/A
What is the extent of urbanising influence from outside the parcel?	N/A
Are there physical features in reasonable proximity that could restrict and contain development?	N/A

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	N/A

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has predominantly hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Hertford.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel forms part of the wider agricultural landscape which surrounds Hertford, but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

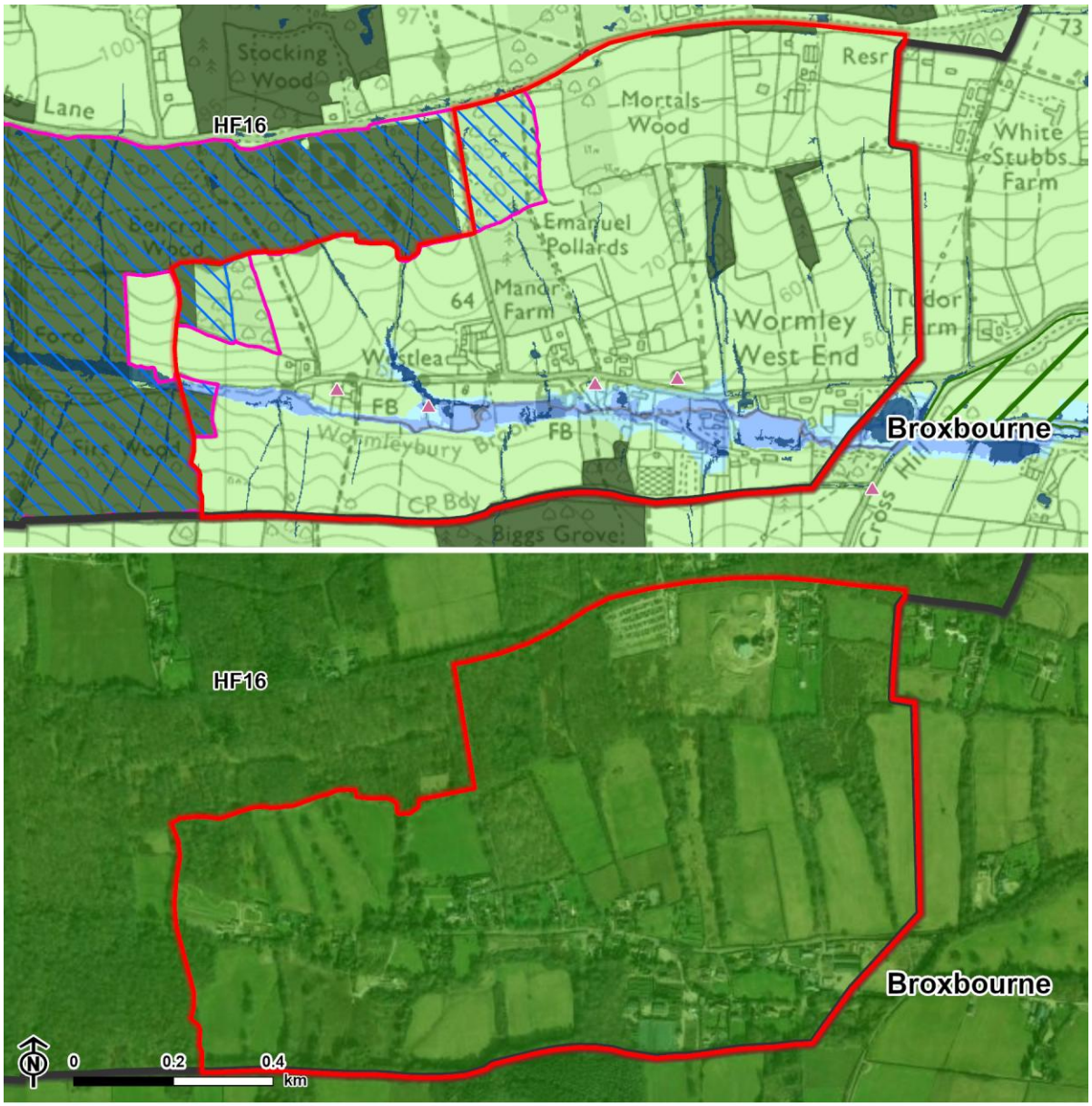
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

Parcel HF17



Parcel HF17
Neighbouring parcel
Green Belt
Local authority

NPPF Footnote 7 designations

- Listed building
- Special Area of Conservation
- Site of Special Scientific Interest
- Ancient woodland
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Registered Parks and Gardens

Contribution of land in Parcel HF17

Parcel HF17 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Weak/No	Equal	No

Parcel HF17 Description

Parcel Location, Land Uses and Boundaries
Land located south of Hertford, west of Hoddesdon, south-east of Welwyn Garden City. Parcel size: 108ha. Boundary features within the gap between the settlement and the parcel combine to create strong separation. Woodland, hedgerows, tree belts and the railway line combine to form a strong boundary feature. There is some change in landform which creates a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. Woodland, hedgerows, tree lines and distance from the settlement limit perception. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Natural features limit perception of the wider Countryside.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Hoddesdon is a town so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of mature woodland in the north, which currently gives the parcel a strong sense of separation from urbanising influences.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The mature woodland in the north between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has predominantly hedgerow boundaries, so development within the parcel would in turn increase

Assessment Considerations	Assessment
	the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Hertford.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel forms part of the wider agricultural landscape which surrounds Hertford, but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

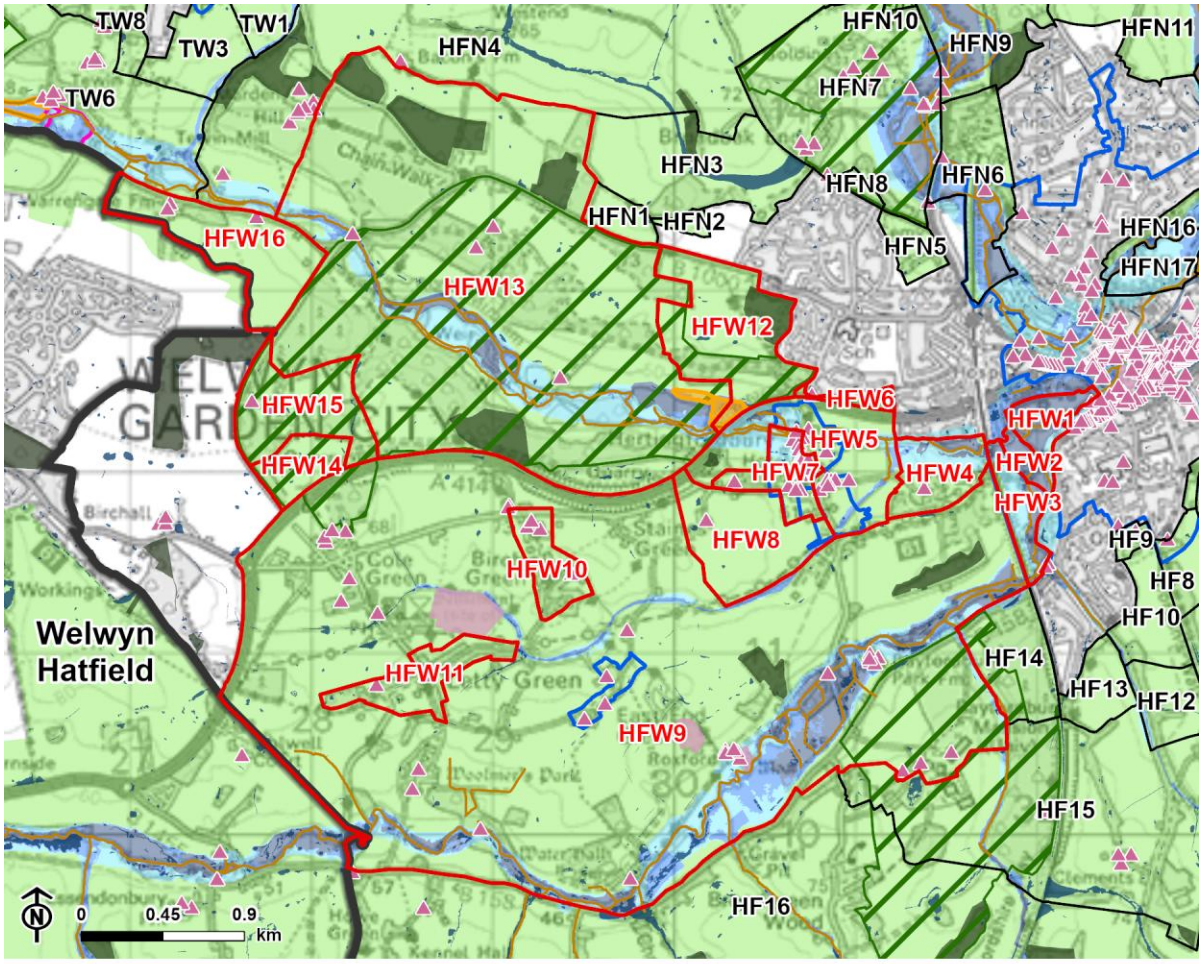
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

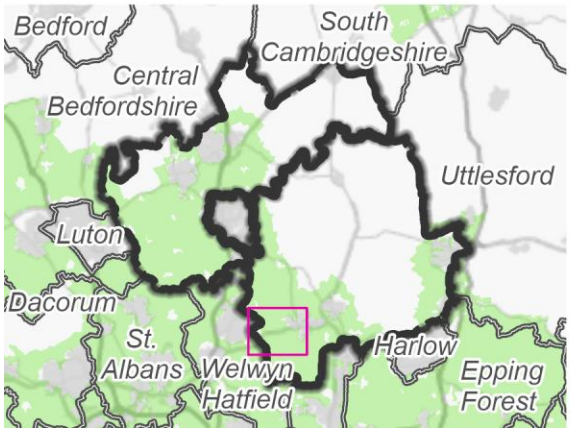
Designations in Hertford West



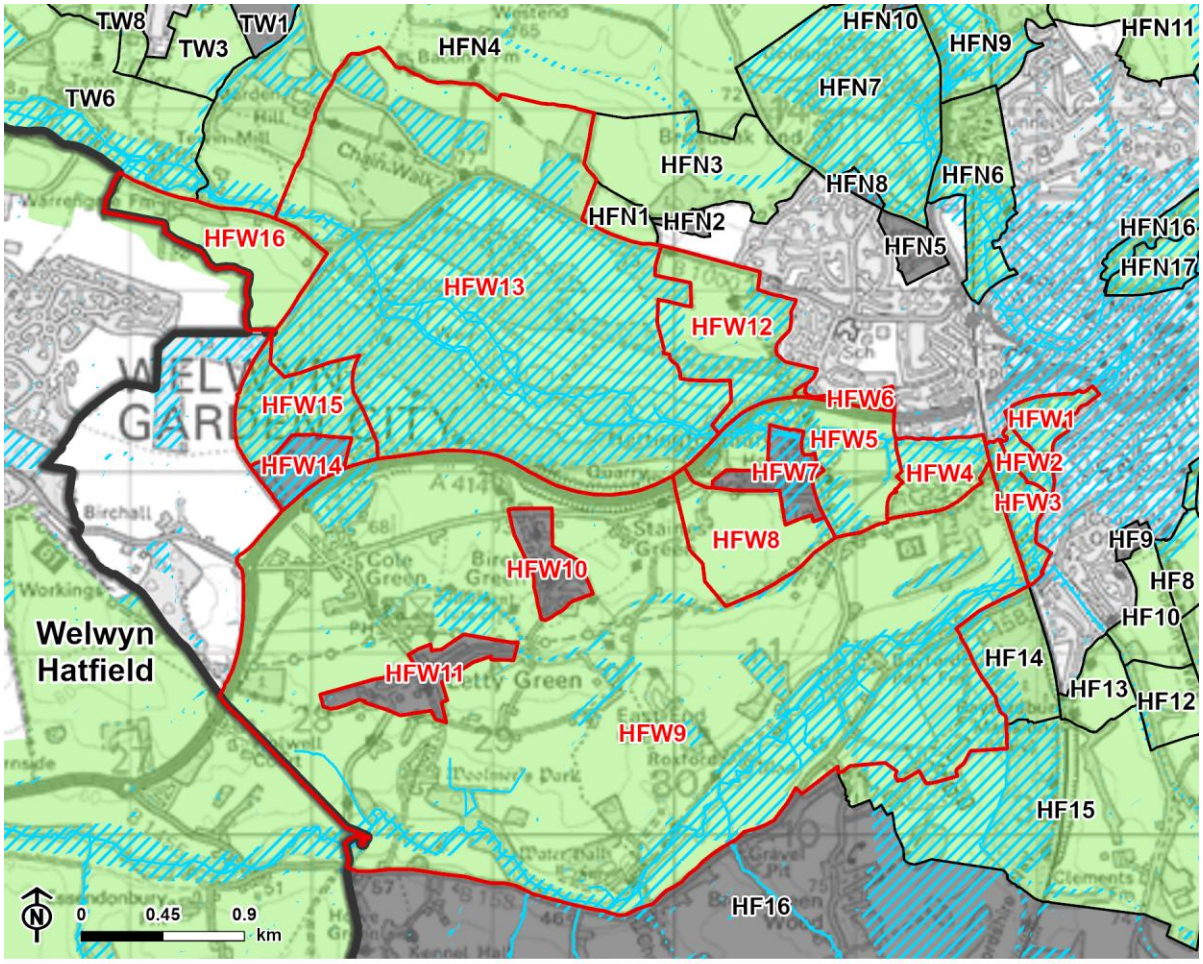
- Hertford West parcel
- Neighbouring parcel
- Local authority
- Neighbouring authority
- Green Belt

NPPF Footnote 7 designations

- Listed building
- Chalk river
- Site of Special Scientific Interest
- Ancient woodland
- Lowland fens
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area
- Scheduled monument
- Registered Parks and Gardens



Potential grey belt in Hertford West



Hertford West parcel

Neighbouring parcel

Local authority

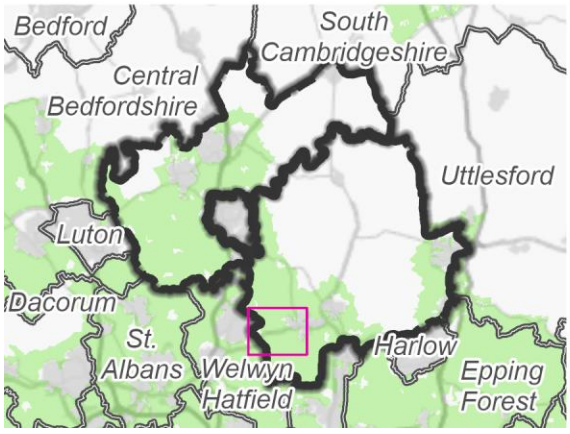
Neighbouring authority

Green Belt

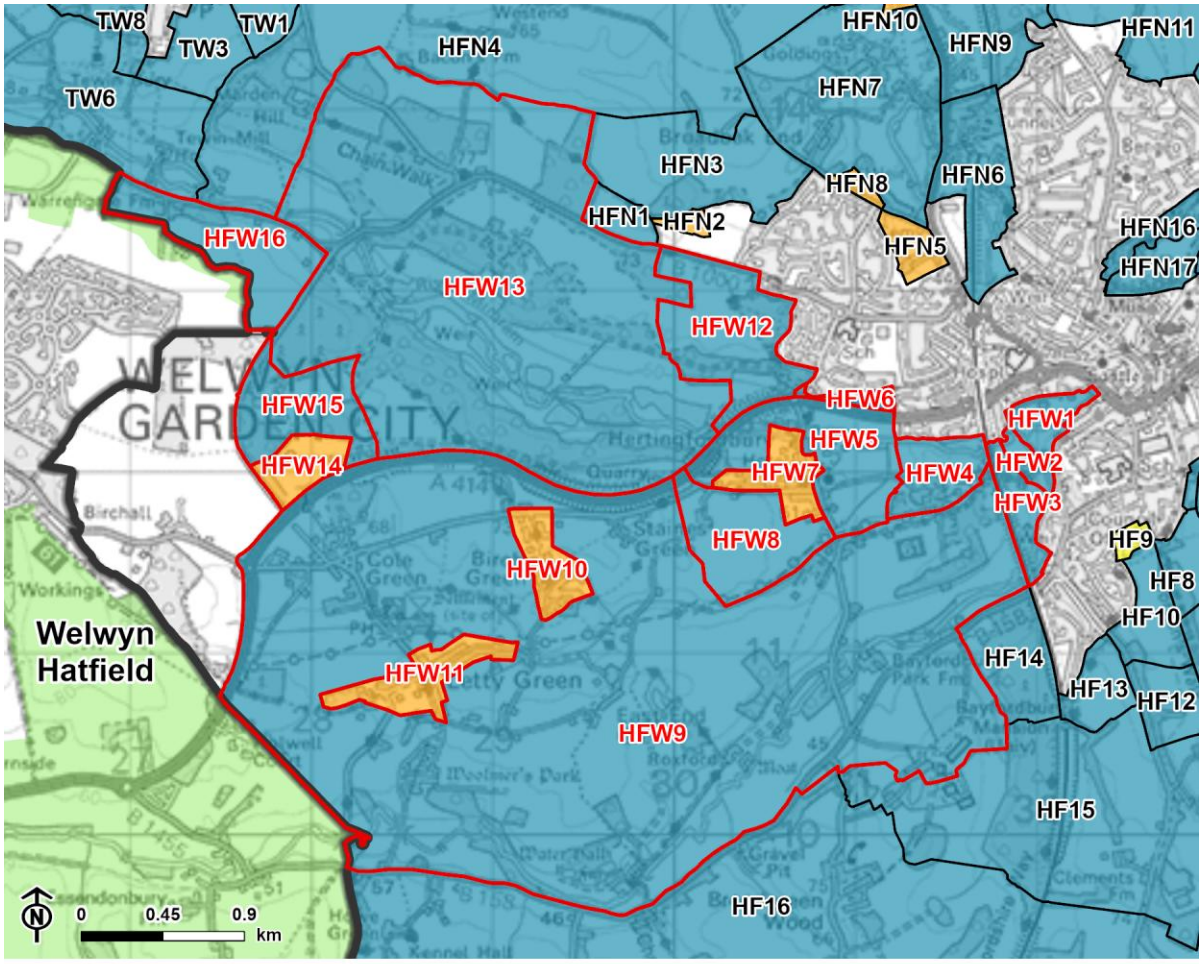
Potential grey belt

Potentially suitable for definition as grey belt land in the borough

Footnote 7 designation



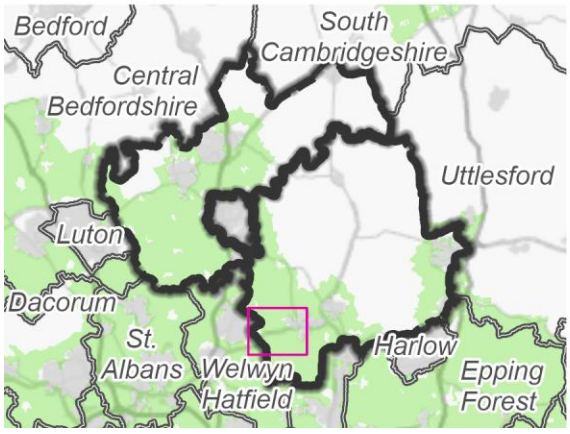
Highest rating in Hertford West



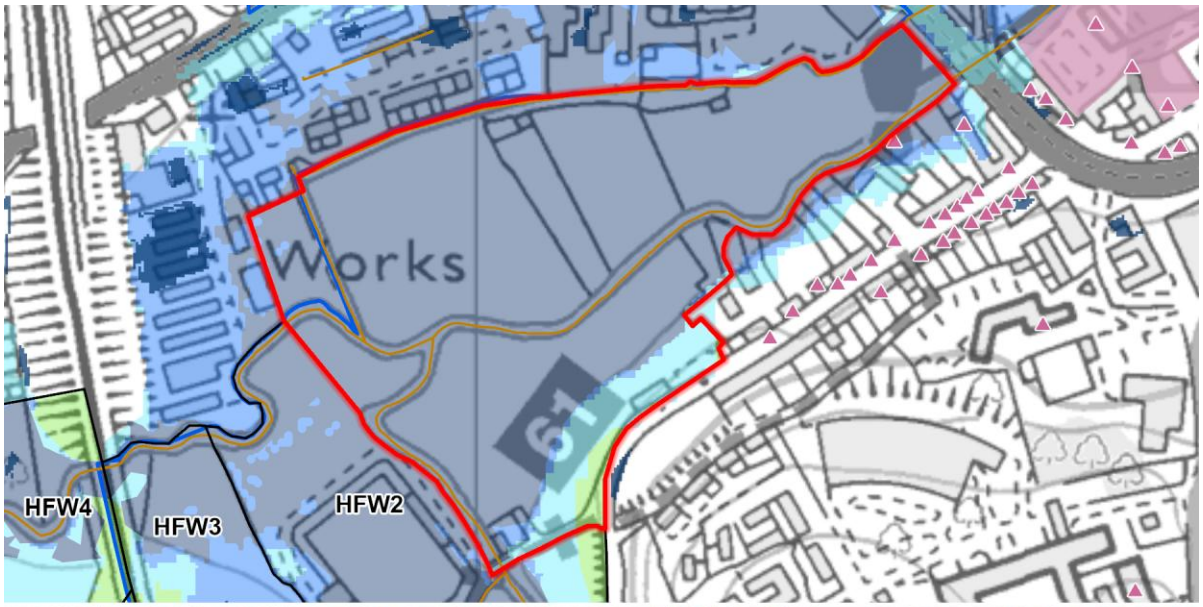
Hertford West parcel
Neighbouring parcel
Local authority
Neighbouring authority
Green Belt

Highest Contribution to NPPF purposes A, B, C and D

Strong
Moderate
Weak/no



Parcel HFW1





Parcel HFW1 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Chalk river
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area
- Scheduled monument

Contribution of land in Parcel HFW1

Parcel HFW1 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Weak/No	Moderate	Strong	Equal	No

Parcel HFW1 Description

Parcel Location, Land Uses and Boundaries
Land contained south-west of Hertford. Parcel size: 10ha. There is a moderate boundary feature between the settlement and the parcel. A mature tree line forms a moderate boundary feature along much of the settlement edge. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a strong perception of urban development outside of the parcel. The parcel is largely contained by development and there isn't a strong year-round boundary feature or change in landform to reduce perception. There is no significant urbanising development or activity in the Green Belt affecting this parcel. The parcel is predominantly free from urbanising activity. Urbanising development limits perception of the wider countryside. The parcel is largely contained by development which limits perception.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Hertford is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development. There is no significant urbanising development or activity in the Green Belt affecting this parcel.
What is the extent of urbanising influence from outside the parcel?	There is substantial urbanising influence associated with development outside of the parcel. The parcel is largely contained by development and there isn't a strong year-round boundary feature or change in landform to reduce perception.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The River Lea forms a strong outer boundary which would limit the urbanising impact of development on adjacent open land.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. The parcel is subject to some urbanising influence and has features that would restrict and contain development, preventing any incongruous impact on the wider countryside.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development. There is no significant urbanising development or activity in the Green Belt affecting this parcel.
What is the extent of urbanising influence from outside the parcel?	There is substantial urbanising influence associated with development outside of the parcel. The parcel is largely contained by development and there isn't a strong year-round boundary feature or change in landform to reduce perception.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open

Assessment Considerations	Assessment
	land. The River Lee and associated vegetation forms a strong outer boundary which would limit the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Strong contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Hertford.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development. There is no significant urbanising development or activity in the Green Belt affecting this parcel.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes a considerable contribution to the town's special character. The parcel is located within the Hertford conservation area which covers the historic town. Therefore it has a strong relationship with the historic town and makes a considerable contribution to the special character of Hertford.

Purpose E – Assisting in urban regeneration:

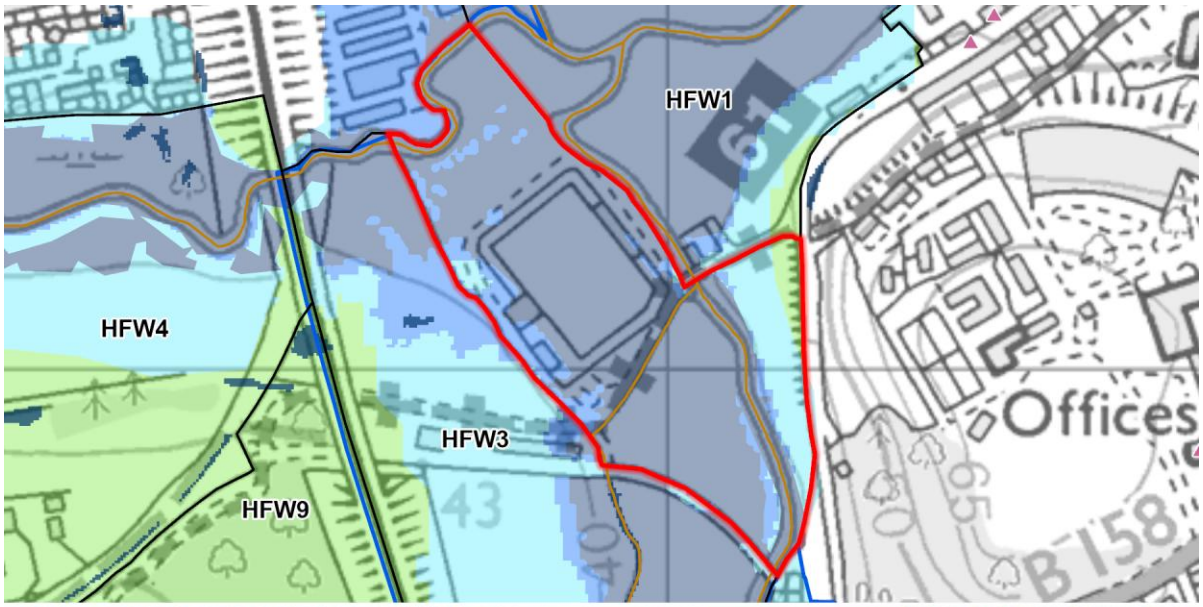
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose D and therefore does not meet the definition of grey belt land.

Parcel HFW2





Parcel HFW2 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Chalk river
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area

Contribution of land in Parcel HFW2

Parcel HFW2 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Weak/No	Moderate	Strong	Equal	No

Parcel HFW2 Description

Parcel Location, Land Uses and Boundaries
Land located south of Hertford. Parcel size: 5ha. There is a combination of features creating a strong boundary between the settlement and the parcel. The River Mimram and associated vegetation form a strong boundary feature to the north and the River Lea to the south-east. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. Riparian vegetation does not form a year round boundary feature and there isn't a change in landform to reduce perception. Land use creates some association with the urban area but there is little urbanising activity in the parcel. A football pitch associated with Hertford Town Football Club covers much of the parcel. Urbanising development limits perception of the wider countryside. The viaduct and mature tree cover limit connection to the wider Green Belt to the west.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Hertford is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has only hedgerow boundaries, so development within it would in turn increase the urbanising impact of development on adjacent open land.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. The lack of features to restrict and contain development mean that, although the parcel is subject to some urbanising influence, development here would have an incongruous impact.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel has uses associated with the urban area which limit the extent to which it is perceived as being part of the countryside.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Development in the parcel would not increase

Assessment Considerations	Assessment
	urbanising influence on any land which is not already subject to at least as much urbanising influence as this parcel.

Purpose D: Preserving the setting and special character of historic towns:

Strong contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Hertford.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes a considerable contribution to the town's special character. The parcel is located within the Hertford conservation area which covers the historic town. Therefore it has a strong relationship with the historic town and makes a considerable contribution to the special character of Hertford.

Purpose E – Assisting in urban regeneration:

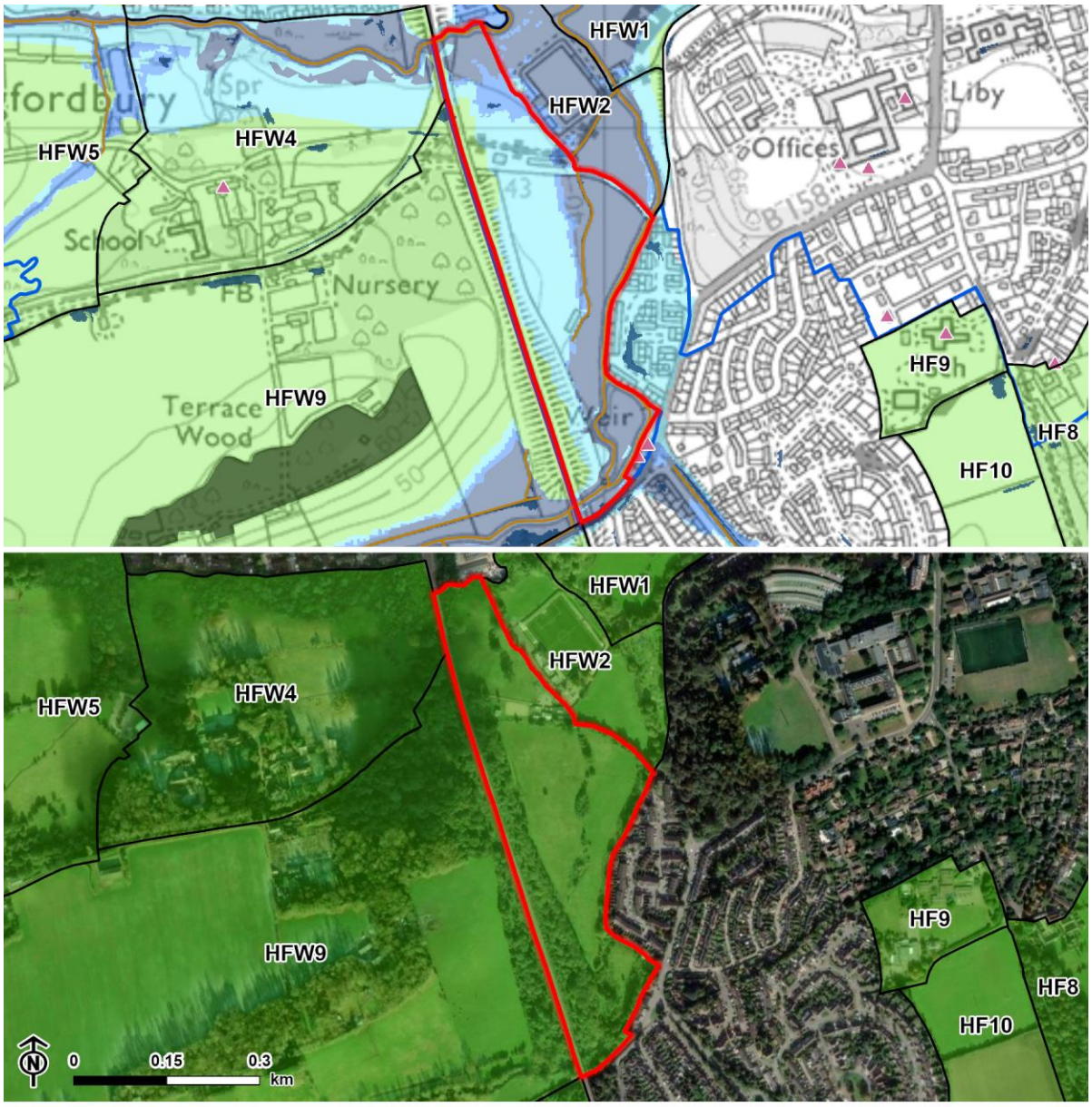
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose D and therefore does not meet the definition of grey belt land.

Parcel HFW3



Parcel HFW3 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Chalk river
- Ancient woodland
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area

Contribution of land in Parcel HFW3

Parcel HFW3 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Strong	Equal	No

Parcel HFW3 Description

Parcel Location, Land Uses and Boundaries
Land to the west of Hertford. Parcel size: 12ha. There is a consistent strong boundary feature between the settlement and the parcel. The River Lee and associated vegetation form a consistent strong boundary feature. There is no significant change in landform to create a sense of separation between the settlement and the parcel. The local valley landform extends into the urban area. There is some perception of urban development outside of the parcel. There is not a year round boundary feature or change in landform to reduce perception. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Natural features limit perception of the wider Countryside. The mature tree cover across the valley limits connection to the wider Green Belt.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Hertford is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel. There is some perception of urban development outside of the Green Belt. There is not a year round boundary feature or change in landform to reduce perception.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of the River Lea, which currently gives the parcel a strong sense of separation from urbanising influences.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The River Lea between the parcel and the urban edge means that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel. There is some perception of urban development outside of the Green Belt. There is not a year round boundary feature or change in landform to reduce perception.

Parcel HFW3

Assessment Considerations	Assessment
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Woodland forms a strong outer boundary which would limit the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Strong contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Hertford.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes a considerable contribution to the town's special character. The parcel is located within the Hertford conservation area which covers the historic town. Therefore it has a strong relationship with the historic town and makes a considerable contribution to the special character of Hertford.

Purpose E – Assisting in urban regeneration:

Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purposes A and D and therefore does not meet the definition of grey belt land.

Parcel HFW4



Parcel HFW4 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Chalk river
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area

Contribution of land in Parcel HFW4

Parcel HFW4 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Moderate	Equal	No

Parcel HFW4 Description

Parcel Location, Land Uses and Boundaries
Land located south of Hertford. Parcel size: 19ha. Strong consistent boundary features within the gap between the settlement and the parcel combine to create strong separation. Woodland and the River Mimram form strong boundary features. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. Woodland reduces perception for most of the parcel, however washed over development and breaks in the woodland increase perception. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Natural features limit perception of the wider countryside. Woodland on the parcels outer boundaries reduces perception of the wider Green Belt.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Hertford is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of the River Mimram and associated woodland which currently give the parcel a strong sense of separation from urbanising influences.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The river and woodland between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a robust gap between towns. The parcel lies in the gap between Hertford and Welwyn Garden City.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The parcel forms a small part of the gap and does not contain any strong separating features.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Mature tree cover forms a strong outer boundary

Assessment Considerations	Assessment
	which would limit the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting for the historic town of Hertford.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes some contribution to the town's special character. The River Mimram, along which the town was intentionally situated runs through the parcel. Additionally the parcel borders the western edge of the conservation area, and while the wooded character of the area does not allow for views from the settlement across the open agricultural landscape, the largely undeveloped character of the parcel means it does provide some contribution to the special character of the town.

Purpose E – Assisting in urban regeneration:

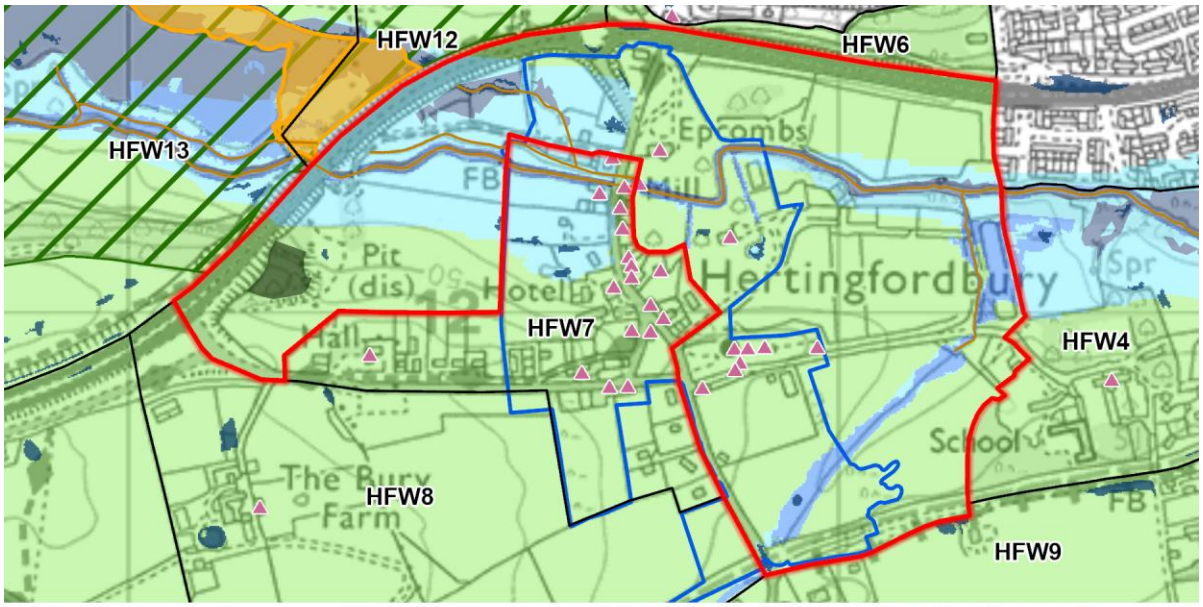
Equal contribution

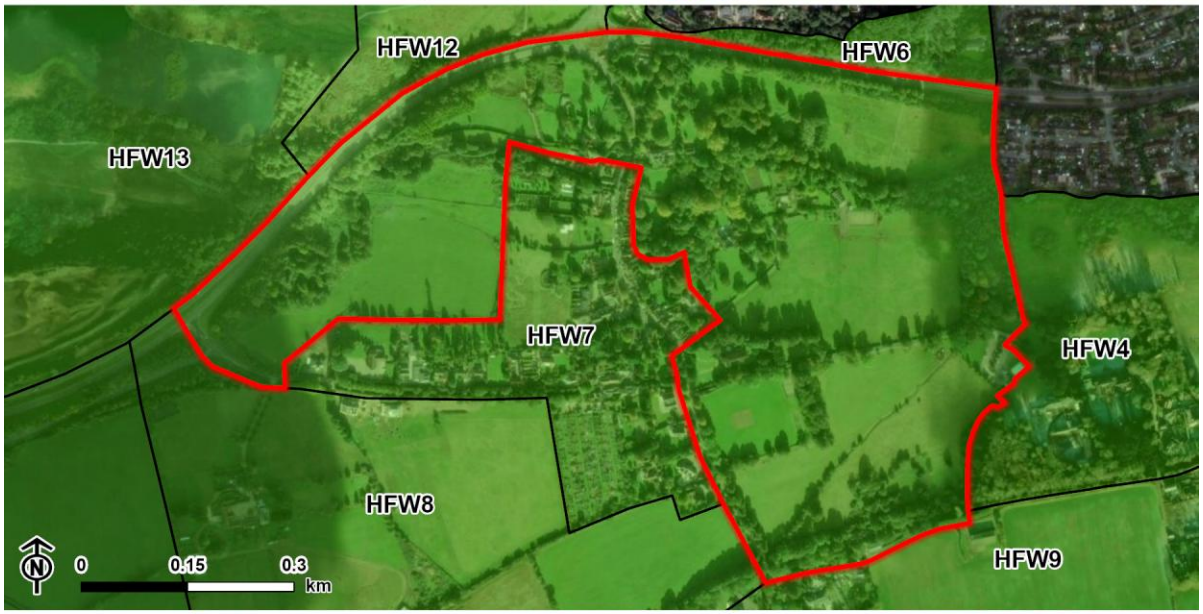
All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel HFW5





Parcel HFW5 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Chalk river
- Ancient woodland
- Lowland fens
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area
- Registered Parks and Gardens

Contribution of land in Parcel HFW5

Parcel HFW5 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Weak/No	Equal	No

Parcel HFW5 Description

Parcel Location, Land Uses and Boundaries
Land located south-west of Hertford. Parcel size: 46ha. There is a consistent strong boundary feature between the settlement and the parcel. The A414 and associated vegetation form a strong consistent boundary feature. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. Hertingfordbury, to the south of the parcel, is not very urban in character. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Development in the parcel is not very urban in character. Natural features limit perception of the wider countryside. Outer parcel boundaries limit perception.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Hertford is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Development in the parcel is not very urban in character.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel. Hertingfordbury, to the south of the parcel, is not very urban in character.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of the A414 with its associated tree cover which currently give the parcel a strong sense of separation from urbanising influences.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The A414, with its associated tree cover between the parcel and the urban edge, mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a robust gap between towns. The parcel lies in the gap between Hertford and Welwyn Garden City.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Development in the parcel is not very urban in character.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Development in the parcel is not very urban in character.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel. Hertingfordbury, to the south of the parcel, is not very urban in character.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The

Assessment Considerations	Assessment
	parcel has only hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Hertford.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Development in the parcel is not very urban in character.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. While much of the parcel forms part of Hertford's wider rural surroundings, due to the intervening modern built form between the majority of the parcel and the historic core of the town it is unlikely that this could be experienced/appreciated from within the historic town itself and therefore it contributes little to the significance of the historic town.

Purpose E – Assisting in urban regeneration:

Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel HFW6


HFW12
HFW5
HFW12
HFW5
0
0.07
0.13
km
Parcel HFW6
Neighbouring parcel
Green Belt
NPPF Footnote 7 designations
Listed building
Flood zone 2
High risk of surface water flooding
Conservation area
Registered Parks and Gardens

Contribution of land in Parcel HFW6

Parcel HFW6 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Weak/No	Equal	No

Parcel HFW6 Description

Parcel Location, Land Uses and Boundaries
Land located to the west of Hertford. Parcel size: 3ha. There is a strong boundary feature between the settlement and the parcel. Mature tree cover creates a strong degree of separation. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. There are long ranging views across the wider countryside, though these are filtered by woodland.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Hereford is a town, so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development. Development in the parcel is not urban in character.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	The parcel lies beyond physical features which are restricting and containing urban development. Therefore its weakening or loss would have an adverse impact on this purpose. Development in the parcel would negate the role of woodland tree cover which currently give the parcel a strong sense of separation from urbanising influences.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would create an incongruous pattern of development by breaching strong physical features currently restricting and containing an urban area.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a robust gap between towns. The parcel lies in the gap between Hertford and Welwyn Garden City.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development. Development in the parcel is not urban in character.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development. Development in the parcel is not urban in character.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The A414 forms a strong outer boundary which would limit the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Hertford.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development. Development in the parcel is not urban in character.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel forms part of the wider agricultural landscape which surrounds Hertford, but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

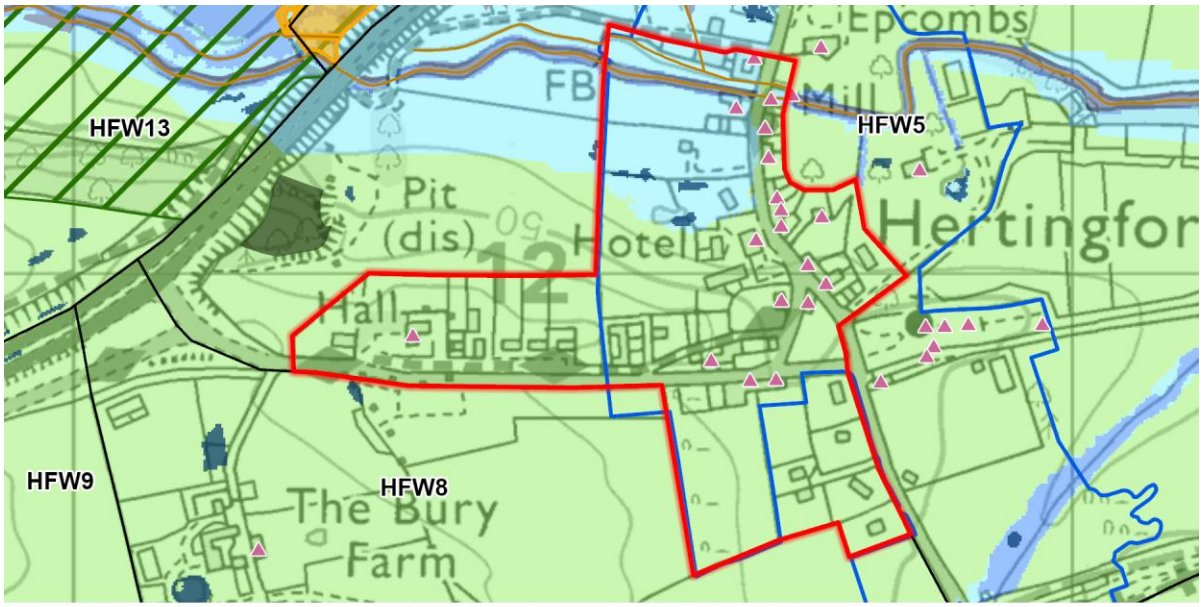
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel HFW7





Parcel HFW7 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Chalk river
- Ancient woodland
- Lowland fens
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area
- Registered Parks and Gardens

Contribution of land in Parcel HFW7

Parcel HFW7 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Weak/No	Moderate	Weak/No	Equal	Yes

Parcel HFW7 Description

Parcel Location, Land Uses and Boundaries
Land located at Hertingfordbury, south-west of Hertford. Parcel size: 14ha. The parcel covers an isolated area of development in the open countryside, which limits openness associated with its development, land use and activity. Visual openness persists between the partially open areas and the surrounding open countryside.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Hertford is a town, so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. The parcel contains the isolated village of Hertingfordbury. Development in the village is largely rural in character.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The parcel is already developed to the extent that further development would not significantly increase urbanising influence on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. The parcel is subject to significant urbanising influence.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a robust gap between towns. The parcel lies in a robust gap between Hertford and Welwyn Garden City.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. The parcel contains the isolated village of Hertingfordbury. Development in the village is largely rural in character.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a very small part of the gap. The parcel forms a small area of already developed land in a robust gap. The gap is stronger north of the A414.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel has uses associated with the urban area which limit the extent to which it is perceived as being part of the countryside.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. The parcel contains the isolated village of Hertingfordbury. Development in the village is largely rural in character.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Development in the parcel would not increase urbanising influence on any land which is not already subject to at least as much urbanising influence as this parcel.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Hertford.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. The parcel contains the isolated village of Hertingfordbury. Development in the village is largely rural in character.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. While the parcel forms part of Hertford's wider surroundings, due to the majority of the parcel being occupied by the separate settlement of Hertingfordbury it contributes little to the significance of the historic town of Hertford.

Purpose E – Assisting in urban regeneration:

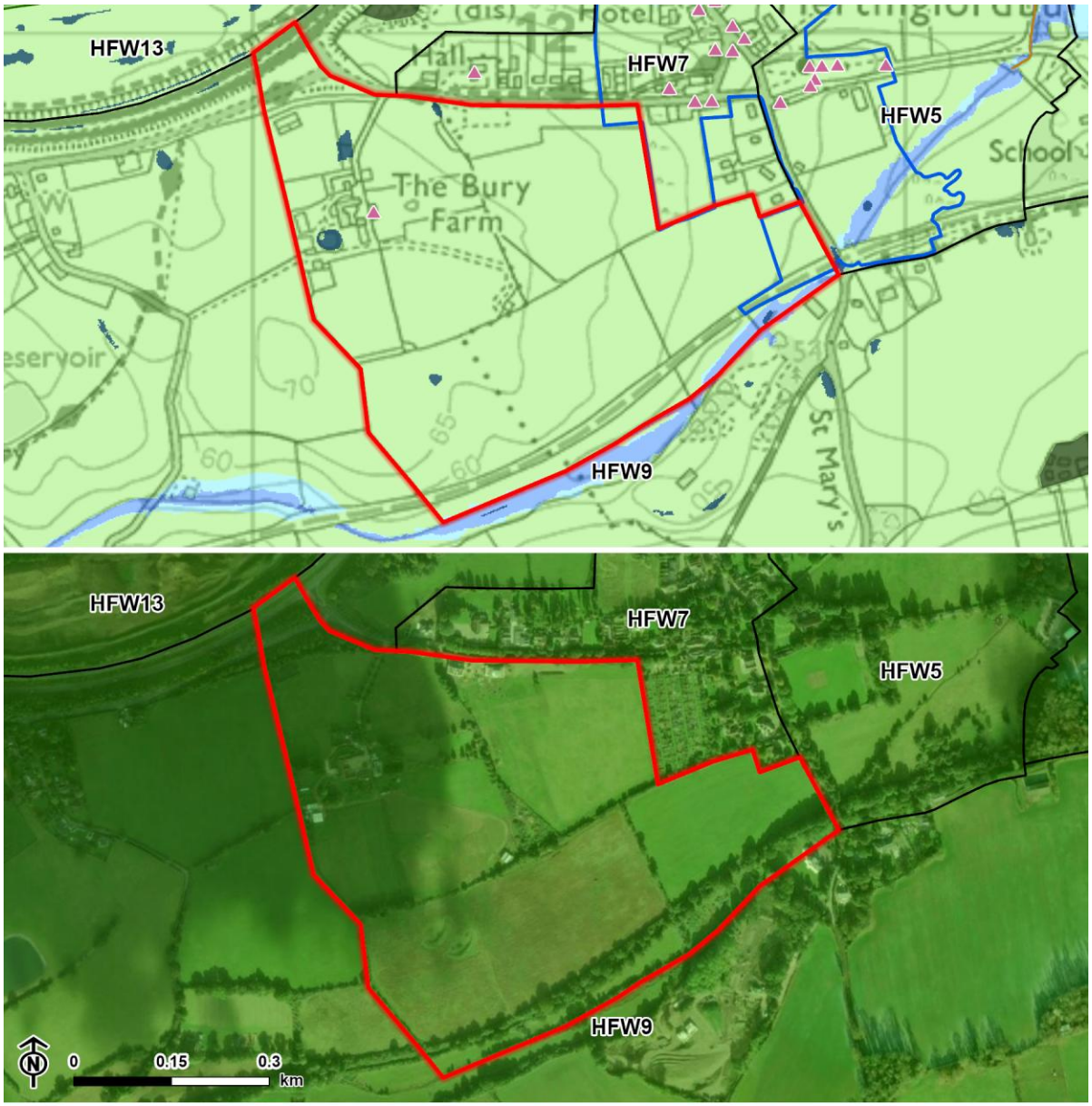
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

Parcel HFW8


HFW13
HFW7
HFW5
The Bury Farm
HFW9
St Mary's
School
HFW13
HFW7
HFW5
HFW9
0
0.15
0.3
km
Parcel HFW8
Neighbouring parcel
Green Belt
NPPF Footnote 7 designations
Listed building
Chalk river
Ancient woodland
Flood zone 3
Flood zone 2
High risk of surface water flooding
Conservation area
Registered Parks and Gardens

Contribution of land in Parcel HFW8

Parcel HFW8 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Moderate	Strong	Weak/No	Equal	No

Parcel HFW8 Description

Parcel Location, Land Uses and Boundaries
Land located south-west of Hertford and Hertingfordbury. Parcel size: 36ha. There is a combination of features creating a strong boundary between the settlement and the parcel. Mature tree cover along Hertingfordbury Road and St Mary's Lane creates a strong sense of separation from the developed area of Hertingfordbury. There is some change in landform which creates a sense of separation between the settlement and the parcel. The parcels landformm slopes up from east to west. There is a weak perception of urban development outside of the parcel. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Hertford is a town, so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel. Development in Hertingfordbury is largely rural in character.
Are there physical features in reasonable proximity that could restrict and contain development?	The parcel lies beyond physical features which are restricting and containing urban development. Therefore its weakening or loss would have an adverse impact on this purpose. Development in the parcel would negate the role of the River Mimram and associated woodland which currently give the parcel a strong sense of separation from urbanising influences.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The river and woodland between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a robust gap between towns. The parcel lies in a robust gap between Hertford and Welwyn Garden City.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The parcel forms part of the gap to the south of the A414, which lacks strong separating features. Development in this parcel would reduce the gap size.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. The development of land in this parcel would be likely to increase urbanising influence on adjacent land in the gap to the east of the parcel, but impact would not be significant given the strength of separation in the remainder of the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel. Development in Hertingfordbury is largely rural in character.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has hedgerow boundaries to the west, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Hertford. While much of the parcel forms part of Hertford's wider rural surroundings, due to the intervening modern built form between the parcel and the historic core of the town it is unlikely that this could be experienced/appreciated from within the historic town itself and therefore it contributes little to the significance of the historic town.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character.

Purpose E – Assisting in urban regeneration:

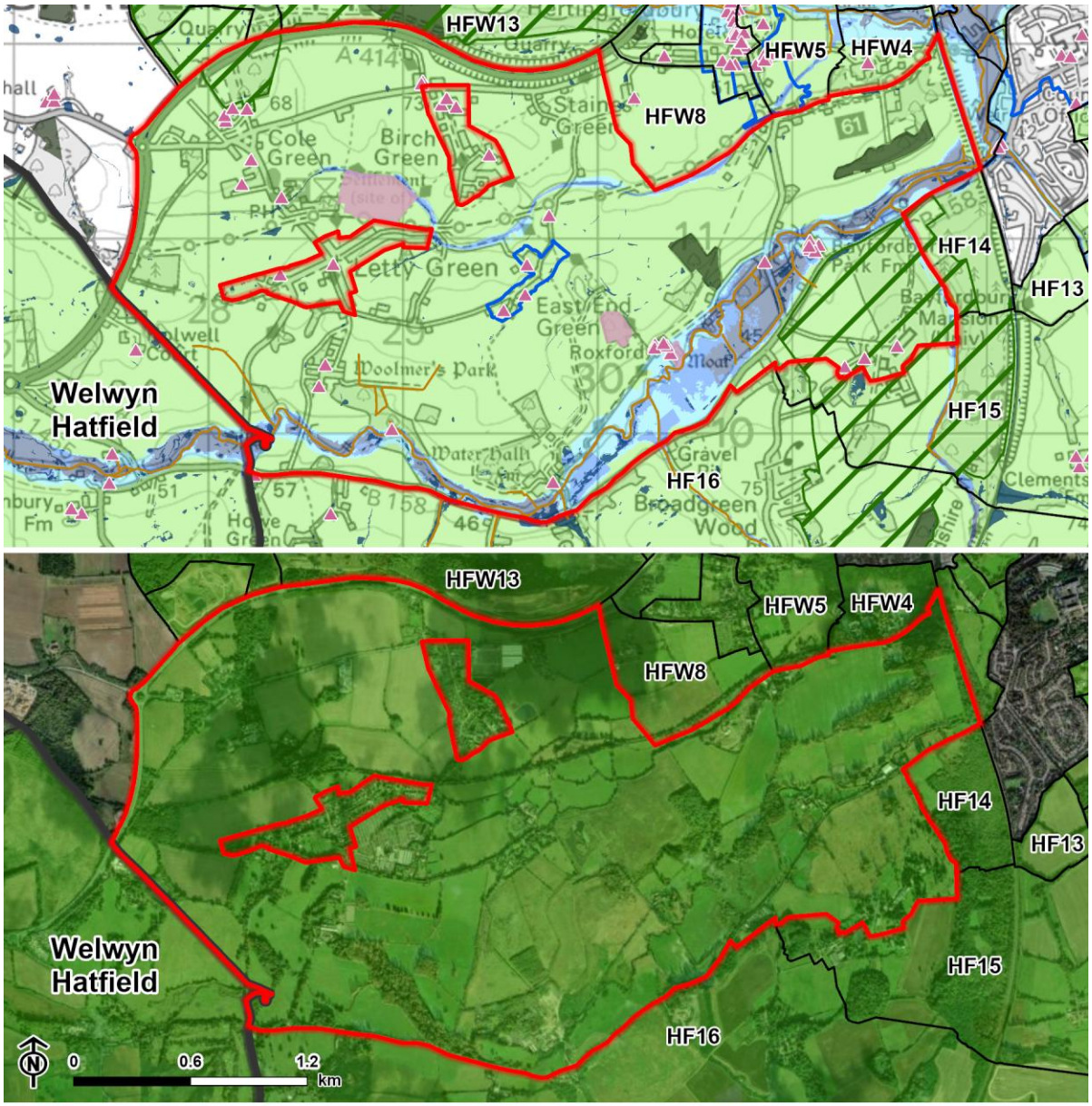
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel HFW9



Parcel HFW9
Neighbouring parcel
Green Belt
Local authority

NPPF Footnote 7 designations

- Listed building
- Chalk river
- Ancient woodland
- Lowland fens
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area
- Scheduled monument
- Registered Parks and Gardens

Contribution of land in Parcel HFW9

Parcel HFW9 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Moderate	Strong	Moderate	Equal	No

Parcel HFW9 Description

Parcel Location, Land Uses and Boundaries
Land located south-west of Hertford. Parcel size: 723ha. There is a strong boundary feature between the Hertford and the parcel. The railway line and associated vegetation and woodland form a strong boundary feature. The A414 forms a strong boundary to the forthcoming development at the edge of Welwyn Garden City to the west. There is some change in landform which creates a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. The strong boundary features limit the influence from both Welwyn in the west and Hertford in the east. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. The parcel is part of the wider countryside and so has a strong perception of connectivity with it.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Hertford and Welwyn Garden City are both towns and are defined as large built-up areas. The parcel has a strong enough relationship with Hertford in the east and Welwyn in the west for development here to be associated with it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is free from urbanising influences associated with development outside the parcel.

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of the A414 in the west and the railway line in the east that currently give the parcel a strong sense of separation from urbanising influences.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. Boundary features and distance between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern. The reduction in separation between Hertford and Welwyn Garden City would also weaken the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a robust gap between towns. The parcel lies in a robust gap between Hertford and Welwyn Garden City.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. The parcel forms a substantial part of the gap but there is potential for limited development of a new urban area that would have only a minor impact on visual separation.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.

Assessment Considerations	Assessment
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Th parcel has well treed boundaries to the south. Development in the parcel would not increase urbanising influence on any land which is not already subject to at least as much urbanising influence as this parcel.

Purpose D: Preserving the setting and special character of historic towns:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting for the historic town of Hertford.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes some contribution to the town's special character. The River Lea, along which the town was intentionally situated runs through the parcel. Additionally the parcel borders the western edge of the conservation area, and while the wooded character of the area does not allow for views from the settlement across the open agricultural landscape, the largely undeveloped character of the parcel means it does provide some contribution to the special character of the town.

Purpose E – Assisting in urban regeneration:

Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Parcel HFW9

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel HFW10





Parcel HFW10 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Scheduled monument

Contribution of land in Parcel HFW10

Parcel HFW10 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Weak/No	Weak/No	Moderate	Weak/No	Equal	Yes

Parcel HFW10 Description

Parcel Location, Land Uses and Boundaries
Land located at Birch Green, south-west of Hertford. Parcel size: 14ha. The parcel covers an isolated area of development in the open countryside, which limits openness associated with its development, land use and activity. Visual openness persists between the partially open areas and the surrounding open countryside.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Weak/No contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is not adjacent or near enough to a large built-up area to contribute to preventing its sprawl.
What is the extent of urbanising development in the parcel?	N/A
What is the extent of urbanising influence from outside the parcel?	N/A
Are there physical features in reasonable proximity that could restrict and contain development?	N/A
Would development form an incongruous pattern in relation to the large built-up area?	N/A

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a robust gap between towns. The parcel lies in a robust gap between Hertford and Welwyn Garden City.

Parcel HFW10

Assessment Considerations	Assessment
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. The parcel comprises existing development of Birch Green.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a very small part of the gap. The parcel forms an isolated area of development in the centre of a robust gap with significant separating features to the north of the A414.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel has uses associated with the urban area which limit the extent to which it is perceived as being part of the countryside.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. The parcel comprises existing development of Birch Green.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel. Birch Green is an isolated area of development with little urbanising influence from outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Development in the parcel would not increase urbanising influence on any land which is not already subject to at least as much urbanising influence as this parcel.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Hertford.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. The parcel comprises existing development of Birch Green.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. While the parcel forms part of Hertford's wider surroundings, due to the majority of the parcel being occupied by the separate settlement of Birch Green it contributes little to the significance of the historic town of Hertford.

Purpose E – Assisting in urban regeneration:

Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

Parcel HFW11





Parcel HFW11 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Scheduled monument

Contribution of land in Parcel HFW11

Parcel HFW11 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Weak/No	Moderate	Weak/No	Equal	Yes

Parcel HFW11 Description

Parcel Location, Land Uses and Boundaries
Land located south-west of Hertford. Parcel size: 19ha. The parcel covers an isolated area of development in the open countryside, which limits openness associated with its development, land use and activity. Visual openness persists between the partially open areas and the surrounding open countryside.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Welwyn Garden City is a town, so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. The parcel is largely developed by Letty Green, however, the area retains a largely rural character.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The parcel is already developed to the extent that further development would not significantly increase urbanising influence on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. The parcel is subject to significant urbanising influence.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a robust gap between towns. The parcel lies in a robust gap between Hertford and Welwyn Garden City.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. The parcel is largely developed by Letty Green, however, the area retains a largely rural character.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a very small part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel has uses associated with the urban area which limit the extent to which it is perceived as being part of the countryside.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. The parcel is largely developed by Letty Green, however, the area retains a largely rural character.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Hertford.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. The parcel is largely developed by Letty Green, however, the area retains a largely rural character.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. While the parcel forms part of Hertford's wider surroundings, due to the majority of the parcel being occupied by the separate settlement of Letty Green it contributes little to the significance of the historic town of Hertford.

Purpose E – Assisting in urban regeneration:

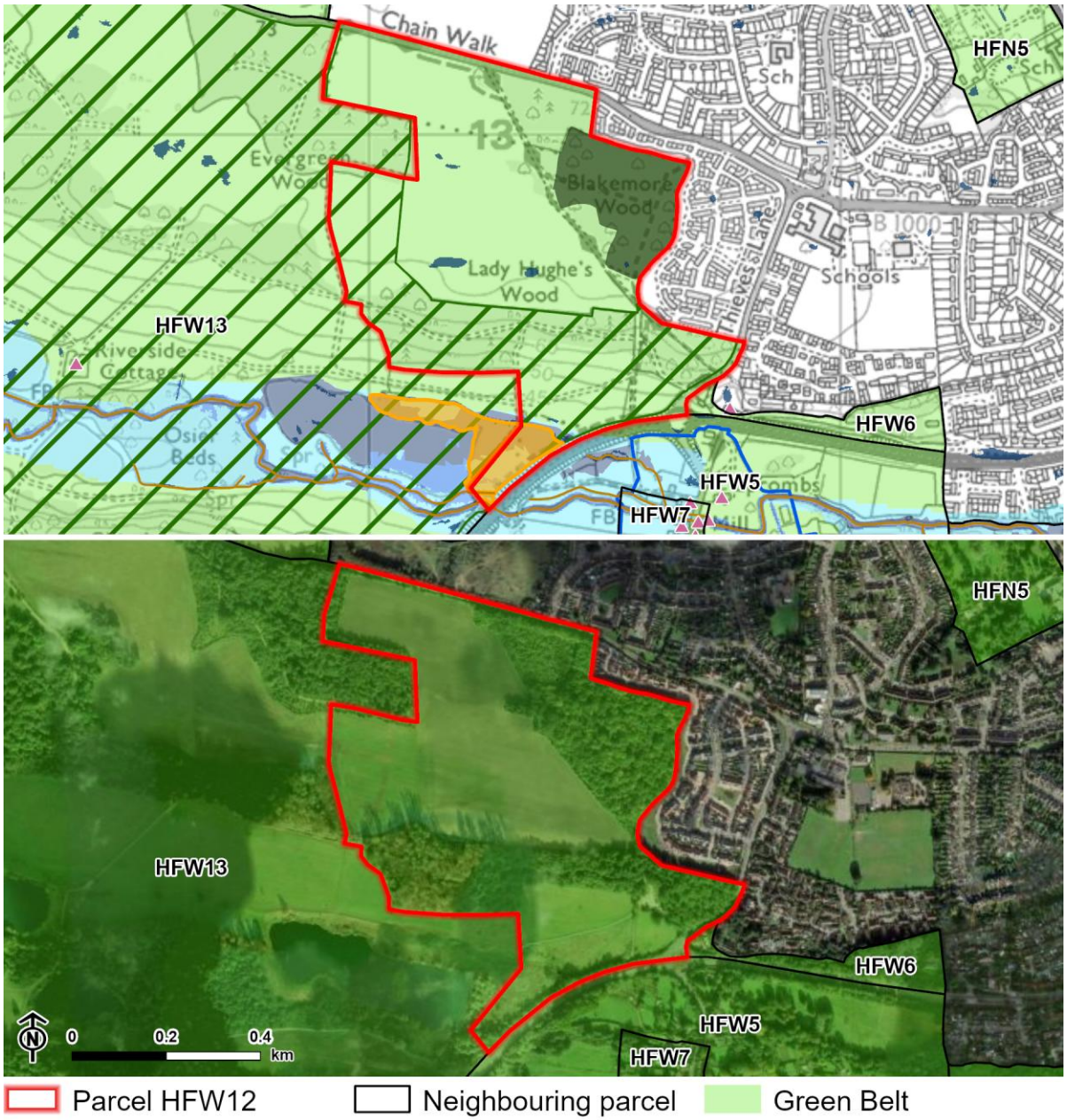
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

Parcel HFW12



NPPF Footnote 7 designations

- Listed building
- Chalk river
- Ancient woodland
- Lowland fens
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area
- Registered Parks and Gardens

Contribution of land in Parcel HFW12

Parcel HFW12 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Moderate	Strong	Weak/No	Equal	No

Parcel HFW12 Description

Parcel Location, Land Uses and Boundaries
Land located west of Hertford. Parcel size: 48ha. There is a consistent strong boundary feature between the settlement and the parcel. Woodland forms a consistent strong boundary feature to the east of the parcel, to the north, a combination of features, including the B100 and treed hedgerows, combine to form a strong boundary. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. There isn't a year round boundary feature or change in landform to reduce perception of development to the north of the parcel. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. Woodland bands limit perception, though filtered views provide some perception.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Hertford is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development. There is no significant urbanising development or activity in the Green Belt affecting this parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. There isn't a year round boundary feature or change in landform to reduce perception of development to the north of the parcel.

Parcel HFW12

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of woodland, Welwyn Road and hedgerows which currently give the parcel a strong sense of separation from urbanising influences.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. Woodland, Welwyn Road and hedgerows between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a robust gap between towns. The parcel makes up part of a large gap between Hertford and Welwyn Garden City. The gap is narrower elsewhere.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development. There is no significant urbanising development or activity in the Green Belt affecting this parcel.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.

Assessment Considerations	Assessment
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development. There is no significant urbanising development or activity in the Green Belt affecting this parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. There isn't a year round boundary feature or change in landform to reduce perception of development to the north of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Woodland blocks form a clear outer boundary which would limit the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Hertford.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development. There is no significant urbanising development or activity in the Green Belt affecting this parcel.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel forms part of the wider agricultural landscape which surrounds Hertford, but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

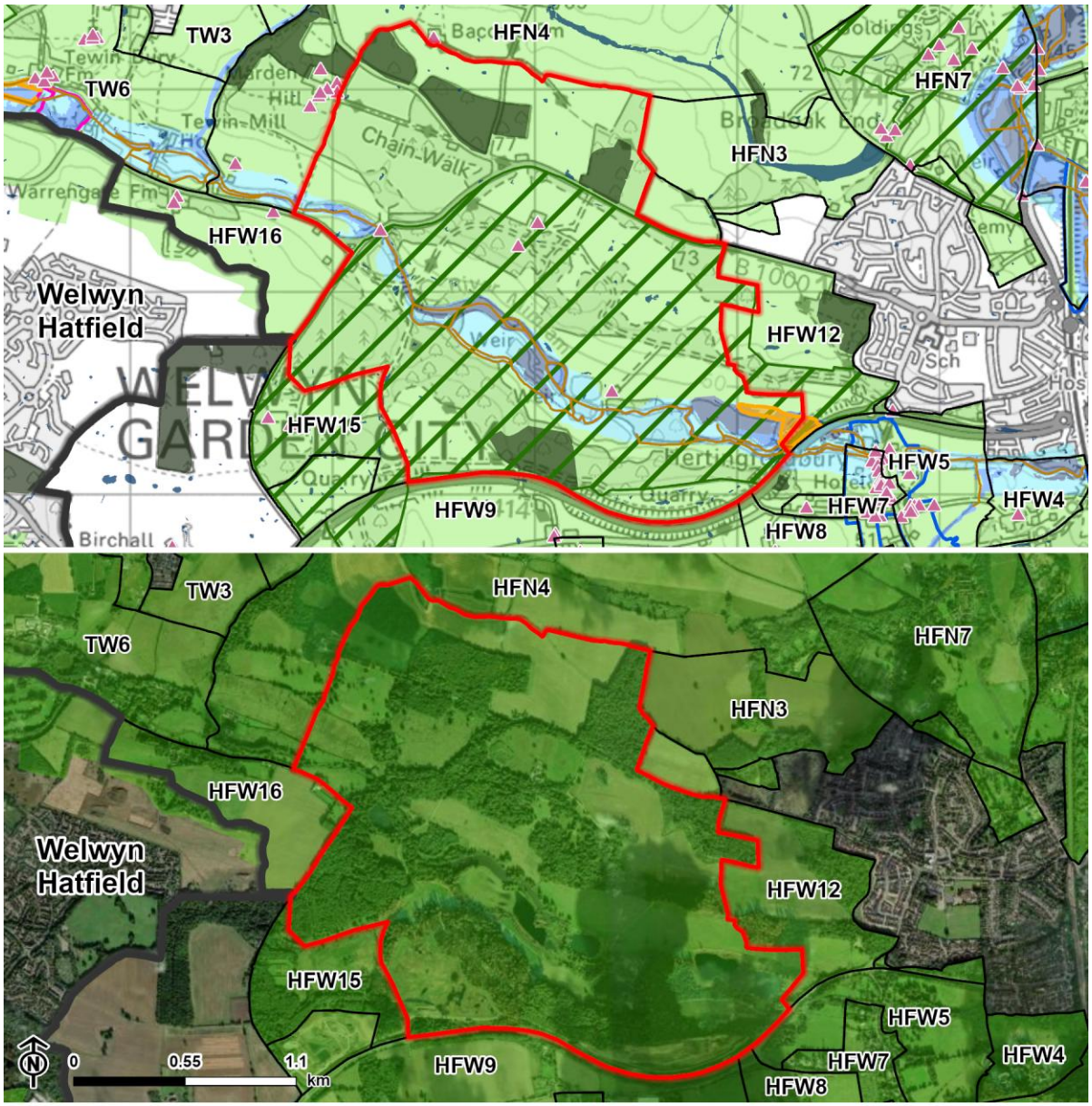
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel HFW13



Contribution of land in Parcel HFW13

Parcel HFW13 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Moderate	Strong	Weak/No	Equal	No

Parcel HFW13 Description

Parcel Location, Land Uses and Boundaries
Land located west of Hertford. Parcel size: 390ha. Boundary features within the gap between the settlement and the parcel combine to create strong separation. Woodland and roads form a strong boundary feature in the gap. There is no significant change in landform to create a sense of separation between the settlement and the parcel. Land in the parcel is gently undulating but does not change significantly. There is a weak perception of urban development outside of the parcel. Woodland and distance combine to limit perception of the urban areas. There is some urbanising activity in the parcel but land use also associates the area with the wider countryside. Developments such as Birch Green have some urbanising influence, though land associates more strongly with the wider countryside. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. The parcel is part of the wider country side and so has a strong perception of connectivity with it.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Hertford is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Hertford for development here to be associated with it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is free from urbanising influences associated with development outside the parcel.

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel forms the strongest part of the gap between Hertford and Welwyn Garden City. Any partial development of the parcel would weaken the remainder.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. Boundary features and distance between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern. The reduction in separation between Hertford and Welwyn Garden City would also weaken the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a robust gap between towns.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. The parcel forms a substantial part of the gap but there is potential for limited development of a new urban area that would have only a minor impact on visual separation.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.

Assessment Considerations	Assessment
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has predominantly hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Hertford.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel forms part of the wider agricultural landscape which surrounds Hertford, but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

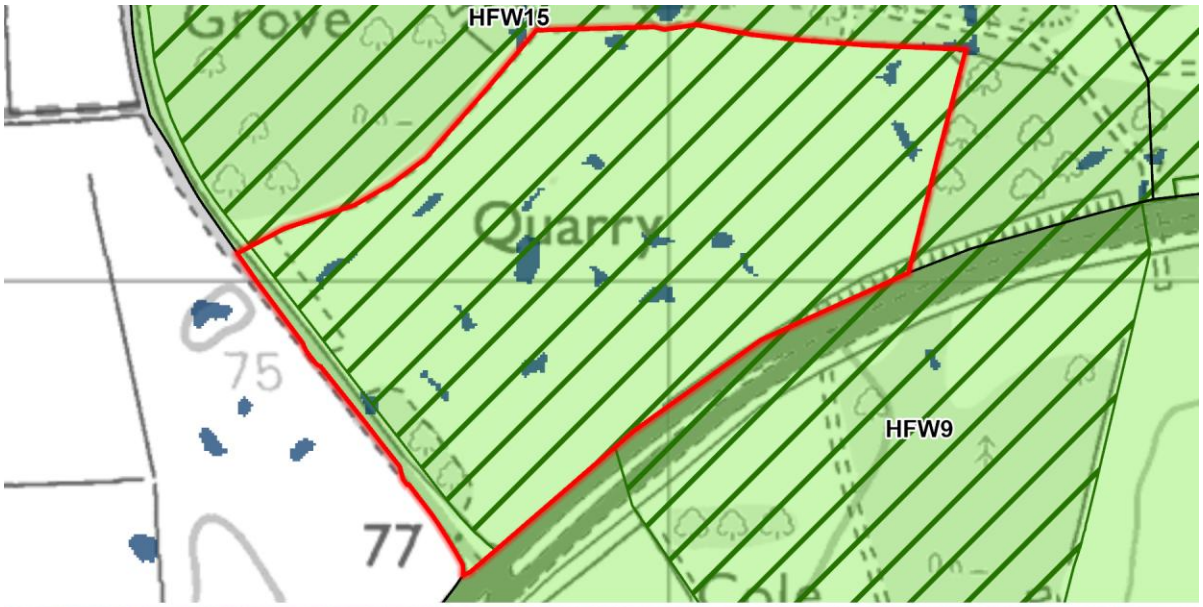
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel HFW14





Parcel HFW14 Neighbouring parcel Green Belt

NPPF Footnote 7 designations

High risk of surface water flooding

Registered Parks and Gardens

Contribution of land in Parcel HFW14

Parcel HFW14 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Weak/No	Moderate	Weak/No	Equal	Yes

Parcel HFW14 Description

Parcel Location, Land Uses and Boundaries
Land located east of Welwyn Garden City. Parcel size: 13ha. There is a moderate boundary feature between the settlement and the parcel. Mature vegetation along Pashanger Lane provides some separation from the forthcoming development to the east of Welwyn Garden City. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. There would be some perception of the forthcoming development to the east of Welwyn Garden City. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Natural features limit perception of the wider Countryside.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Welwyn Garden City is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Welwyn Garden City for development here to be associated with it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The A414 and well-treed areas to the north and east form a strong outer boundary which would limit the urbanising impact of development on adjacent open land.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. The parcel is subject to some urbanising influence and has features that would restrict and contain development, preventing any incongruous impact on the wider countryside.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a robust gap between towns. The parcel lies in the gap between Welwyn Garden City and Hertford.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a very small part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel has uses associated with the urban area which limit the extent to which it is perceived as being part of the countryside.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The A414 and areas of woodland tree cover form

Assessment Considerations	Assessment
	a strong outer boundary which would limit the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Welwyn Garden City.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel is part of the wider agricultural landscape which surrounds Welwyn Garden City but does not form part of the town's agricultural belt, which would comprise those fields to the west of the parcel immediately surrounding the town, and therefore it does not form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

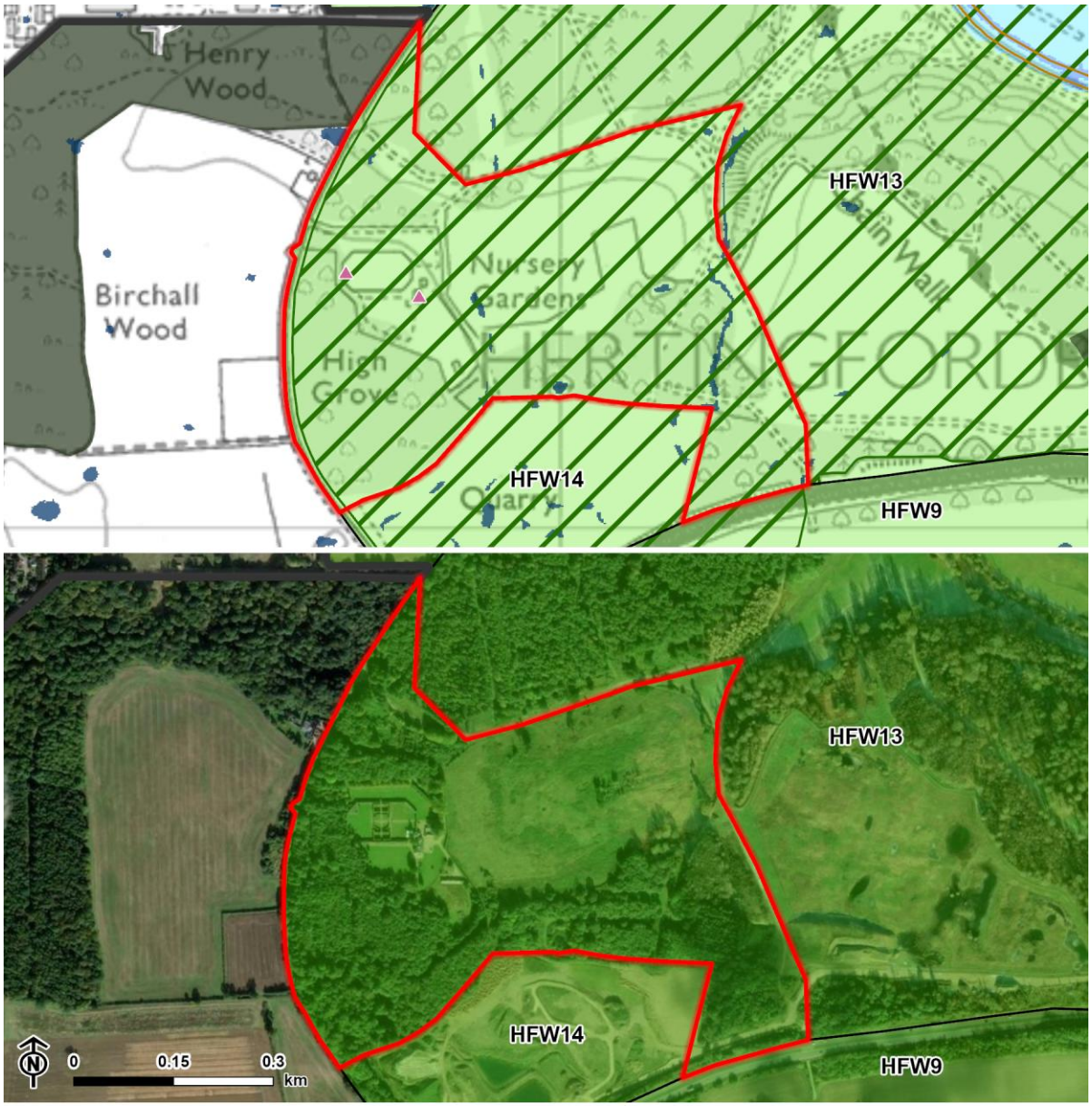
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

Parcel HFW15



Parcel HFW15
Neighbouring parcel
Green Belt
Local authority

NPPF Footnote 7 designations

Listed building
Chalk river
Ancient woodland
Flood zone 3
Flood zone 2
High risk of surface water flooding
Registered Parks and Gardens

Contribution of land in Parcel HFW15

Parcel HFW15 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Moderate	Strong	Weak/No	Equal	No

Parcel HFW15 Description

Parcel Location, Land Uses and Boundaries
Land located east of Welwyn Garden City. Parcel size: 32ha. There is a strong boundary feature between the settlement and the parcel. The woodland along Panshanger Lane forms a strong boundary feature. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. The strong boundary would limit the influence from the forthcoming development to the east of Welwyn Garden City. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Natural features limit perception of the wider Countryside. The level of woodland tree cover across the parcel limits connection to the wider Green Belt.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Welwyn Garden City is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Welwyn Garden City for development here to be associated with it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of woodland, which currently gives the parcel a strong sense of separation from urbanising influences.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would create an incongruous pattern of development by breaching strong physical features currently restricting and containing an urban area. Woodland between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a robust gap between towns. The parcel makes up part of an approximately 4km gap between Hertford and Welwyn Garden City.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The parcel has a strong separating feature of mature tree cover along its western boundary. The gap contains multiple strong separating features to the east of the parcel.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. The development of land in this parcel would be likely to increase urbanising influence on adjacent land in the gap, however, the impact would not be significant given the strength of separation in the remainder of the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Woodland forms a clear outer boundary which would limit the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Welwyn Garden City.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel is part of the wider agricultural landscape which surrounds Welwyn Garden City but does not form part of the town's agricultural belt, which would comprise those fields to the west of the parcel immediately surrounding the town, and therefore it does not form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

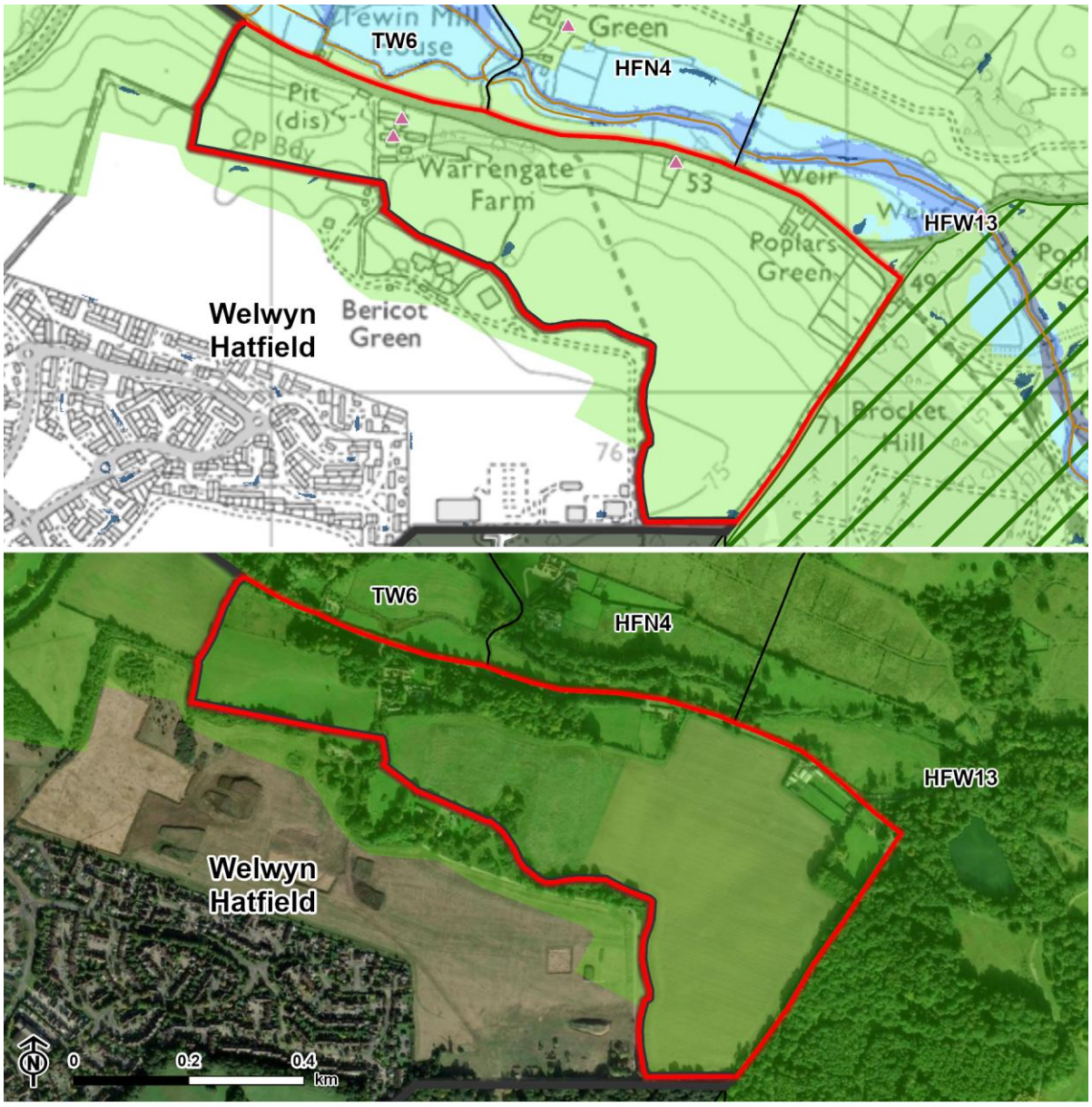
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel HFW16



Contribution of land in Parcel HFW16

Parcel HFW16 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Strong	Equal	No

Parcel HFW16 Description

Parcel Location, Land Uses and Boundaries
Land located east of Welwyn Garden City. Parcel size: 39ha. There is a moderate boundary feature between the settlement and the parcel. A mature tree line defines much of the settlement edge, forming a well-defined boundary feature. The boundary is weaker in the south-east. There is no significant change in landform to create a sense of separation between the settlement and the parcel. Land in the parcel slopes gently down from the settlement edge, though this is not considered to be significant enough to create a sense of separation. There is some perception of urban development outside of the parcel. The boundary to the south-west of the parcel is only moderate and will allow some influence from the forthcoming development. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Welwyn Garden City is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Welwyn Garden City for development here to be associated with it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.

Parcel HFW16

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has some weak boundaries to the north and west, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The lack of features to restrict and contain development mean that, although the parcel is subject to some urbanising influence, development here would have an incongruous impact.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a robust gap between towns. The parcel makes up part of an approximately 4km gap between Hertford and Welwyn Garden City.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has some weak boundaries to the north and west, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Strong contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of Welwyn Garden City.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes a considerable contribution to the town's special character. A key element of Welwyn Garden City's historic setting is the agricultural belt which surrounds the settlement and was an intentional part of its original plan, conforming to the values and ideals of the Garden City first set out in 1898 by Howard. This parcel contains part of the original lands intended to be the agricultural belt of the Welwyn Garden City as seen in the 1947 masterplan. Additionally, the parcel has remained predominantly agricultural in character and forms part of both the Garden City's current agricultural belt and its historic agricultural belt and therefore forms part of the town's setting which contributes to its historic significance.

Purpose E – Assisting in urban regeneration:

Equal contribution

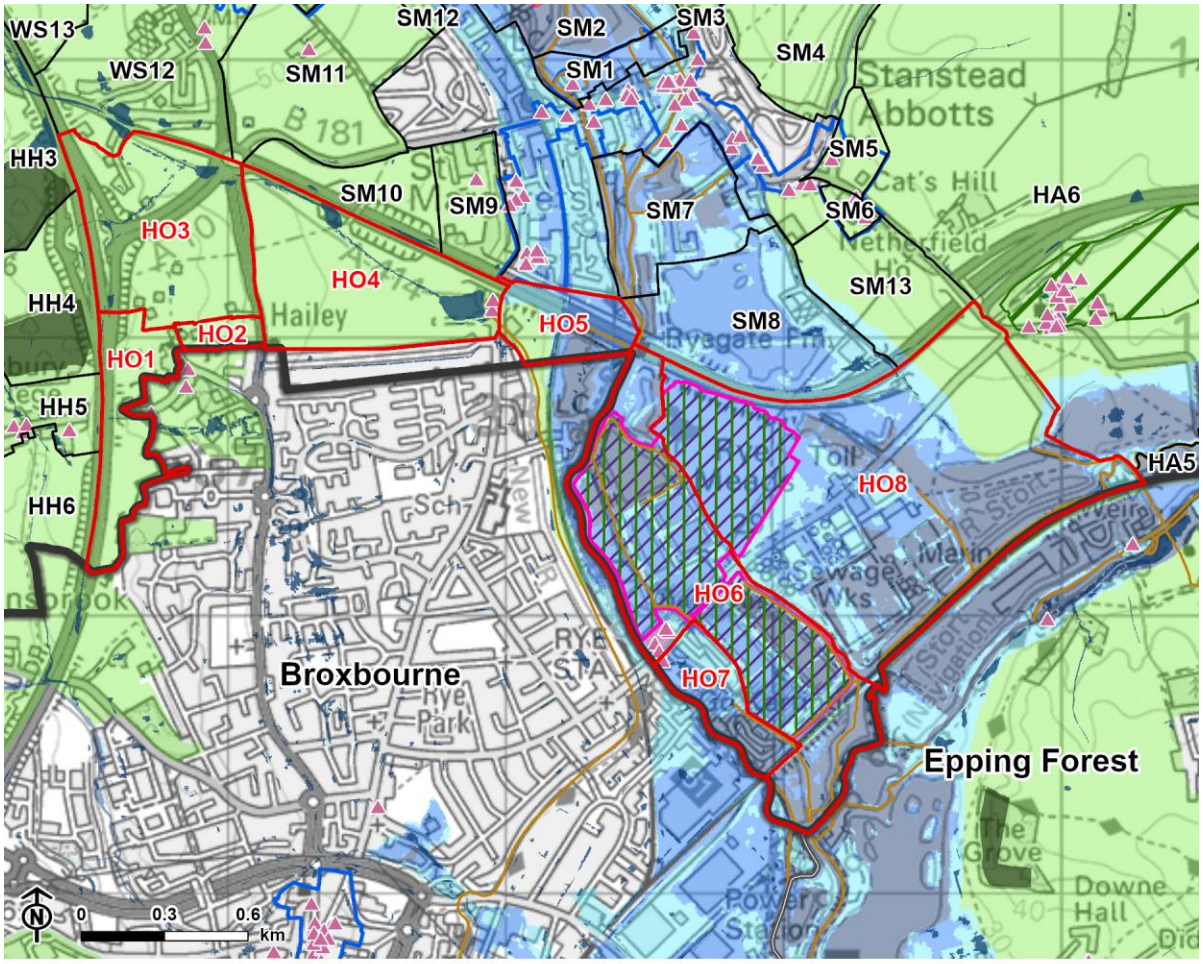
All Green Belt land plays an equal role in relation to this purpose.

Parcel HFW16

Grey Belt

The parcel makes a strong contribution to Green Belt Purposes A and D and therefore does not meet the definition of grey belt land.

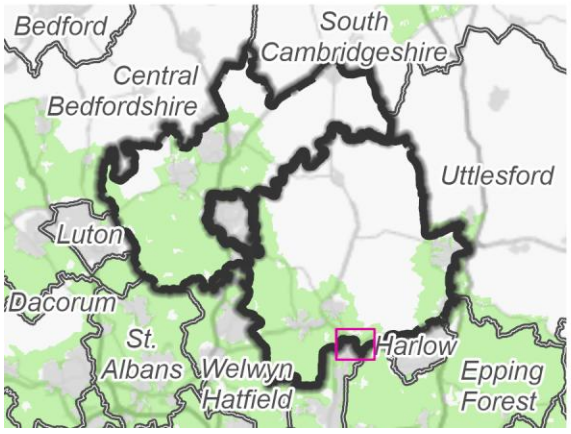
Designations in Hoddesdon



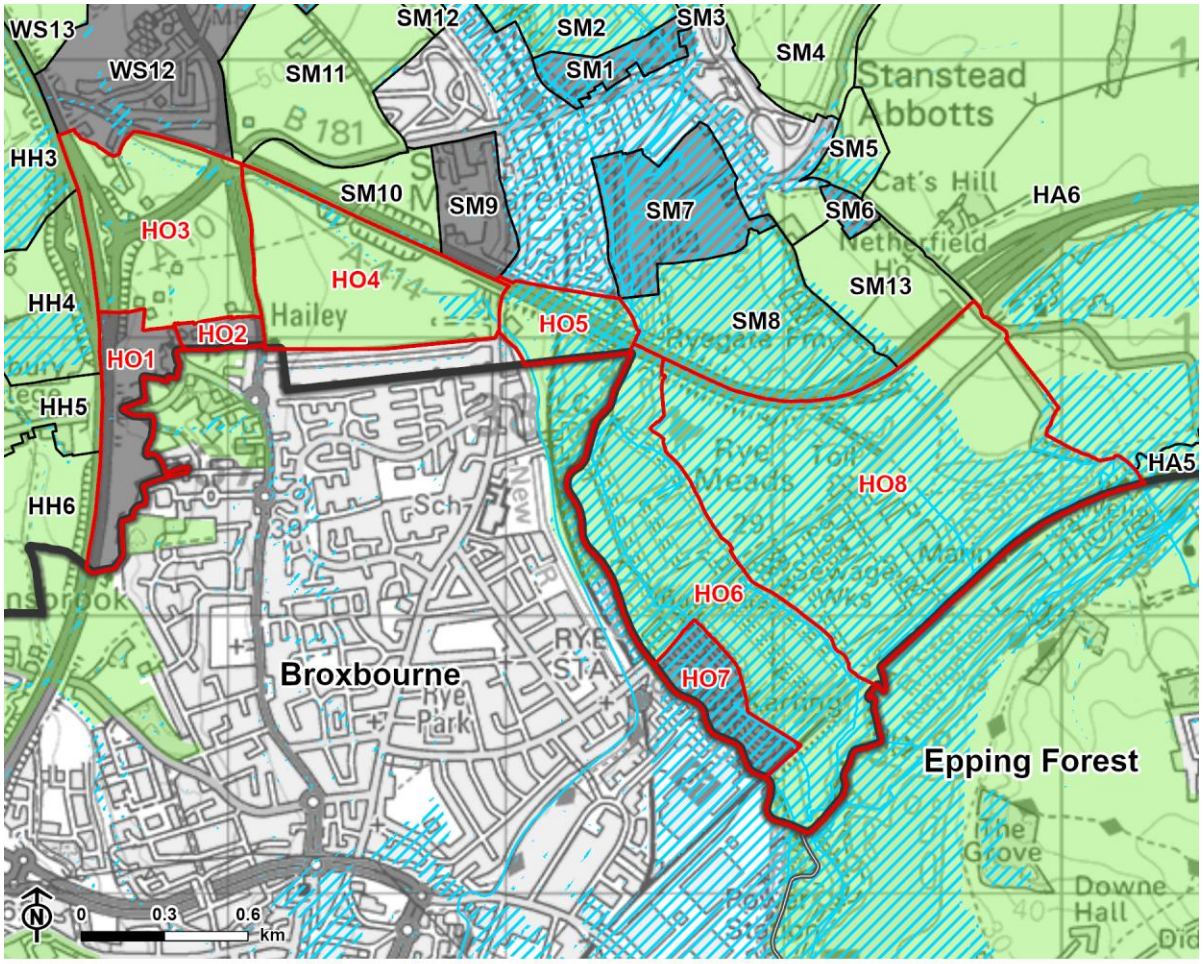
- Hoddesdon parcel
- Neighbouring parcel
- Local authority
- Neighbouring authority
- Green Belt

NPPF Footnote 7 designations

- Listed building
- Chalk river
- Special Protection Area
- Ramsar site
- Site of Special Scientific Interest
- Ancient woodland
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area
- Scheduled monument
- Registered Parks and Gardens



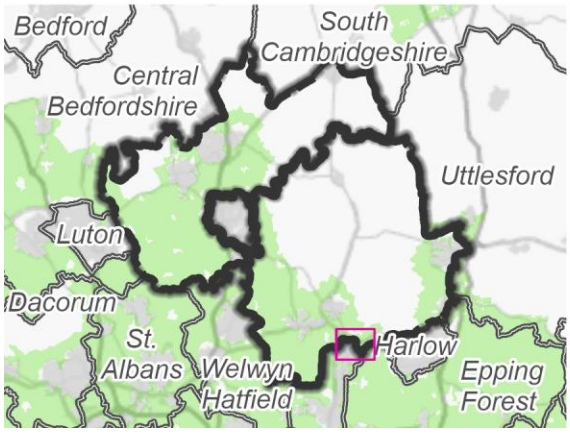
Potential grey belt in Hoddesdon



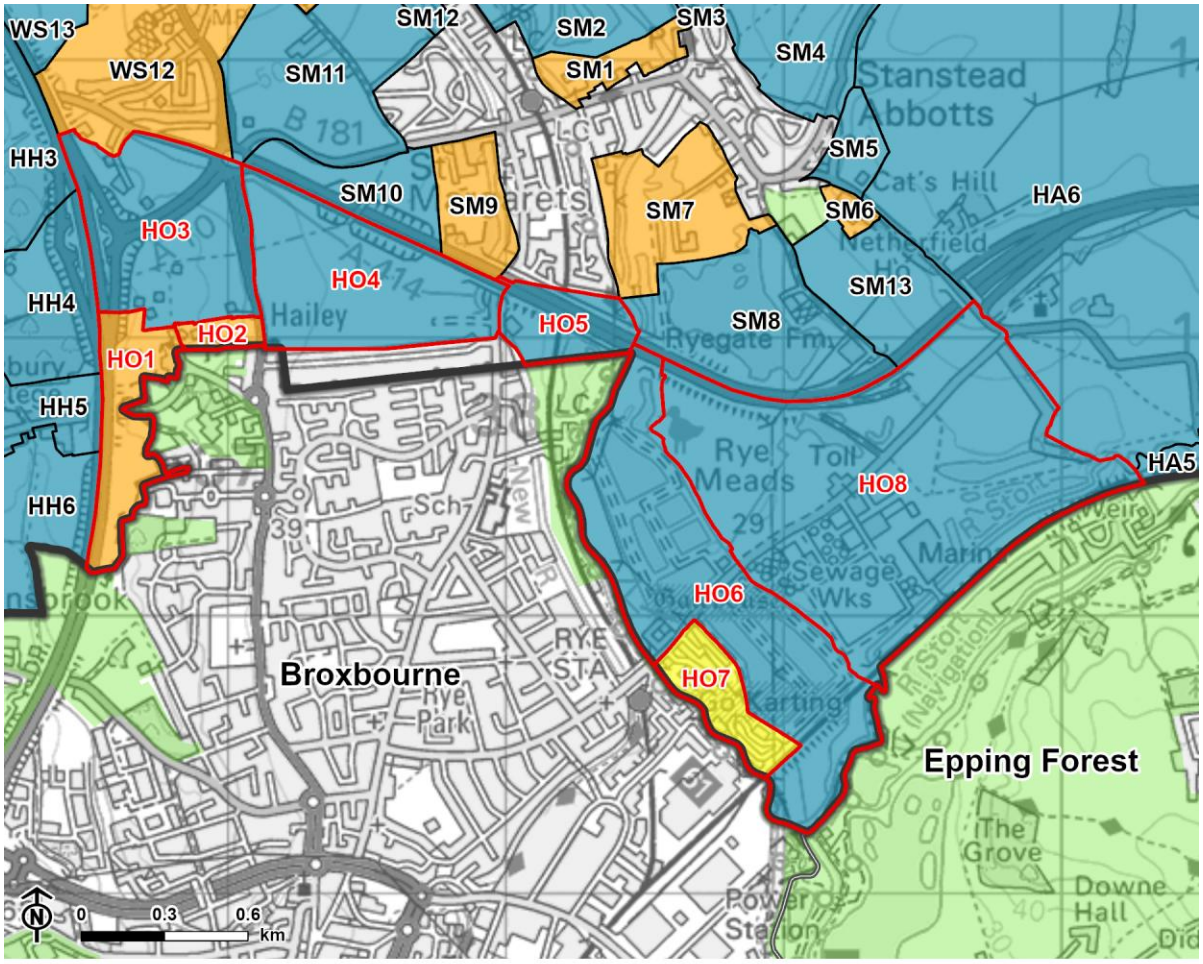
- Hoddesdon parcel
- Neighbouring parcel
- Local authority
- Neighbouring authority
- Green Belt

Potential grey belt

- Potentially suitable for definition as grey belt land in the borough
- Footnote 7 designation



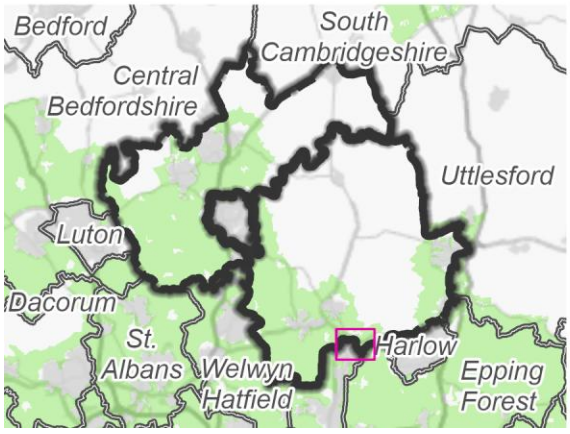
Highest rating in Hoddesdon



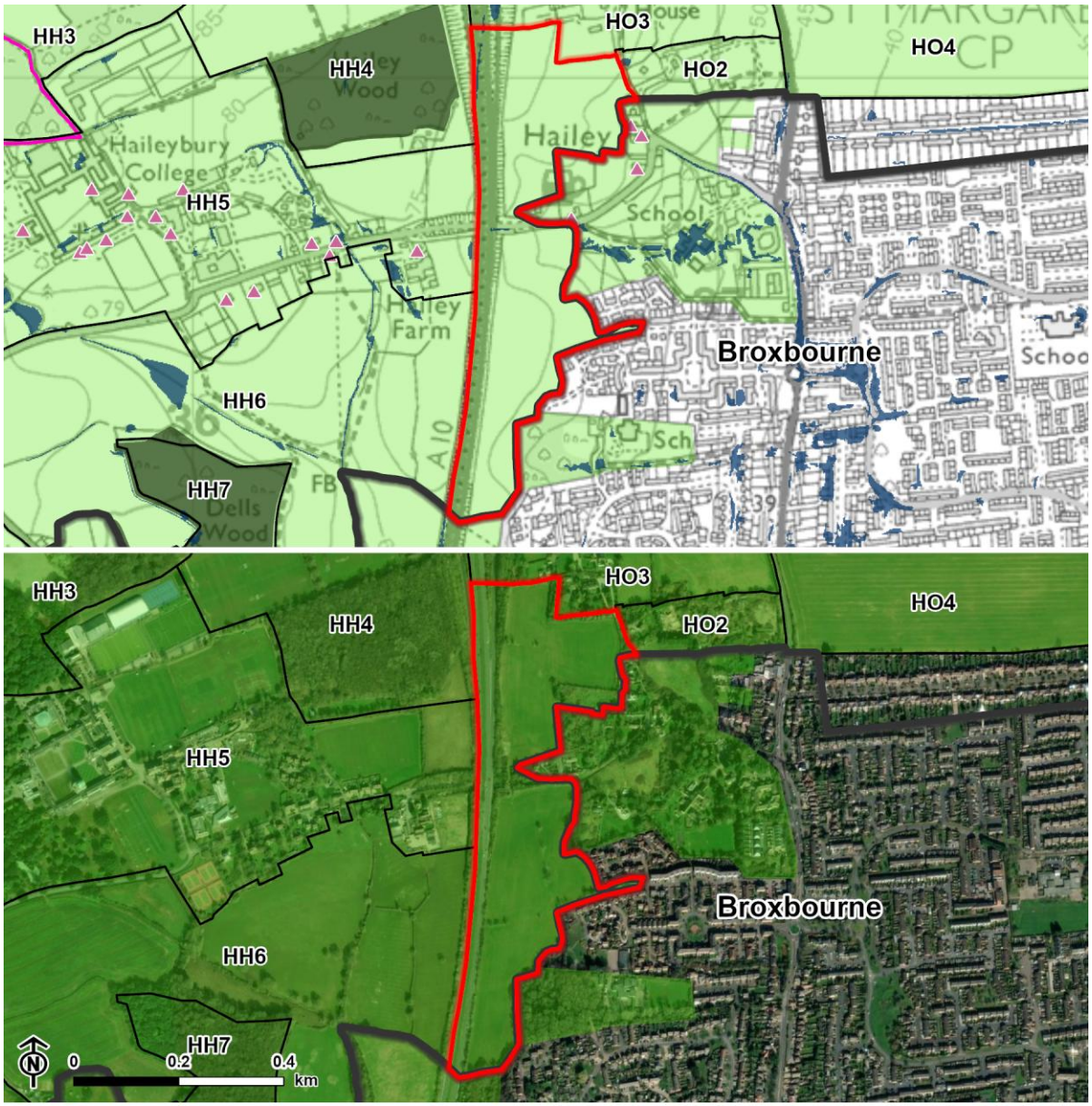
- Hoddesdon parcel
- Neighbouring parcel
- Local authority
- Neighbouring authority
- Green Belt

Highest Contribution to NPPF purposes A, B, C and D

- Strong
- Moderate
- Weak/no



Parcel HO1


HH3
HH4
HO3
HO2
HO4
Haileybury College
HH5
Hailey
School
Broxbourne
HH6
HH7
Dells Wood
A10
HH3
HH4
HO3
HO2
HO4
HH5
Broxbourne
HH6
HH7
0
0.2
0.4
km
Parcel HO1
Neighbouring parcel
Green Belt
Local authority
NPPF Footnote 7 designations
Listed building
Ancient woodland
Site of Special Scientific Interest
High risk of surface water flooding

Contribution of land in Parcel HO1

Parcel HO1 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Weak/No	Moderate	Weak/No	Equal	Yes

Parcel HO1 Description

Parcel Location, Land Uses and Boundaries
Land located to the north-west of Hoddesdon. Parcel size: 17ha. There are no significant boundary features to separate the parcel from the settlement. Residential garden boundaries form the parcel's inner boundary. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. There isn't a year-round boundary feature or change in landform to reduce perception. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Natural features limit perception of the wider countryside. Vegetation associated with the A10 immediately west of the parcel limits perception limits connection to the wider Green Belt.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Hoddesdon is a town, so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The A10 forms a strong outer boundary which would limit the urbanising impact of development on adjacent open land.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. The parcel is subject to some urbanising influence and has features that would restrict and contain development, preventing any incongruous impact on the wider countryside.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel lies in the gap between Hoddesdon and Hertford.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The parcel forms a small part of the gap and is contained by the A10.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The A10 forms a strong outer boundary which

Assessment Considerations	Assessment
	would limit the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The parcel forms part of the wider agricultural landscape of Hertfordshire, but it does not currently form part of the setting of a historic town which would contribute to its heritage significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

Parcel HO2



Parcel HO2 | Neighbouring parcel | Green Belt

Local authority

NPPF Footnote 7 designations

High risk of surface water flooding

Contribution of land in Parcel HO2

Parcel HO2 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Moderate	Moderate	Weak/No	Equal	Yes

Parcel HO2 Description

Parcel Location, Land Uses and Boundaries
Land located to the north of Hoddesdon. Parcel size: 3ha. There are no significant boundary features to separate the parcel from the settlement. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. Land use creates some association with the urban area but there is little urbanising activity in the parcel. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Hoddesdon is a town, so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The parcel is already developed to the extent that further development would not significantly increase urbanising influence on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a fragile gap between towns. The parcel lies in the gap between Ware and Hoddesdon, between which development at St Margarets and Great Amwell weaken perceived separation of towns.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Development in the parcel would not increase urbanising influence on any land which is not already subject to at least as much urbanising influence as this parcel.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The parcel forms part of the wider agricultural landscape of Hertfordshire, but it does not currently form part of the setting of a historic town which would contribute to its heritage significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

Parcel HO3



NPPF Footnote 7 designations

- Ancient woodland
- High risk of surface water flooding

Contribution of land in Parcel HO3

Parcel HO3 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Strong	Strong	Weak/No	Equal	No

Parcel HO3 Description

Parcel Location, Land Uses and Boundaries
Land located to the north of Hoddesdon. Parcel size: 37ha. There is a moderate boundary feature between the settlement and the parcel. A mature tree belt forms a well-defined boundary, though occasional breaks in this weaken the boundary. The B1502 and associated mature tree lines combine to form a strong boundary feature between Great Amwell and the parcel. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. There isn't a year-round boundary feature or change in landform to reduce perception. Existing development in the Green Belt has some urbanising influence. Development in the parcel is not very urban in character. Natural features limit perception of the wider countryside. Tree lines associated with the A10 and A414 limit perception.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Hoddesdon is a town, so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel forms the entirety of the gap between Hoddesdon and Great Amwell. Any partial development of the parcel would weaken the remainder.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The loss of separation between Hoddesdon and Great Amwell would be a significant change to the urban pattern. The openness of this parcel is playing a role in preventing that.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a fragile gap between towns. The parcel lies in the gap between Ware and Hoddesdon, between which development at St Margarets and Great Amwell weaken perceived separation of towns.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. The parcel forms the entirety of the gap between Hoddesdon and Great Amwell and contains the A414 with its associated tree cover.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. In addition to the loss of visual separating features the development of land in this parcel would also be likely to increase urbanising influence on remaining land in the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.

Parcel HO3

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The A10 and Ware Road form strong outer boundaries which would limit the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The parcel forms part of the wider agricultural landscape of Hertfordshire, but it does not currently form part of the setting of a historic town which would contribute to its heritage significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

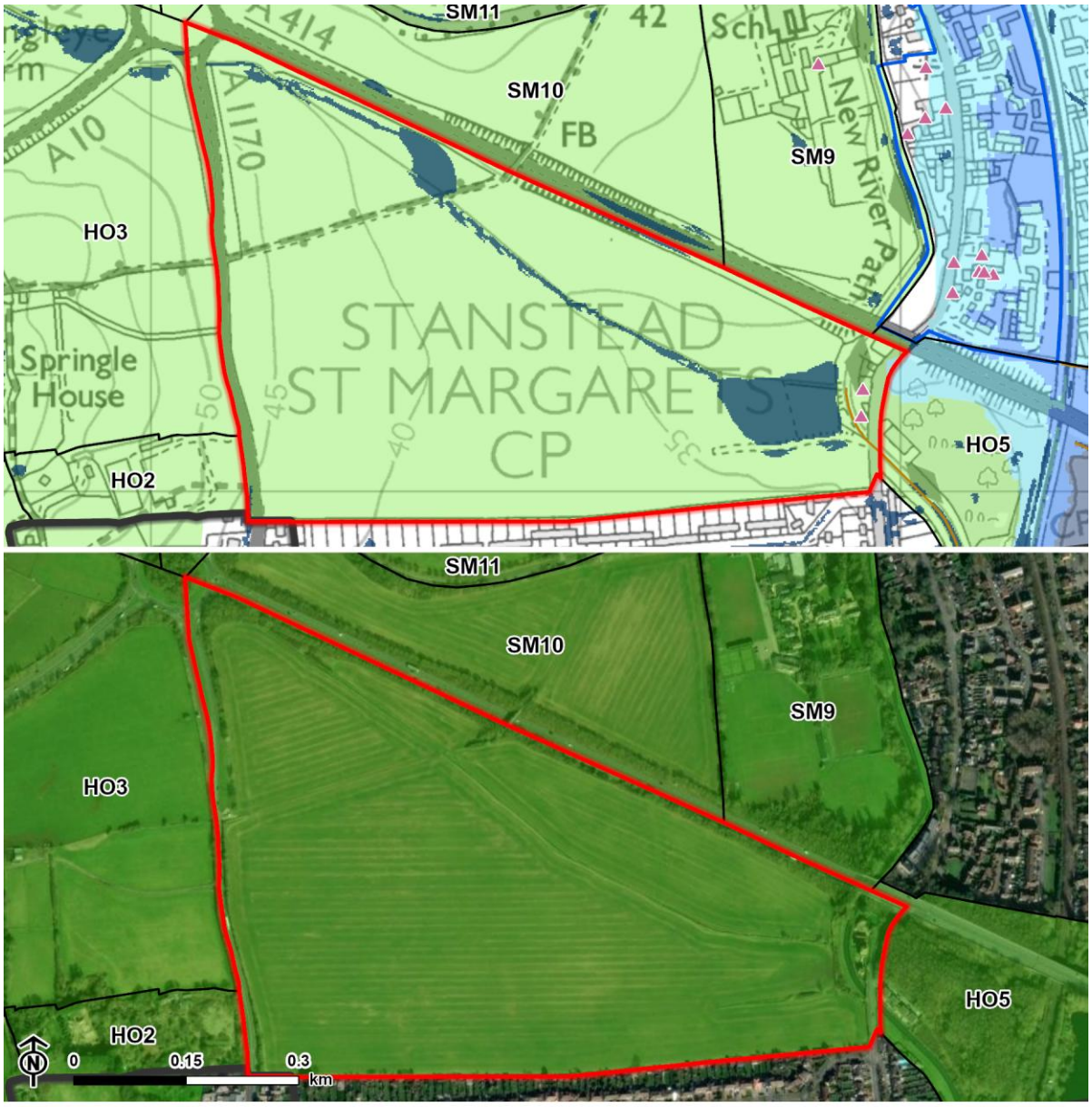
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purposes A and B and therefore does not meet the definition of grey belt land.

Parcel HO4



Parcel HO4
Neighbouring parcel
Green Belt
Local authority

NPPF Footnote 7 designations

Listed building
Chalk river
Flood zone 3b
Flood zone 3
Flood zone 2
High risk of surface water flooding
Conservation area

Contribution of land in Parcel HO4

Parcel HO4 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Strong	Strong	Weak/No	Equal	No

Parcel HO4 Description

Parcel Location, Land Uses and Boundaries
Land located to the north of Hoddesdon, south-west of St Margarets. Parcel size: 39ha.
There are no significant boundary features to separate the parcel from the settlement. Garden boundary treatments do not form a significant boundary feature.
There is no significant change in landform to create a sense of separation between the settlement and the parcel.
There is some perception of urban development outside of the parcel. There isn't a strong year-round boundary feature or change in landform to reduce perception.
There is no significant urbanising development or activity in the Green Belt affecting this parcel. Due to the lack of a strong boundary feature, there is some perception of the urban area to the south.
Natural features limit perception of the wider countryside. Tree belts associated with the A414 and A1170 limit perception of the wider countryside.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Hoddesdon is a town, so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel forms the major part of the gap between Hoddesdon and St Margarets. Any partial development of the parcel would weaken the remainder.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The parcel has a strong outer boundary of the A414, but the narrowness of the gap between Hoddesdon and St. Margarets means that development here would still weaken the integrity of St. Margarets as a settlement distinct from Hoddesdon.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a fragile gap between towns. The parcel lies in the gap between Ware and Hoddesdon, between which development at St Margarets and Great Amwell weaken perceived separation of towns.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. The parcel forms the majority of the gap between Hoddesdon and both St Margarets and Great Amwell and a significant part of the overall undeveloped space between towns.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. This is one of the largest visually open parts of the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.

Parcel HO4

Assessment Considerations	Assessment
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The A414 and associated tree cover form a strong outer boundary which would limit the urbanising impact of development on adjacent open land to the north but there would be greater impact on open land to the west.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The parcel forms part of the wider agricultural landscape of Hertfordshire, but it does not currently form part of the setting of a historic town which would contribute to its heritage significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

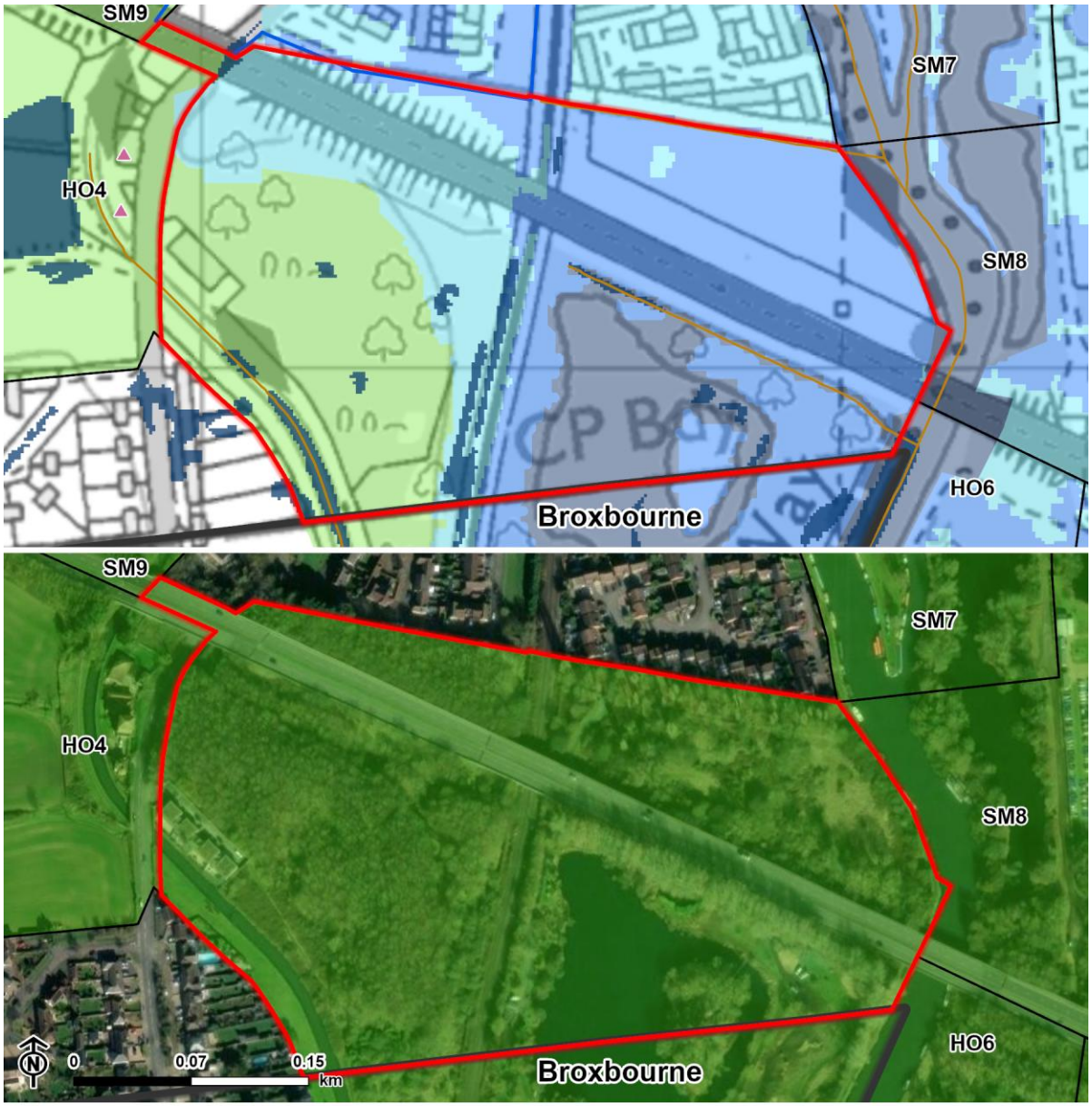
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purposes A and B and therefore does not meet the definition of grey belt land.

Parcel HO5


SM9
SM7
HO4
SM8
HO6
Broxbourne
SM9
SM7
HO4
SM8
HO6
Broxbourne
0
0.07
0.15
km
Parcel HO5
Neighbouring parcel
Green Belt
Local authority
NPPF Footnote 7 designations
Listed building
Flood zone 2
Chalk river
High risk of surface water flooding
Flood zone 3b
Flood zone 3
Conservation area

Contribution of land in Parcel HO5

Parcel HO5 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Moderate	Strong	Weak/No	Equal	No

Parcel HO5 Description

Parcel Location, Land Uses and Boundaries
Land to the north-east of Hoddesdon. Parcel size: 11ha. There is a consistent strong boundary feature between the settlement and the parcel. Woodland and the A414 forms a consistent strong boundary feature from Stanstead St Margarets and the New River forms a consistent strong boundary feature from Rye Park. There is some change in landform which creates a sense of separation between the settlement and the parcel. Much of the parcel is covered by a lake, creating some sense of separation. There is a weak perception of urban development outside of the parcel. There is weak perception of Stanstead St Margarets. There is some perception of of Rye park from the edge of the parcel, where the New River doesn't form a strong visual boundary. There is some urbanising activity in the parcel but land use also associates the area with the wider countryside. Pump Houses and associated infrastructure have some urbanising influence. Natural features limit perception of the wider countryside. Strong outer parcel boundaries limit perception.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Hoddesdon is a town and so id defined as a large built-up area.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel. The parcel is predominantly free from urbanising influences associated with development outside the parcel.

Parcel HO5

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has a strong boundary but the narrowness of the gap between Hoddesdon and Saint Margarets means that development here would still weaken the integrity of Saint Margarets as a settlement distinct from Hoddesdon.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. Boundary features between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel lies in the gap between Ware and Hoddesdon, between which development at St Margarets and Great Amwell weaken perceived separation of towns.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. There is some urbanising development in the parcel.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. This wooded area is important in preserving separation between Hoddesdon and St Margarets, but forms a relatively small part of the overall gap between towns.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. Retention of boundary tree cover would limit the wider impact of development on the overall gap between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.

Parcel HO5

Assessment Considerations	Assessment
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel. The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. New River and the A414 clearly marks the parcel boundary to the west and north. Although development in the parcel would have some urbanising impact on land beyond, it would not significantly weaken its contribution to Purpose C.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The parcel forms part of the wider agricultural landscape of Hertfordshire, but it does not currently form part of the setting of a historic town which would contribute to its heritage significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

Equal contribution

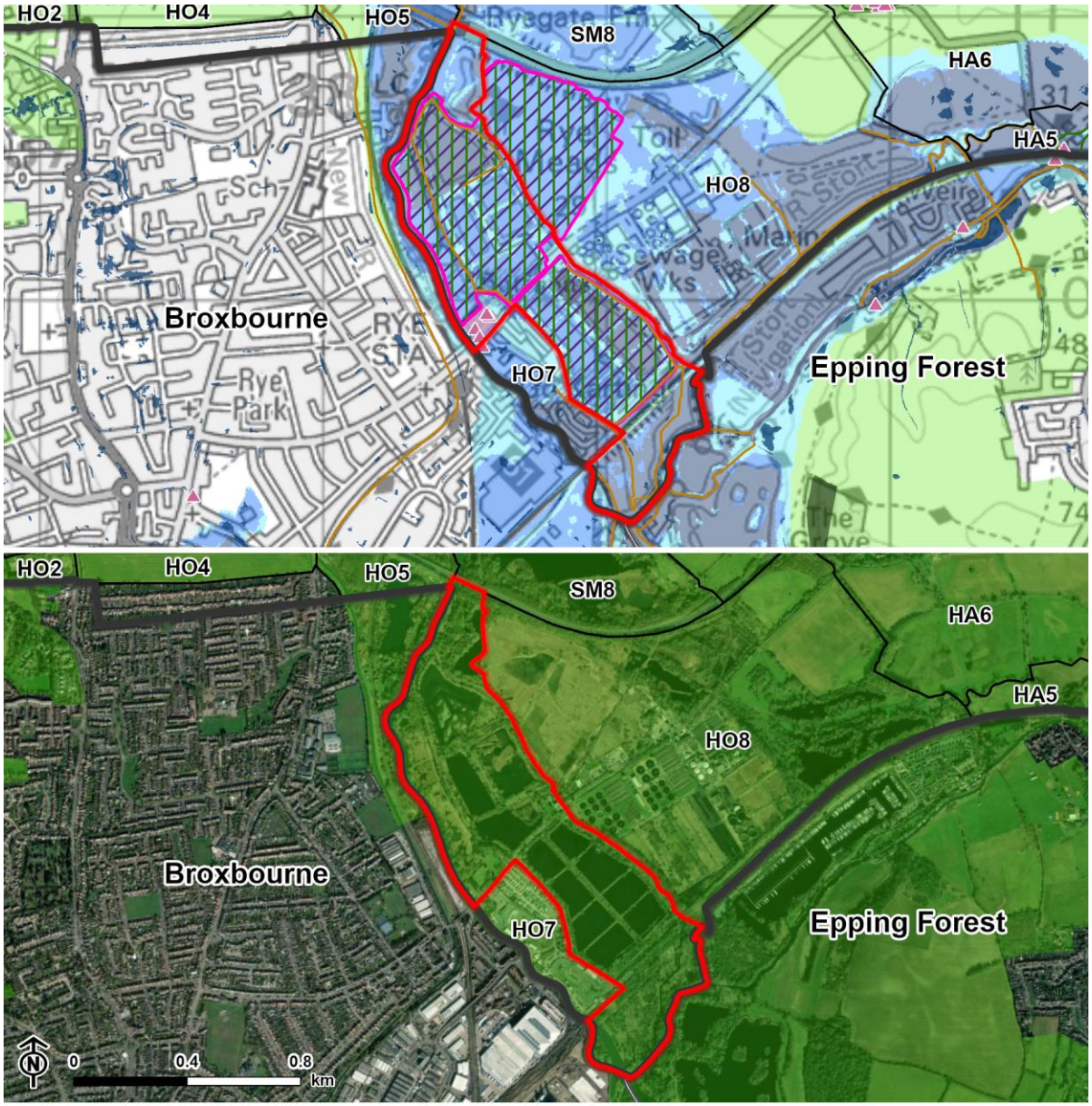
All Green Belt land plays an equal role in relation to this purpose.

Parcel HO5

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel HO6


HO2
HO4
HO5
SM8
HA6
HA5
HO8
HO7
Broxbourne
Epping Forest
0
0.4
0.8
km
Parcel HO6
Local authority
Neighbouring parcel
Neigbouring authority
Green Belt
NPPF Footnote 7 designations
Listed building
Chalk river
Special Protection Area
Ramsar site
Site of Special Scientific Interest
Ancient woodland
Flood zone 3b
Flood zone 3
Flood zone 2
High risk of surface water flooding
Scheduled monument
Registered Parks and Gardens

Contribution of land in Parcel HO6

Parcel HO6 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Moderate	Strong	Weak/No	Equal	No

Parcel HO6 Description

Parcel Location, Land Uses and Boundaries
Land to the north-east of Hoddesdon. Parcel size: 64ha. There is a consistent strong boundary feature between the settlement and the parcel. The New River, The River Lee and the railway line each form a strong consistent boundary feature. There is some change in landform which creates a sense of separation between the settlement and the parcel. The parcel is covered by water bodies which indicate some change in landform. There is some perception of urban development outside of the parcel. Although vegetation associated with the River Lee and New River limit views of the settlement, there is some washed over development in the parcel associated with Rye House Stadium and Rye Assic Adventure park that increase perception. There is some urbanising activity in the parcel but land use also associates the area with the wider countryside. Rye House Stadium, Rye Assic Adventure Park and water treatment works have some urbanising influence. However most of the parcel relates more strongly to the wider countryside. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. Strong outer boundaries limit perception in places, However glimpsed views to the east provide some perception of connectivity.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Hoddesdon is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. There is some urbanising activity in the parcel but land use also associates the area with the wider countryside. Rye House Stadium, Rye Assic Adventure Park and water treatment works have some urbanising influence. However most of the parcel relates more strongly to the wider countryside.

Parcel HO6

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel. Vegetation associated with the River Lee and New River limit views of Hoddesdon.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of rivers which currently give the parcel a strong sense of separation from urbanising influences.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The River Lee and New River between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel lies the gap between Hoddesdon and Harlow. The Start Navigation channel forms a strong separating feature further east in the gap. The parcel also lies in the gap between Hoddesdon and the forthcoming development at Gilston.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. There is some urbanising activity in the parcel but land use also associates the area with the wider countryside. Rye House Stadium, Rye Assic Adventure Park and water treatment works have some urbanising influence. However most of the parcel relates more strongly to the wider countryside.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. The development of land in this parcel would be unlikely to significantly increase urbanising influence on adjacent land in the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. There is some urbanising activity in the parcel but land use also associates the area with the wider countryside. Rye House Stadium, Rye Assic Adventure Park and water treatment works have some urbanising influence. However most of the parcel relates more strongly to the wider countryside.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel. Vegetation associated with the River Lee and New River limit views of Hoddesdon.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Tree lines and the Start Navigation clearly marks the parcel boundary to the east and south. Although development in the parcel would have some urbanising impact on land beyond, it would not significantly weaken its contribution to Purpose C.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The parcel forms part of the wider agricultural landscape of Hertfordshire, but it does not currently form part of the setting of a historic town which would contribute to its heritage significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Parcel HO6

Purpose E – Assisting in urban regeneration:

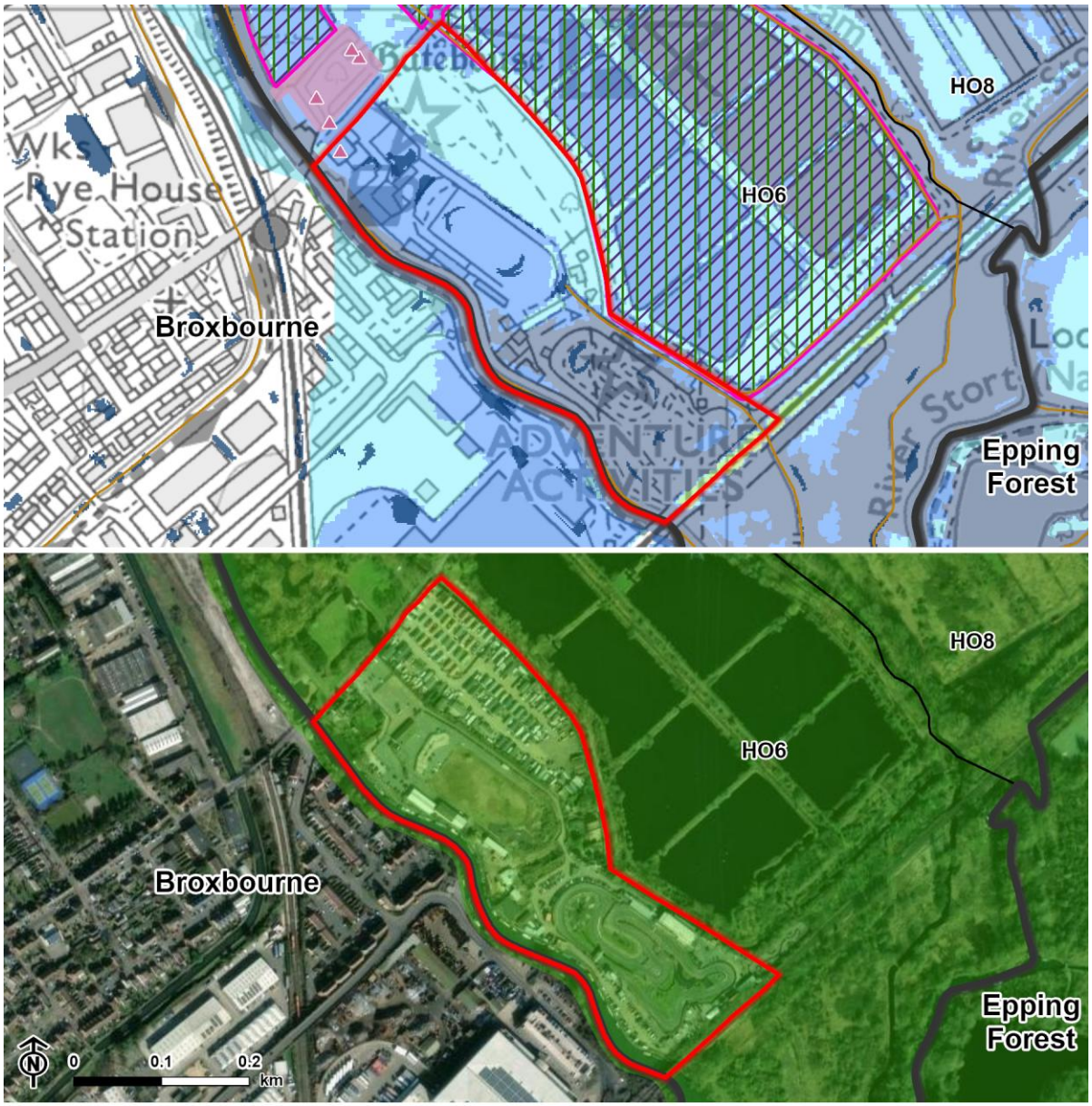
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel HO7



Parcel HO7
Neighbouring parcel
Green Belt
Local authority

NPPF Footnote 7 designations

- Listed building
- Chalk river
- Special Protection Area
- Ramsar site
- Site of Special Scientific Interest
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Scheduled monument

Contribution of land in Parcel HO7

Parcel HO7 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Weak/No	Weak/No	Weak/No	Weak/No	Equal	Yes

Parcel HO7 Description

Parcel Location, Land Uses and Boundaries
Land located to the east of Hoddesdon. Parcel size: 11ha. There is a consistent, permanent boundary feature extending a significant distance. The River Lea forms the inner boundary, however, its lack of tree cover in this area prevents it from creating a strong sense of separation from Hoddensdon. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a strong perception of urban development outside of the parcel. There is significant urbanising influence associated with development, land use and activity in the Green Belt. The parcel is largely developed, including a karting track, former greyhound track and multiple other recreational uses with associated buildings. Natural features limit perception of the wider Countryside. The treed outer boundaries limit connection to the wider Green Belt.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Weak/No contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Hoddesdon is a town, so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel. The parcel contains a park home area, karting track, former greyhound track and adventure park, all with associated buildings and storage areas.
What is the extent of urbanising influence from outside the parcel?	There is substantial urbanising influence associated with development outside of the parcel. The lack of visual separation from the inner boundary feature allows for a significant influence from the south-west.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The parcel is already developed to the extent that further development would not significantly increase urbanising influence on adjacent open land.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. The parcel is subject to significant urbanising influence.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel lies in the gap between Hoddesdon and Harlow.
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel. The parcel contains a park home area, karting track, former greyhound track and adventure park, all with associated buildings and storage areas.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Weak/No contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel has uses associated with the urban area which limit the extent to which it is perceived as being part of the countryside.
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel. The parcel contains a park home area, karting track, former greyhound track and adventure park, all with associated buildings and storage areas.
What is the extent of urbanising influence from outside the parcel?	There is substantial urbanising influence associated with development outside of the parcel. The lack of visual separation from the inner boundary feature allows for a significant influence from the south-west.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Development in the parcel would not increase urbanising influence on any land which is not already

Assessment Considerations	Assessment
	subject to at least as much urbanising influence as this parcel.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The parcel forms part of the wider agricultural landscape of Hertfordshire, but it does not currently form part of the setting of a historic town which would contribute to its heritage significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

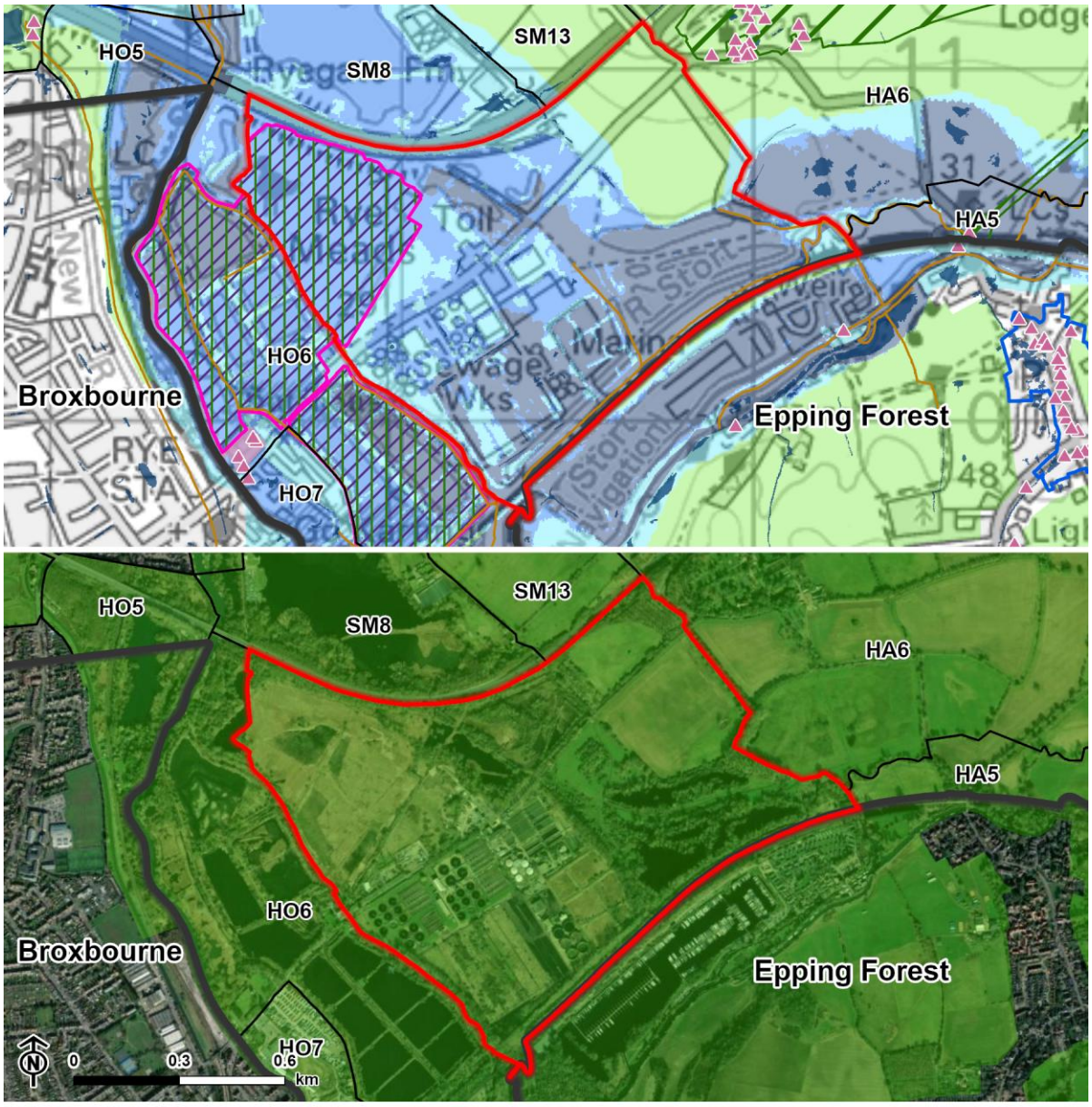
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

Parcel HO8



Parcel HO8
Neighbouring parcel
Green Belt
Local authority

NPPF Footnote 7 designations

- Listed building
- Chalk river
- Special Protection Area
- Ramsar site
- Site of Special Scientific Interest
- Ancient woodland
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area
- Scheduled monument
- Registered Parks and Gardens

Contribution of land in Parcel HO8

Parcel HO8 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Moderate	Strong	Weak/No	Equal	No

Parcel HO8 Description

Parcel Location, Land Uses and Boundaries
Land located to the north-east of Hoddesdon, west of Roydon. Parcel size: 114ha. Boundary features within the gap between the settlement and the parcel combine to create strong separation. Distance, water bodies, and tree cover create a strong sense of separation to the west. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. Land use creates some association with the urban area but there is little urbanising activity in the parcel. The sewage works occupy a large part of the south of the parcel. Natural features limit perception of the wider Countryside. Well-treed boundaries limit connection to the wider Green Belt.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Hoddesdon is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Hoddesdon for development here to be associated with it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. The parcel contains a large area of sewage works, which creates some association with the urban area, however, the majority of the parcel is open and well treed.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel. Well-treed boundaries limit the influence from the urban area.

Parcel HO8

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel forms almost the entirety of the gap between Hoddesdon and Roydon. Any further development of the parcel would weaken the remainder.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The distance between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel lies the gap between Hoddesdon and Harlow. The parcel also lies in the gap between Hoddesdon and the forthcoming development at Gilston.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. The parcel contains a large area of sewage works, which creates some association with the urban area, however, the majority of the parcel is open and well treed.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The River Stort forms a strong separating feature further east in the gap to Harlow, and there is higher ground to the north between the parcel and Gilston.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. In addition to the loss of visual separating features the development of land in this parcel would also be likely to increase urbanising influence on remaining land in the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. The parcel contains a large area of sewage works, which creates some association with the urban area, however, the majority of the parcel is open and well treed.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel. Well-treed boundaries limit the influence from the urban area.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The well vegetated outer boundaries would limit the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The parcel forms part of the wider agricultural landscape of Hertfordshire, but it does not currently form part of the setting of a historic town which would contribute to its heritage significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Parcel HO8

Purpose E – Assisting in urban regeneration:

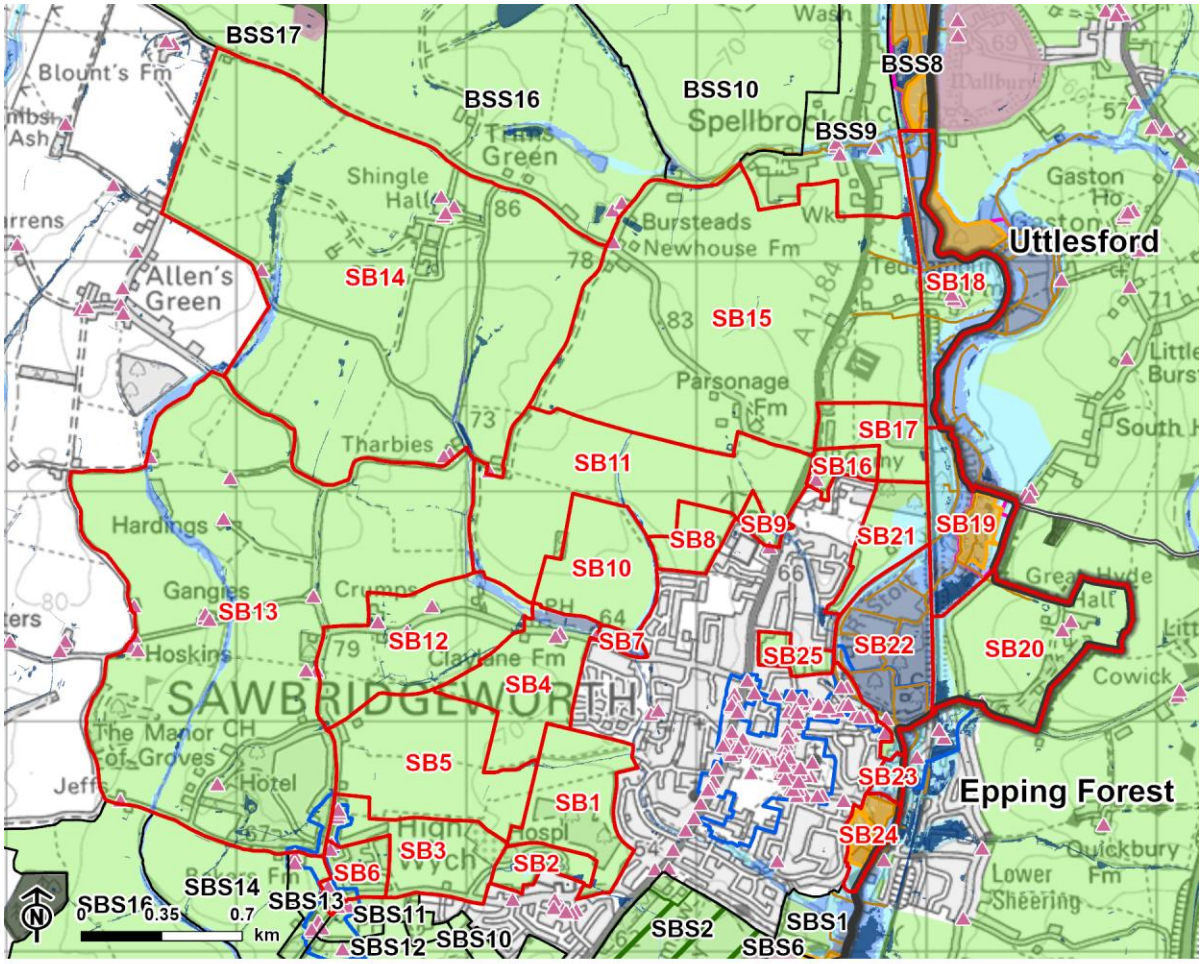
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

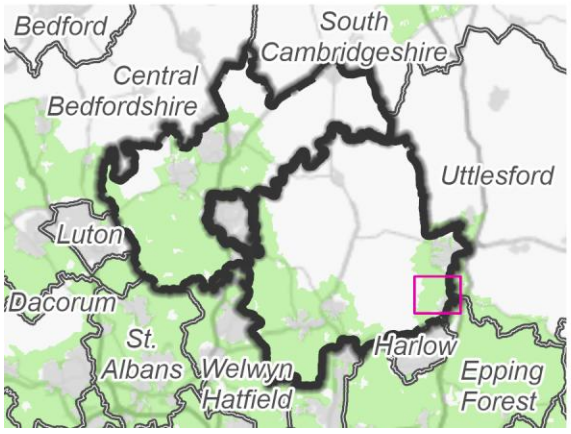
Designations in Sawbridgeworth North



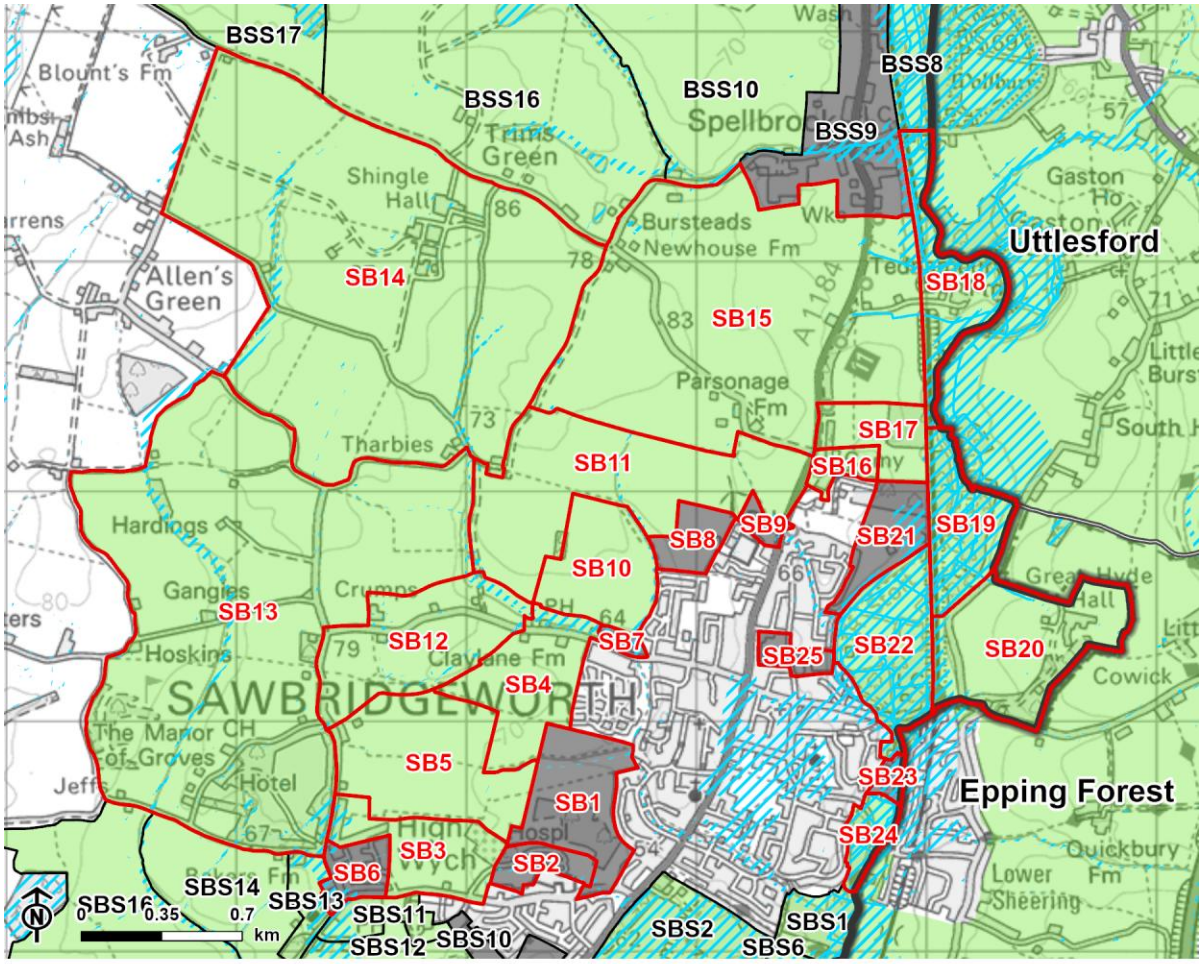
- Sawbridgeworth North parcel
- Neighbouring parcel
- Local authority
- Neighbouring authority
- Green Belt

NPPF Footnote 7 designations

- Listed building
- Chalk river
- Site of Special Scientific Interest
- Ancient woodland
- Lowland fens
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area
- Scheduled monument
- Registered Parks and Gardens



Potential grey belt in Sawbridgeworth North



Sawbridgeworth North parcel

Neighbouring parcel

Local authority

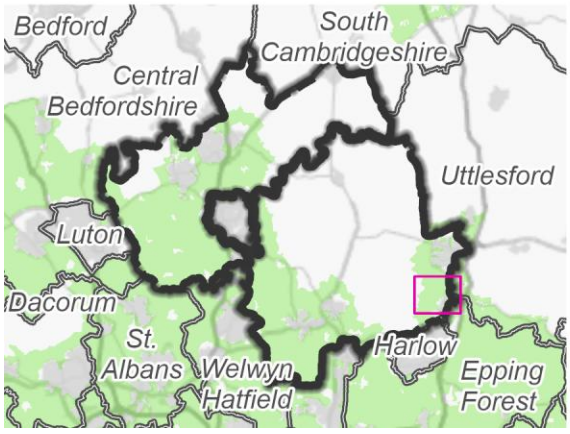
Neighbouring authority

Green Belt

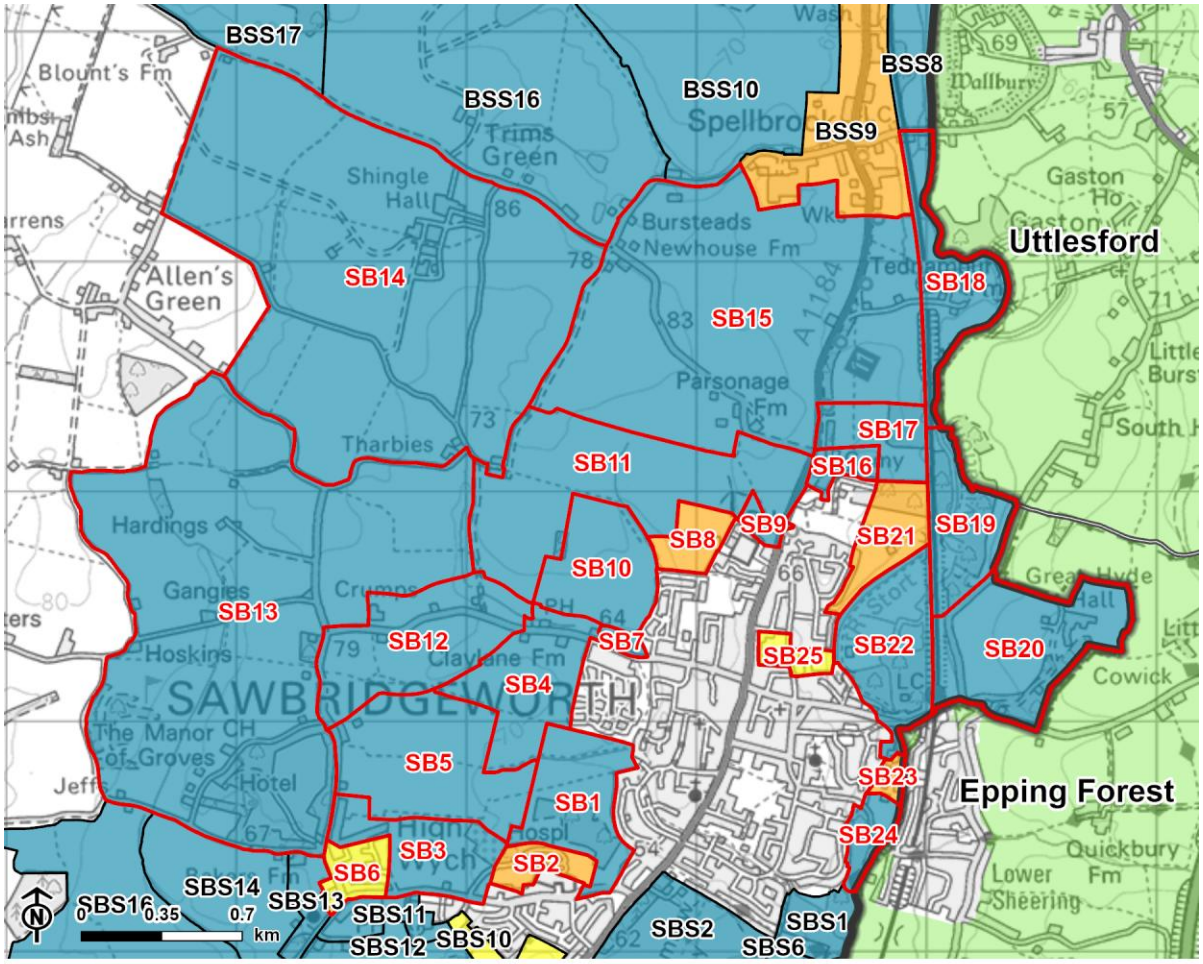
Potential grey belt

Potentially suitable for definition as grey belt land in the borough

Footnote 7 designation



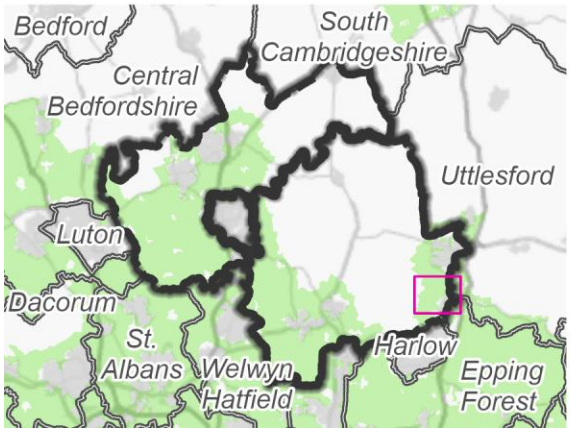
Highest rating in Sawbridgeworth North



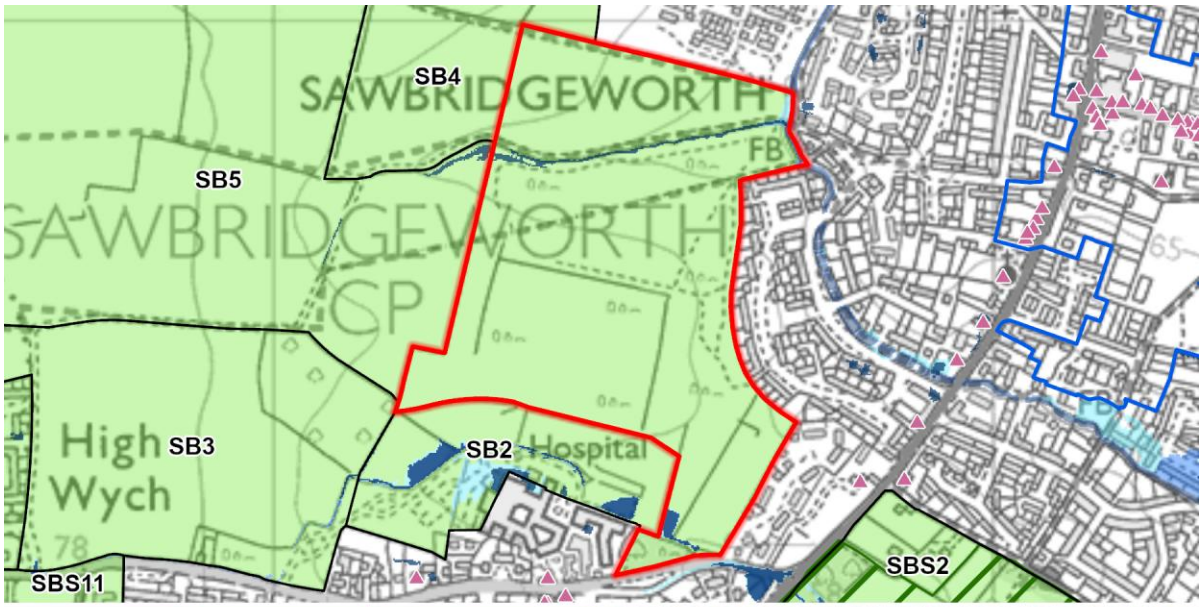
Sawbridgeworth North parcel
Neighbouring parcel
Local authority
Neighbouring authority
Green Belt

Highest Contribution to NPPF purposes A, B, C and D

Strong
Moderate
Weak/no



Parcel SB1





Parcel SB1 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area
- Registered Parks and Gardens

Contribution of land in Parcel SB1

Parcel SB1 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Weak/No	Strong	Weak/No	Equal	Yes

Parcel SB1 Description

Parcel Location, Land Uses and Boundaries
Land to the west of Sawbridgeworth. Parcel size: 23ha. There are no significant boundary features to separate the parcel from the settlement. Boundaries to the east are typically residential fencelines, with hedgerow to the north and south. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. The parcel is adjacent to a new residential development to the north with no strong visual boundary. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Sawbridgeworth is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has predominantly hedgerow boundaries, so development within it would in turn increase the urbanising impact of development on adjacent open land.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. Although development in the parcel would not be restricted and contained, there is sufficient urbanising containing influence to limit the extent to which it would be incongruous with the current pattern.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has predominantly hedgerow boundaries, so development within the parcel would in turn increase

Assessment Considerations	Assessment
	the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Sawbridgeworth.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel forms part of the wider agricultural landscape which surrounds Sawbridgeworth, but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

Parcel SB2



NPPF Footnote 7 designations

- Flood zone 3
- Flood zone 2
- High risk of surface water flooding

Contribution of land in Parcel SB2

Parcel SB2 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Weak/No	Moderate	Weak/No	Equal	Yes

Parcel SB2 Description

Parcel Location, Land Uses and Boundaries
Land to the west of Sawbridgeworth. Parcel size: 6ha. There are no significant boundary features to separate the parcel from the settlement. Building line to Rivers Hospital forms the parcel boundary with the settlement. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. Rivers Hospital, its associated car park and the adjacent residential area have some influence on the parcel from the south. Land use creates some association with the urban area but there is little urbanising activity in the parcel. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Sawbridgeworth is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Land use associated with the hospital has some influence in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. Rivers Hospital and the residential area have some influence on the parcel from the south.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. Woodland marks the parcel boundary. Development in the parcel could have some urbanising impact on land beyond but would not significantly weaken its contribution to Purpose A.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. The parcel is subject to some urbanising influence and has features that would restrict and contain development, preventing any incongruous impact on the wider countryside.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Land use associated with the hospital has some influence in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. Rivers Hospital and the residential area have some influence on the parcel from the south.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Woodland clearly marks the parcel boundary.

Assessment Considerations	Assessment
	Although development in the parcel would have some urbanising impact on land beyond, it would not significantly weaken its contribution to Purpose C.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Sawbridgeworth.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Land use associated with the hospital has some influence in the parcel.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel forms part of the wider agricultural landscape which surrounds Sawbridgeworth, but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

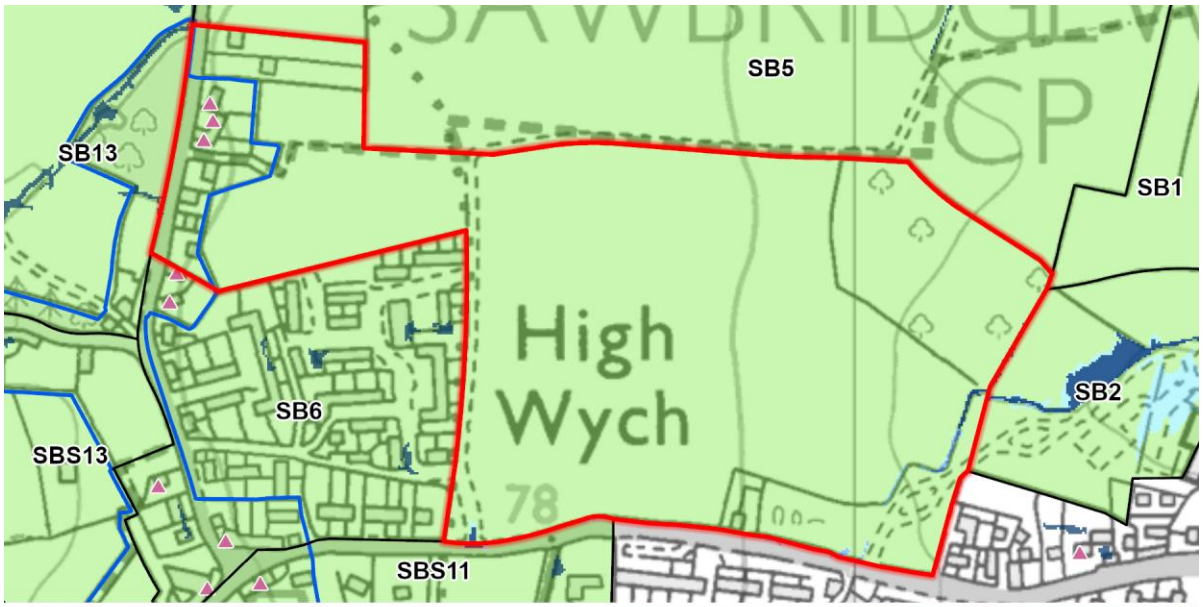
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

Parcel SB3





Parcel SB3 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area

Contribution of land in Parcel SB3

Parcel SB3 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Weak/No	Equal	No

Parcel SB3 Description

Parcel Location, Land Uses and Boundaries
Land to the west of Sawbridgeworth. Parcel size: 20ha. There are no significant boundary features to separate the parcel from the settlement. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. Parcel is adjacent to Sawbridgeworth to the east and High Wych to the west. There is some urbanising activity in the parcel but land use also associates the area with the wider countryside. The row of dwellings along High Wych Lane are not very urban in character. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Sawbridgeworth is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. Residential areas of Sawbridgeworth to the east and High Wych to the west have some influence on the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has only weak boundaries to the north, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The lack of features to restrict and contain development mean that, although the parcel is subject to some urbanising influence, development here would have an incongruous impact. Development in the parcel would also increase the merging of Sawbridgeworth with High Wych, which would also be an incongruous pattern of development.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. Residential areas of Sawbridgeworth to the east and High Wych to the west have some influence on the parcel.

Parcel SB3

Assessment Considerations	Assessment
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerow or no boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Sawbridgeworth.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel forms part of the wider agricultural landscape which surrounds Sawbridgeworth, but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

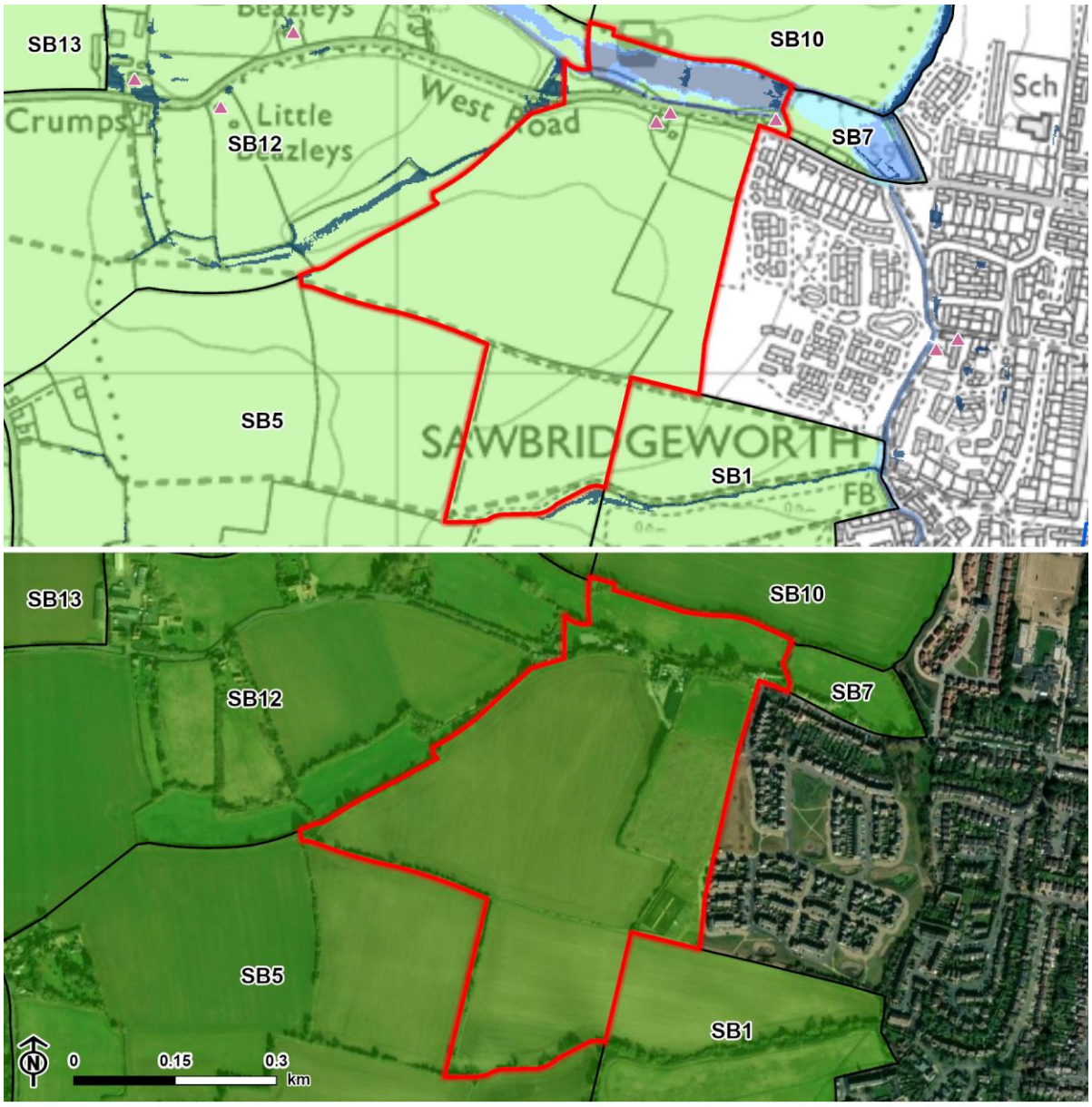
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel SB4



Parcel SB4 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area

Contribution of land in Parcel SB4

Parcel SB4 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Weak/No	Equal	No

Parcel SB4 Description

Parcel Location, Land Uses and Boundaries
Land to the west of Sawbridgeworth. Parcel size: 25ha. Boundary features within the gap between the settlement and the parcel combine to create moderate separation. minor road and property boundaries form a moderate boundary. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Sawbridgeworth is a town and so is defined as a larger built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has only hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	There are no physical features strong enough to restrict and contain development in the parcel, such that it would weaken the wider Green Belt's contribution to the Green Belt purposes and through this significantly increase the potential for incongruous patterns of development.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerow boundaries, so development

Assessment Considerations	Assessment
	within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Sawbridgeworth.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel forms part of the wider agricultural landscape which surrounds Sawbridgeworth, but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

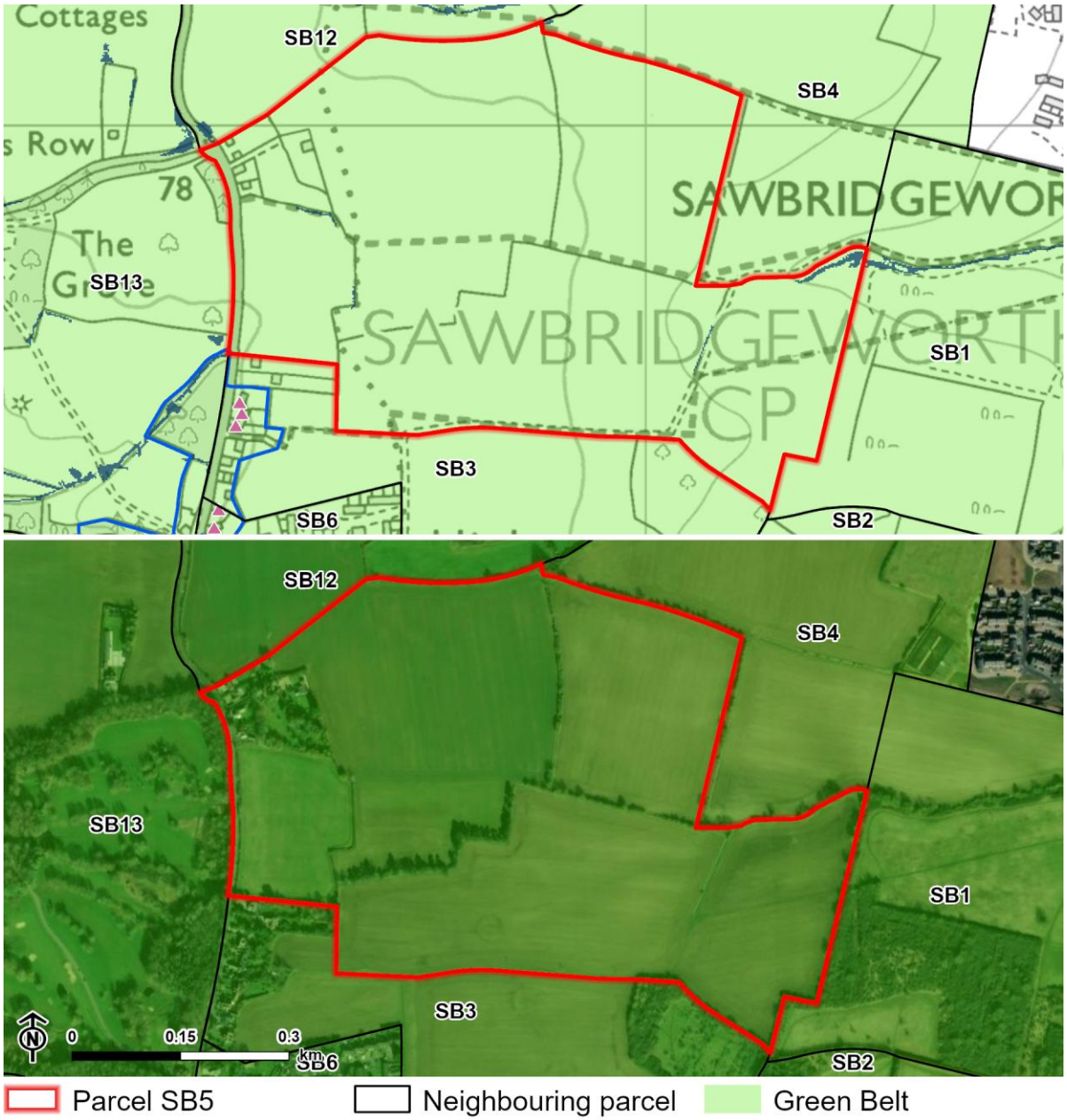
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel SB5



NPPF Footnote 7 designations

- Listed building
- High risk of surface water flooding
- Conservation area

Contribution of land in Parcel SB5

Parcel SB5 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Weak/No	Equal	No

Parcel SB5 Description

Parcel Location, Land Uses and Boundaries
Land to the west of Sawbridgeworth. Parcel size: 38ha. There is a combination of features creating a strong boundary between the settlement and the parcel. Moderate tree lines and weak property boundaries, minor roads or hedgerows combine to form a strong boundary. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. Distance and boundaries limit perception of Sawbridgeworth urban area. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Sawbridgeworth is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Sawbridgeworth for development here to be associated with it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Development in the parcel is not urban in character.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has a clear boundary but the narrowness of the gap between Sawbridgeworth and High Wych means that development here would still weaken the

Assessment Considerations	Assessment
	integrity of High Wych as a settlement distinct from Sawbridgeworth.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The lack of features to restrict and contain development mean that, although the parcel is subject to some urbanising influence, development here would have an incongruous impact. Development in the parcel would also impact the gap between Sawbridgeworth and High Wych.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Development in the parcel is not urban in character.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.

Assessment Considerations	Assessment
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Sawbridgeworth.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Development in the parcel is not urban in character.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel forms part of the wider agricultural landscape which surrounds Sawbridgeworth, but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel SB6





Parcel SB6 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area

Contribution of land in Parcel SB6

Parcel SB6 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Weak/No	Weak/No	Weak/No	Weak/No	Equal	Yes

Parcel SB6 Description

Parcel Location, Land Uses and Boundaries
Land to the west of Sawbridgeworth comprising High Wych. Parcel size: 7ha. The parcel covers an isolated area of dense development in the open countryside, which has no openness associated with its development, land use and activity. This lack of openness limits the influence of the surrounding open countryside.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Weak/No contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Sawbridgeworth is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Sawbridgeworth for development here to be associated with it.
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel. The parcel comprises the residential area of High Wych.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. Further development associated with High Wych, to the south of the parcel, has some influence on the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The parcel is already developed to the extent that further development would not significantly increase urbanising influence on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would not represent an incongruous pattern of development because of its existing level of development. The parcel is subject to significant urbanising influence.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Weak/No contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel has uses associated with the urban area which limit the extent to which it is perceived as being part of the countryside.
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel. The parcel comprises the residential area of High Wych.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. Further development associated with High Wych, to the south of the parcel, has some influence on the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Sawbridgeworth.
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel. The parcel comprises the residential area of High Wych.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. While the parcel forms part of Sawbridgeworth's wider surroundings, due to the majority of the parcel being occupied by the separate settlement of Letty Green it contributes little to the significance of the historic town of Sawbridgeworth.

Purpose E – Assisting in urban regeneration:

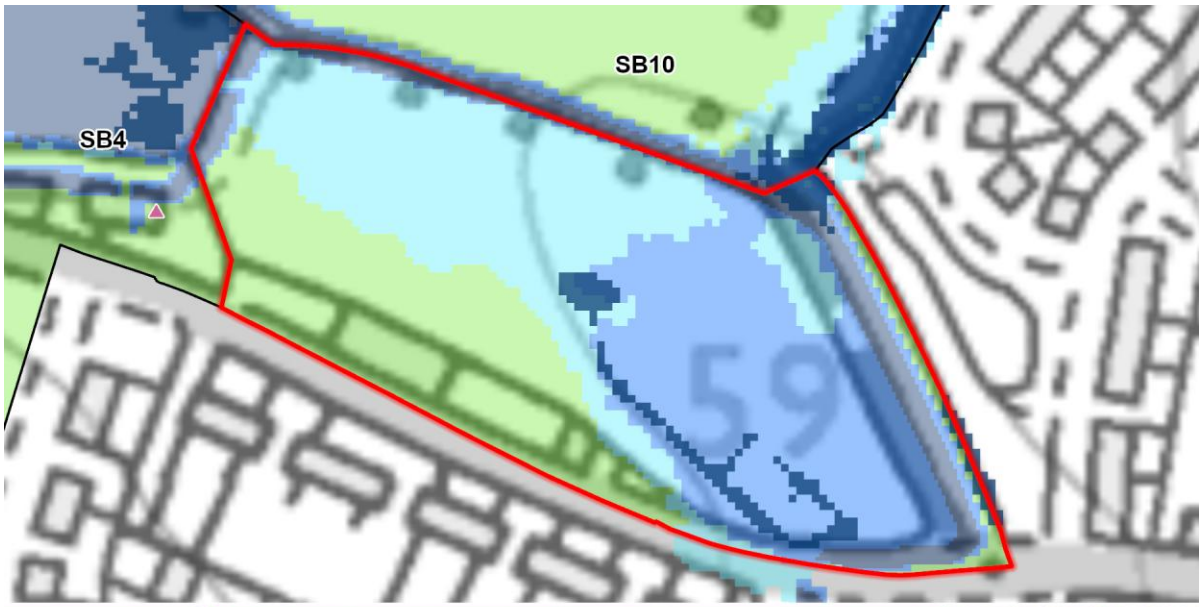
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

Parcel SB7





Parcel SB7 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding

Contribution of land in Parcel SB7

Parcel SB7 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Weak/No	Strong	Weak/No	Equal	Yes

Parcel SB7 Description

Parcel Location, Land Uses and Boundaries
Land to the west of Sawbridgeworth. Parcel size: 2ha. A combination of features forms a boundary of moderate strength between the settlement and the parcel. minor road and property boundaries form a moderate boundary. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Sawbridgeworth is a town and so is defined as a large built up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. The parcel contains some urban development in the south-west.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. The residential area to the south-west has some influence on the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has only hedgerow boundaries / tree line boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. Although development in the parcel would not be restricted and contained, there is sufficient urbanising containing influence to limit the extent to which it would be incongruous with the current pattern.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. The parcel contains some urban development in the south-west.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. The residential area to the south-west has some influence on the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerow boundaries, so development

Assessment Considerations	Assessment
	within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Sawbridgeworth.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. The parcel contains some urban development in the south-west.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel forms part of the wider agricultural landscape which surrounds Sawbridgeworth, but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

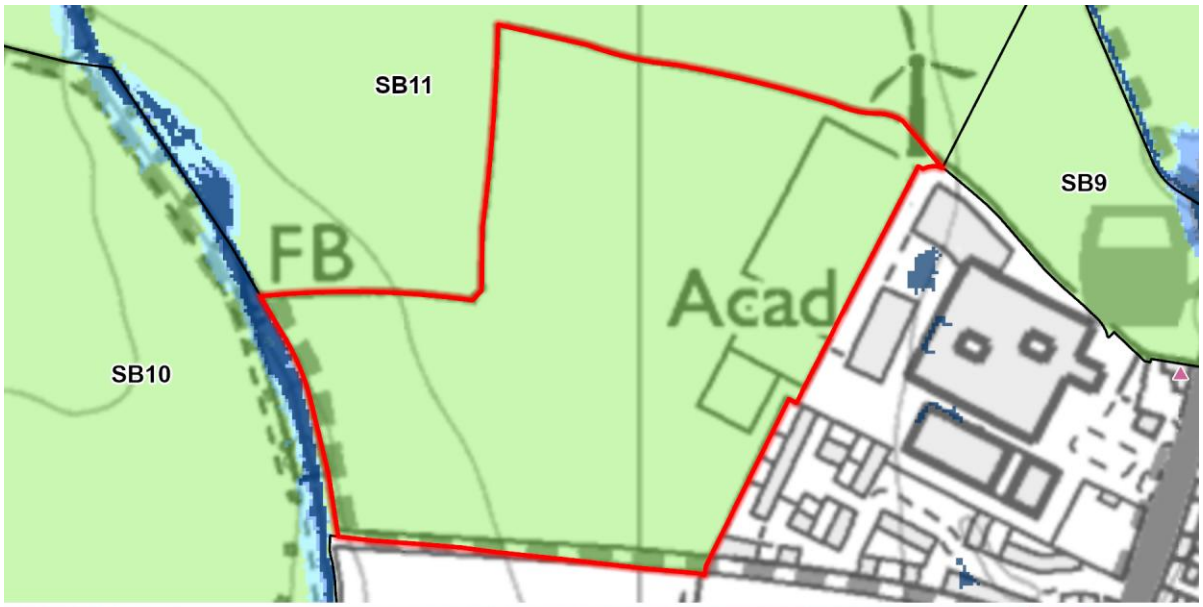
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

Parcel SB8





Parcel SB8 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding

Contribution of land in Parcel SB8

Parcel SB8 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Weak/No	Moderate	Weak/No	Equal	Yes

Parcel SB8 Description

Parcel Location, Land Uses and Boundaries
Land to the west of Sawbridgeworth. Parcel size: 7ha. There are no significant boundary features to separate the parcel from the settlement. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. Land use creates some association with the urban area but there is little urbanising activity in the parcel. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Sawbridgeworth is a town and so is defined as a larger built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has only hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The lack of features to restrict and contain development mean that, although the parcel is subject to some urbanising

Assessment Considerations	Assessment
	influence, development here would have an incongruous impact.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel lies in the gap between Sawbridgeworth and Bishop's Stortford.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel has uses associated with the urban area which limit the extent to which it is perceived as being part of the countryside.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Sawbridgeworth.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. While the parcel forms part of Sawbridgeworth's wider surroundings, due to the majority of the parcel being occupied by playing fields associated with Leventhorpe Academy it contributes little to the significance of the historic town of Sawbridgeworth.

Purpose E – Assisting in urban regeneration:

Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

Parcel SB9



Parcel SB9 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding

Contribution of land in Parcel SB9

Parcel SB9 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Weak/No	Strong	Weak/No	Equal	Yes

Parcel SB9 Description

Parcel Location, Land Uses and Boundaries
Land to the north-west of Sawbridgeworth. Parcel size: 2ha. A combination of features forms a boundary of moderate strength between the settlement and the parcel. Hedgerows and the A1184 combine to form a moderate boundary. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Sawbridgeworth is a town and so is defined as a large built up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has predominantly hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. Although development in the parcel would not be restricted and contained, there is sufficient urbanising containing influence to limit the extent to which it would be incongruous with the current pattern.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. Parcel lies between Sawbridgeworth and Bishop's Stortford.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The parcel forms a small part of the gap and contains no strong separating features.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has predominantly hedgerow boundaries, so development within the parcel would in turn increase

Assessment Considerations	Assessment
	the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Sawbridgeworth.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel forms part of the wider agricultural landscape which surrounds Sawbridgeworth, but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

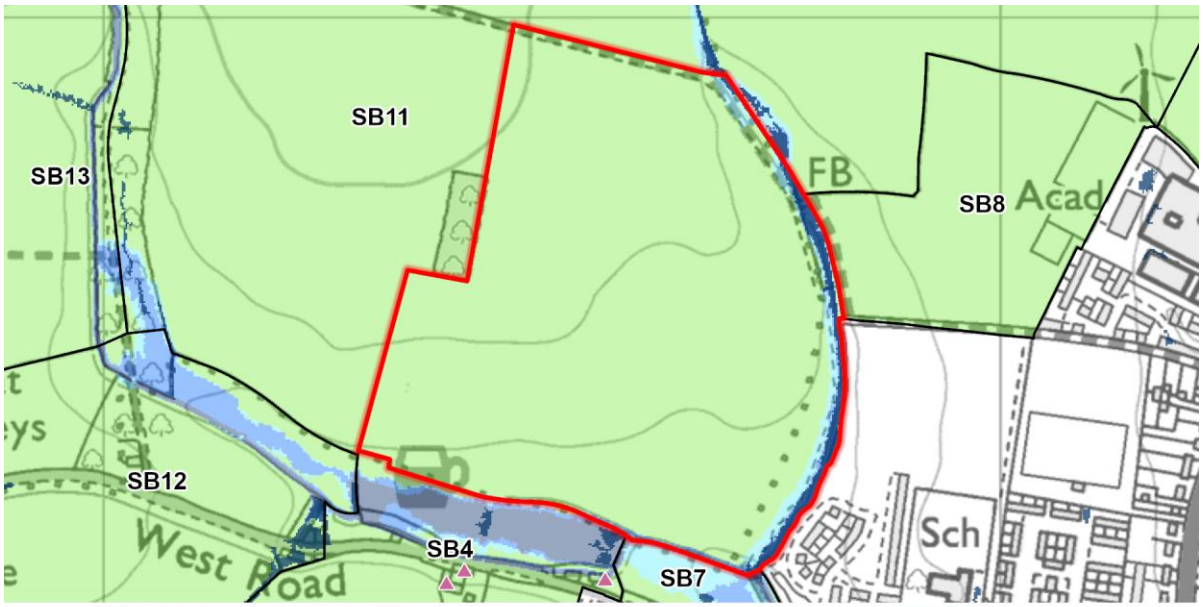
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

Parcel SB10





Parcel SB10 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding

Contribution of land in Parcel SB10

Parcel SB10 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Weak/No	Equal	No

Parcel SB10 Description

Parcel Location, Land Uses and Boundaries
Land to the west of Sawbridgeworth. Parcel size: 22ha. There are no significant boundary features to separate the parcel from the settlement. minor roads form the boundary with newly built development. Potential to combine with property boundaries but not clear yet. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Sawbridgeworth is a town and so is defined as a larger built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has only weak boundary features, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The lack of features to restrict and contain development mean that, although the parcel is subject to some urbanising influence, development here would have an incongruous impact.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel is peripheral to a moderate gap between towns. The parcel is peripheral to the gap between Sawbridgeworth and Bishop's Stortford.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. Land does not lie in the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only weak boundaries, so development

Assessment Considerations	Assessment
	within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Sawbridgeworth.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel forms part of the wider agricultural landscape which surrounds Sawbridgeworth, but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

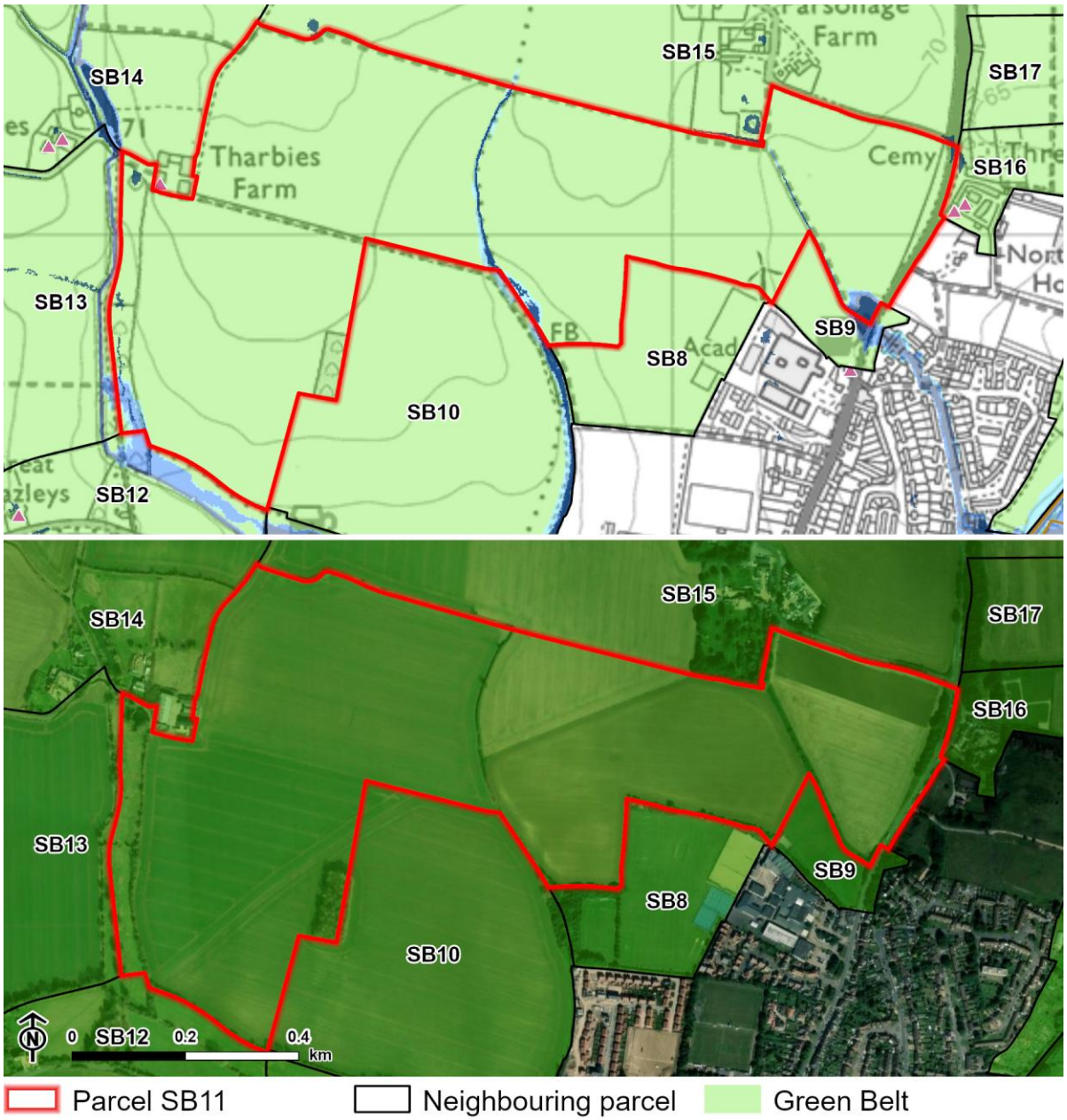
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel SB11



NPPF Footnote 7 designations

- Listed building
- Chalk river
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding

Contribution of land in Parcel SB11

Parcel SB11 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Strong	Strong	Weak/No	Equal	No

Parcel SB11 Description

Parcel Location, Land Uses and Boundaries
Land to the north-west of Sawbridgeworth. Parcel size: 59ha. Boundary features within the gap between the settlement and the parcel combine to create moderate separation. property boundaries, minor roads and hedgerows. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. distance and boundaries limit perception. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Sawbridgeworth is a town and so is defined as a larger built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has only hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would create an incongruous pattern of development by significantly weakening the separation between currently distinct urban areas, increasing their combined sprawling influence on the wider Green Belt.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The east of the Parcel lies between Sawbridgeworth and Bishop's Stortford.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. In addition to the loss of visual separating features the development of land in this parcel would also be likely to increase urbanising influence on remaining land in the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The

Assessment Considerations	Assessment
	parcel has only hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Sawbridgeworth.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel forms part of the wider agricultural landscape which surrounds Sawbridgeworth, but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

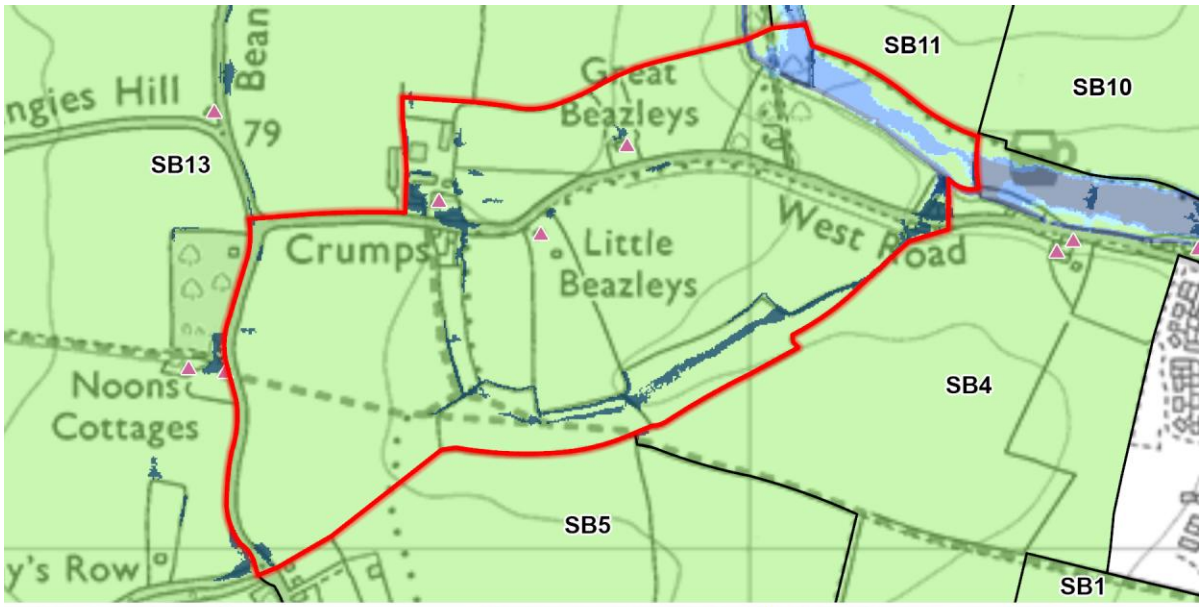
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purposes A and B and therefore does not meet the definition of grey belt land.

Parcel SB12





Parcel SB12 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding

Contribution of land in Parcel SB12

Parcel SB12 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Weak/No	Equal	No

Parcel SB12 Description

Parcel Location, Land Uses and Boundaries
Land to the west of Sawbridgeworth. Parcel size: 35ha. Boundary features within the gap between the settlement and the parcel combine to create strong separation. Minor road, hedgerows and property boundaries combine to form a strong boundary. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. Distance and boundaries limit perception. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Sawbridgeworth is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Sawbridgeworth for development here to be associated with it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has only hedgerow/ minor road boundaries, so development within the parcel would in turn

Assessment Considerations	Assessment
	increase the urbanising impact of development on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would create an incongruous pattern of development by breaching strong physical features currently restricting and containing an urban area.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerow and minor road boundaries, so development within the parcel would in turn

Assessment Considerations	Assessment
	increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Sawbridgeworth.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel forms part of the wider agricultural landscape which surrounds Sawbridgeworth, but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

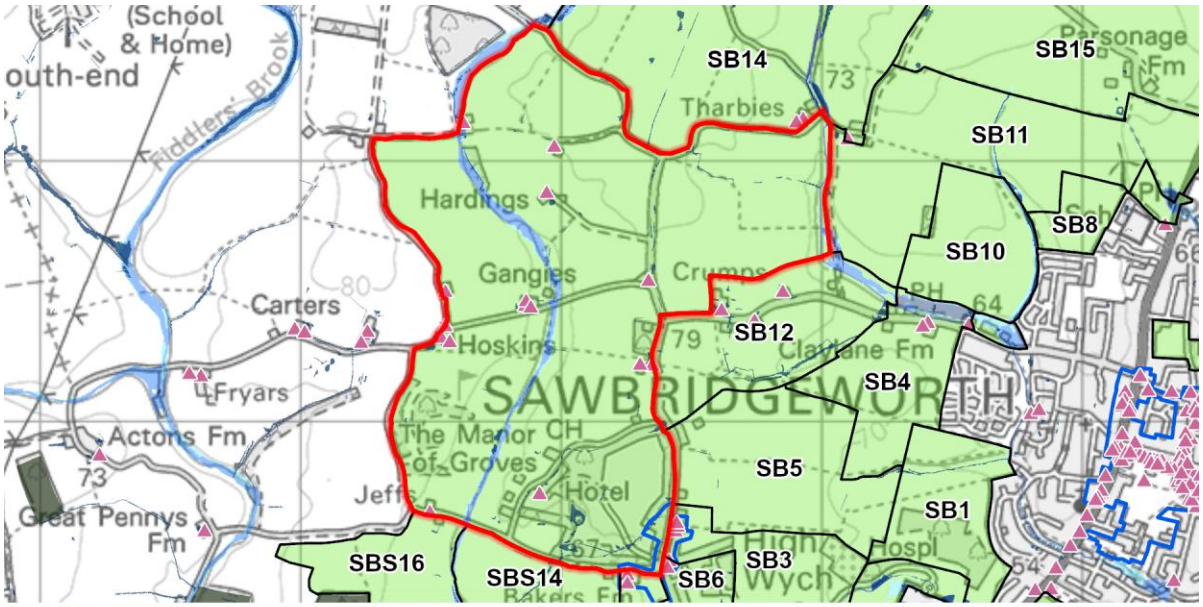
Equal contribution

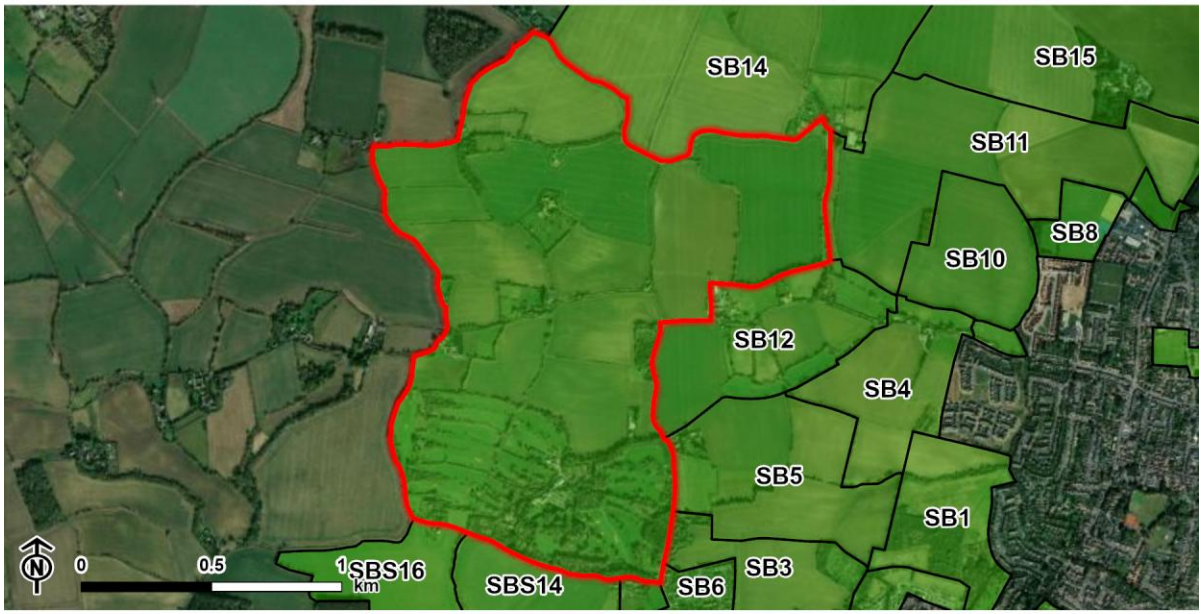
All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel SB13





Parcel SB13 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Ancient woodland
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area

Contribution of land in Parcel SB13

Parcel SB13 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Weak/No	Equal	No

Parcel SB13 Description

Parcel Location, Land Uses and Boundaries
Land located to the west of Sawbridgeworth. Parcel size: 210ha. Boundary features within the gap between the settlement and the parcel combine to create strong separation. Multiple ifield boundaries, tree cover, and the gap between the parcel and Sawbridgeworth combine to create a strong sense of separation. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. distance and boundaries combine to limit perception. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Sawbridgeworth is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Sawbridgeworth for development here to be associated with it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development. Development in the parcel is not urban in character.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has only hedgerow boundaries, so development within it would in turn increase the

Assessment Considerations	Assessment
	urbanising impact of development on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. Boundary features, landform and distance between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development. Development in the parcel is not urban in character.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.

Assessment Considerations	Assessment
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerow and minor road boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Sawbridgeworth.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development. Development in the parcel is not urban in character.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel forms part of the wider agricultural landscape which surrounds Sawbridgeworth, but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel SB14





Parcel SB14 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Chalk river
- Ancient woodland
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Scheduled monument

Contribution of land in Parcel SB14

Parcel SB14 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Strong	Strong	Weak/No	Equal	No

Parcel SB14 Description

Parcel Location, Land Uses and Boundaries
Land to the north-west of Sawbridgeworth. Parcel size: 210ha. Boundary features within the gap between the settlement and the parcel combine to create moderate separation. property boundaries and hedgerows and minor roads. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. distance and boundaries limit perception. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Sawbridgeworth is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Sawbridgeworth for development here to be associated with it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has only hedgerow and minor road boundaries, so development within it would in turn increase the urbanising impact of development on adjacent open land.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. Boundary features, landform and distance between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a robust gap between towns. The parcel lies to the west of the gap between Sawbridgeworth and Bishop's Stortford.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. Development of land in the parcel would be likely to increase urbanising influence on the more fragile part of the settlement gap to the east.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.

Assessment Considerations	Assessment
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerow and minor road boundaries, so development within it would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Sawbridgeworth.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel forms part of the wider agricultural landscape which surrounds Sawbridgeworth, but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

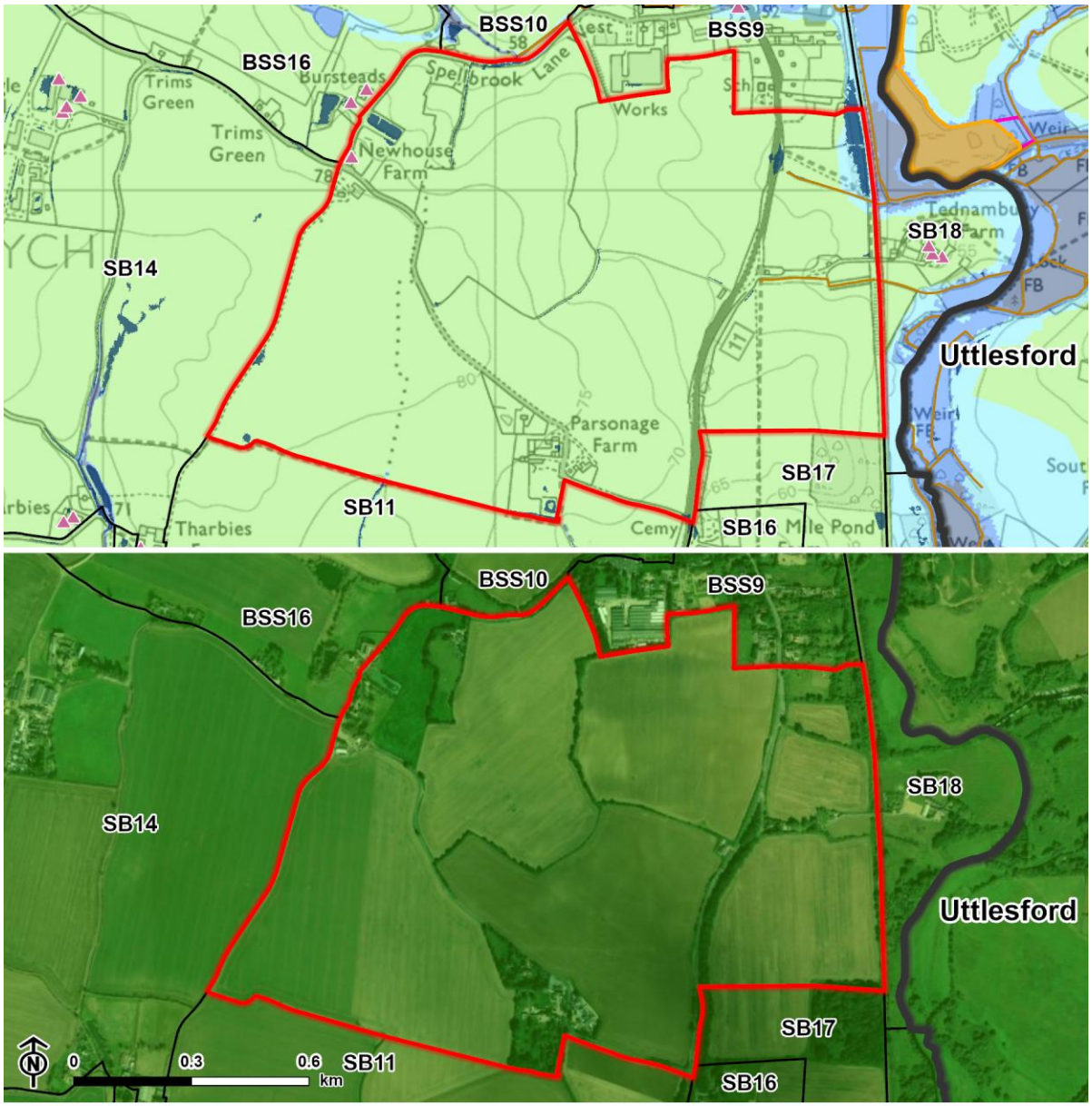
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purposes A and B and therefore does not meet the definition of grey belt land.

Parcel SB15


BSS10
BSS9
BSS16
Trims Green
Bursteads
Spellbrook Lane
Works
Trims Green
Newhouse Farm
SB14
SB18
Uttlesford
Parsonage Farm
SB17
SB11
Tharbies
Cemy
SB16
Mile Pond
BSS10
BSS9
BSS16
SB14
SB18
Uttlesford
SB17
SB11
SB16
0
0.3
0.6
km
Parcel SB15
Neighbouring parcel
Green Belt
Local authority
NPPF Footnote 7 designations
Listed building
Chalk river
Site of Special Scientific Interest
Lowland fens
Flood zone 3b
Flood zone 3
Flood zone 2
High risk of surface water flooding

Contribution of land in Parcel SB15

Parcel SB15 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Strong	Strong	Weak/No	Equal	No

Parcel SB15 Description

Parcel Location, Land Uses and Boundaries
Land to the north of Sawbridgeworth. Parcel size: 150ha. There is a combination of features creating a strong boundary between the settlement and the parcel. Field boundaries and the gap to Sawbridgeworth in the south and Bishop's Stortford in the north combine to create a strong separation. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. Adjacent to residential area of Thorley Wash however this is not very urban in character. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Sawbridgeworth is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Sawbridgeworth for development here to be associated with it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Development in the parcel is not very urban in character.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel. Increase in the north where the boundary reaches Spellbrook.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has only hedgerow and minor road boundaries, so development within it would in turn

Assessment Considerations	Assessment
	increase the urbanising impact of development on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would create an incongruous pattern of development by significantly weakening the separation between currently distinct urban areas, increasing their combined sprawling influence on the wider Green Belt. Development would reduce separation between Sawbridgeworth and Spellbrook.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. Parcel occupies land between Sawbridgeworth and Bishop's Stortford.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Development in the parcel is not very urban in character.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. The parcel forms almost the entirety of the gap between Sawbridgeworth and Spellbrook, which also forms the most open part of the overall gap to Bishop's Stortford.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. In addition to the loss of visual separating features the development of land in this parcel would also be likely to increase urbanising influence on remaining land in the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Development in the parcel is not very urban in character.

Parcel SB15

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel. Increase in the north where the boundary reaches Spellbrook.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerow and minor road boundaries, so development within it would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Sawbridgeworth.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Development in the parcel is not very urban in character.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel forms part of the wider agricultural landscape which surrounds Sawbridgeworth, but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purposes A and B and therefore does not meet the definition of grey belt land.

Parcel SB16



NPPF Footnote 7 designations

- Listed building
- High risk of surface water flooding

Contribution of land in Parcel SB16

Parcel SB16 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Moderate	Strong	Weak/No	Equal	No

Parcel SB16 Description

Parcel Location, Land Uses and Boundaries
Land to the north of Sawbridgeworth. Parcel size: 4ha. There are no significant boundary features to separate the parcel from the settlement. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. There is some urbanising activity in the parcel but land use also associates the area with the wider countryside. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Sawbridgeworth is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. There is some residential development in the north of the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has only hedgerow boundaries, so development within it would in turn increase the urbanising impact of development on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. Development

Assessment Considerations	Assessment
	would slightly reduce separation between Sawbridgeworth and Bishop's Stortford.

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel lies in the gap between Sawbridgeworth and Bishop's Stortford.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. There is some residential development in the north of the parcel.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The parcel forms a small part of the gap. The gap in this area contains no strong features, with only field boundaries and some landform change, and distance contributing to the gap strength.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. The development of land in this parcel would be likely to increase urbanising influence on adjacent land in the gap but impact would not be significant given the strength of separation in the remainder of the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. There is some residential development in the north of the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerow boundaries, so development

Assessment Considerations	Assessment
	within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Sawbridgeworth.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. There is some residential development in the north of the parcel.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel contains the Sawbridgeworth Town Cemetery and farm building associated with Three Mile Pond farm. The cemetery is not a historic cemetery for the town and the parcel does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

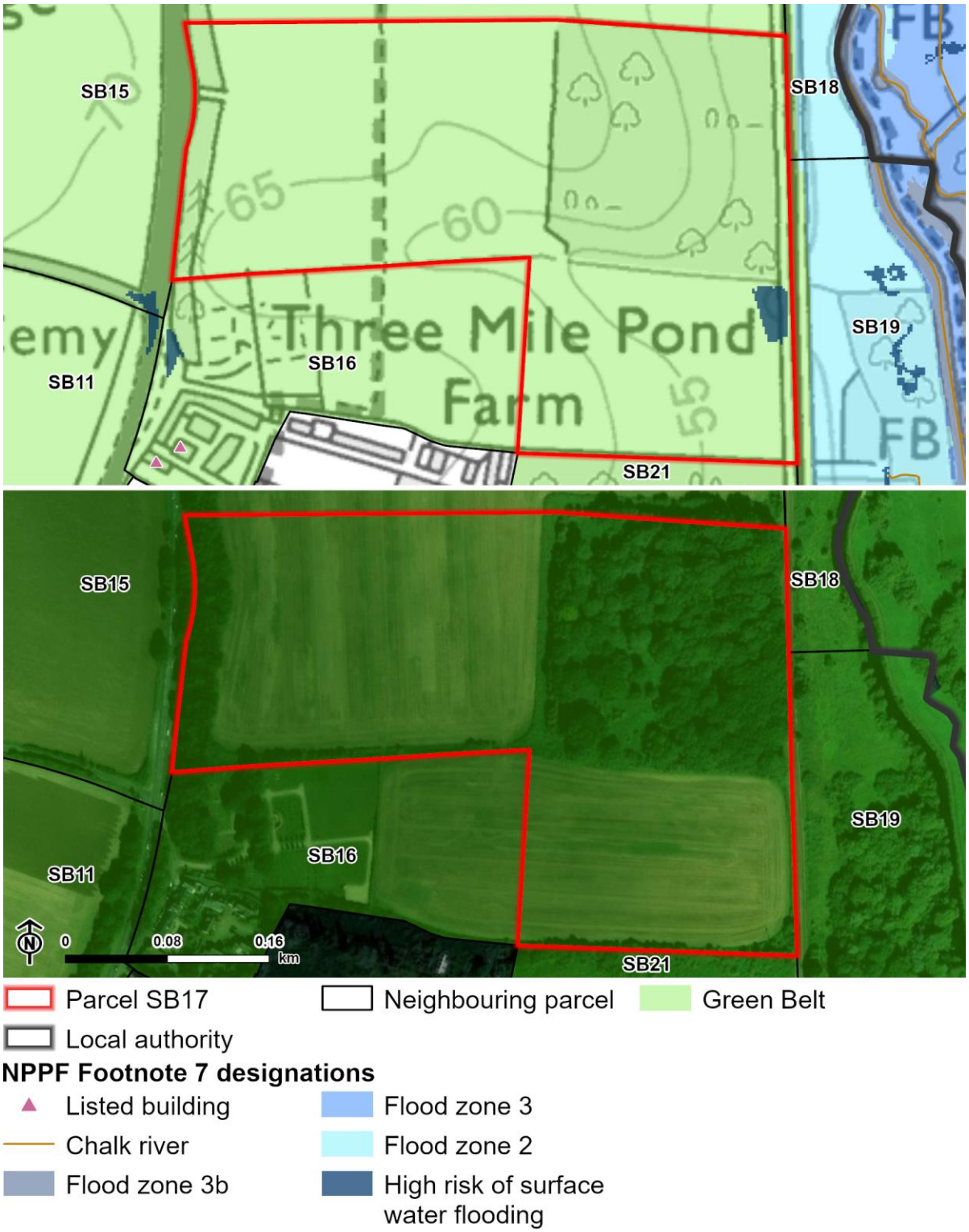
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel SB17


SB15
SB18
SB19
SB11
SB16
SB21
Three Mile Pond Farm
65
60
55
FB
0
0.08
0.16
km
Parcel SB17
Neighbouring parcel
Green Belt
Local authority
NPPF Footnote 7 designations
Listed building
Flood zone 3
Chalk river
Flood zone 2
Flood zone 3b
High risk of surface water flooding

Contribution of land in Parcel SB17

Parcel SB17 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Strong	Strong	Weak/No	Equal	No

Parcel SB17 Description

Parcel Location, Land Uses and Boundaries
Land to the north of Sawbridgeworth. Parcel size: 12ha. There is a moderate boundary feature between the settlement and the parcel. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Natural features limit perception of the wider Countryside.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Sawbridgeworth is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has no boundaries for a proportion of the northern parcel boundary, so development within it would in turn increase the urbanising impact of development on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. Development would reduce separation between Sawbridgeworth and Thorley Wash.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. Parcel occupies land between Sawbridgeworth and Bishop's Stortford.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. The parcel lies in the narrowest part of the gap. The parcel lacks any strong separating features.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. Development of land in this parcel would likely increase urbanising influence on remaining land in the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has no boundaries for a proportion of the northern parcel boundary, so development within it would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Sawbridgeworth.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel forms part of the wider agricultural landscape which surrounds Sawbridgeworth, but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

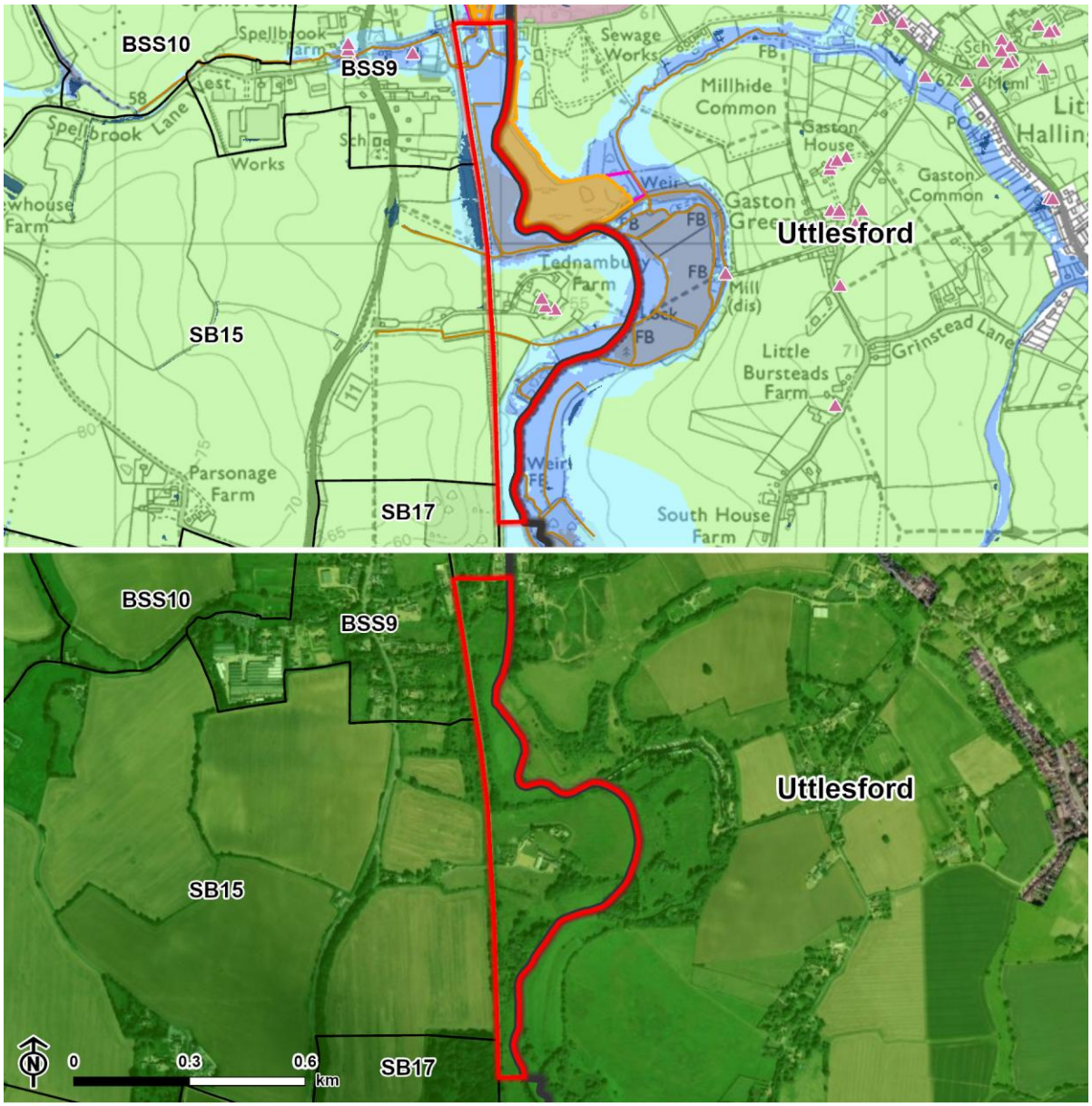
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purposes A and B and therefore does not meet the definition of grey belt land.

Parcel SB18



Parcel SB18
Neighbouring parcel
Green Belt
Local authority

NPPF Footnote 7 designations

Listed building
Chalk river
Site of Special Scientific Interest
Lowland fens
Flood zone 3b
Flood zone 3
Flood zone 2
High risk of surface water flooding
Scheduled monument

Contribution of land in Parcel SB18

Parcel SB18 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Strong	Strong	Weak/No	Equal	No

Parcel SB18 Description

Parcel Location, Land Uses and Boundaries
Land to the north of Sawbridgeworth. Parcel size: 21ha. There is a strong boundary feature between the settlement and the parcel. railway line. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Sawbridgeworth is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Sawbridgeworth for development here to be associated with it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has only hedgerow boundaries, so development within it would in turn increase the urbanising impact of development on adjacent open land.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. Development would reduce separation between Sawbridgeworth and Thorley Wash.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. Parcel occupies land between Sawbridgeworth and Bishop's Stortford.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. In addition to the loss of visual separating features the development of land in this parcel would also be likely to increase urbanising influence on remaining land in the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The River Stort and railway line forms a strong

Assessment Considerations	Assessment
	outer boundary which would limit the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Sawbridgeworth.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel forms part of the wider agricultural landscape which surrounds Sawbridgeworth, but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

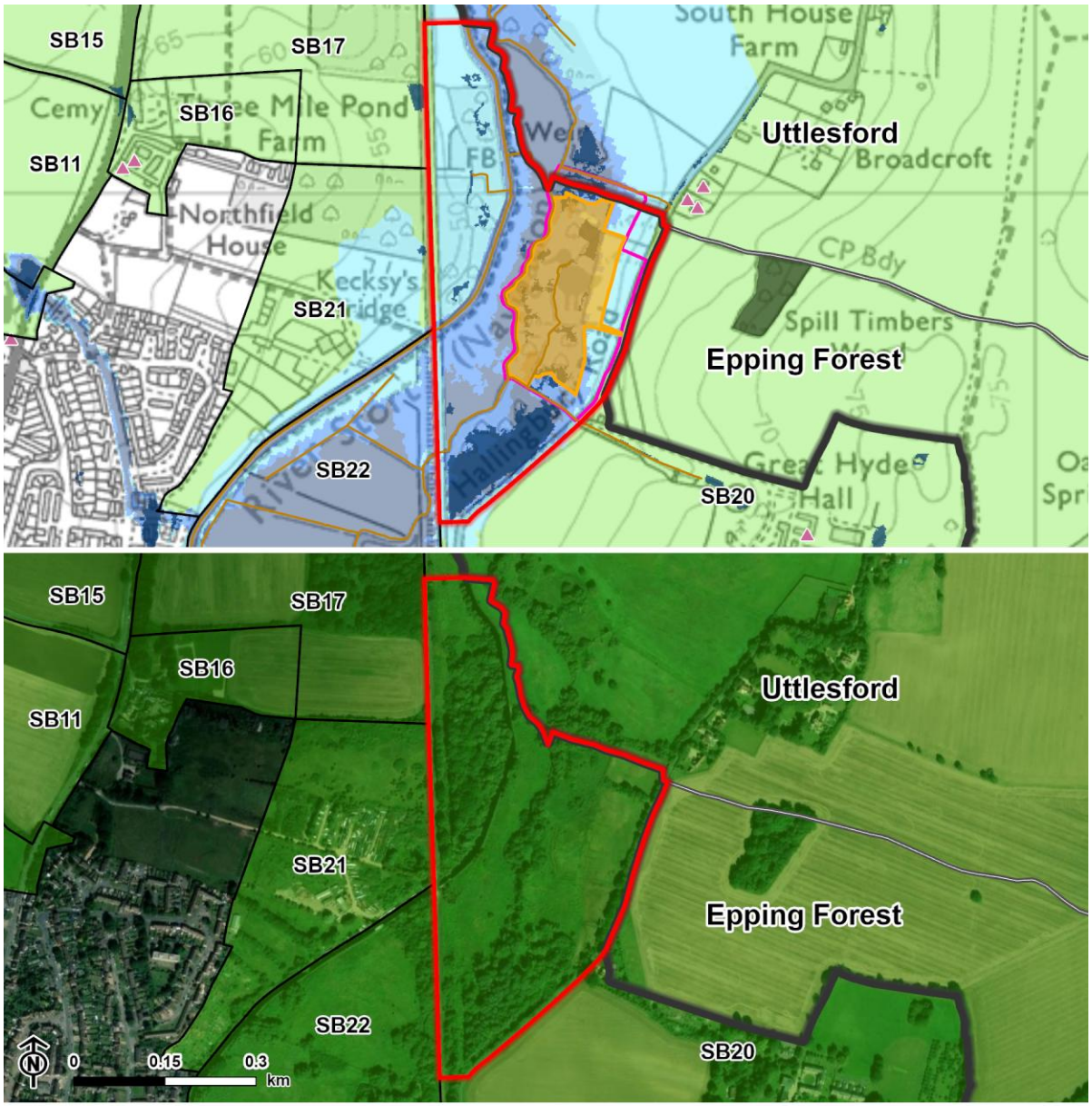
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purposes A and B and therefore does not meet the definition of grey belt land.

Parcel SB19



Parcel SB19
Neighbouring parcel
Green Belt
Local authority
Neigbouring authority

NPPF Footnote 7 designations

Listed building
Chalk river
Site of Special Scientific Interest
Ancient woodland
Lowland fens
Flood zone 3b
Flood zone 3
Flood zone 2
High risk of surface water flooding

Contribution of land in Parcel SB19

Parcel SB19 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Moderate	Equal	No

Parcel SB19 Description

Parcel Location, Land Uses and Boundaries
Land to the north-east of Sawbridgeworth. Parcel size: 19ha. Strong consistent boundary features (River Stort and railway line) within the gap between the settlement and the parcel combine to create strong separation. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. distance and boundaries limit perception. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Sawbridgeworth is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Sawbridgeworth for development here to be associated with it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	The parcel contains physical features in reasonable proximity to the urban area restricting and containing development. Therefore its weakening or loss would have an adverse impact on this purpose.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would create an incongruous pattern of development by breaching strong physical features currently restricting and containing an urban area.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel is peripheral to a moderate gap between towns. Parcel lies peripheral to a gap between Sawbridgeworth and Bishop's Stortford.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. A combination of features clearly marks the parcel boundary. Although development in the parcel would have some urbanising impact on land beyond, it

Assessment Considerations	Assessment
	would not significantly weaken its contribution to Purpose C.

Purpose D: Preserving the setting and special character of historic towns:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Sawbridgeworth.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes some contribution to the town's special character. The parcel contains water meadows to the east of the River Stort which relate to the development of the historic town of Sawbridgeworth and are part of its setting which contributes to its setting/special character.

Purpose E – Assisting in urban regeneration:

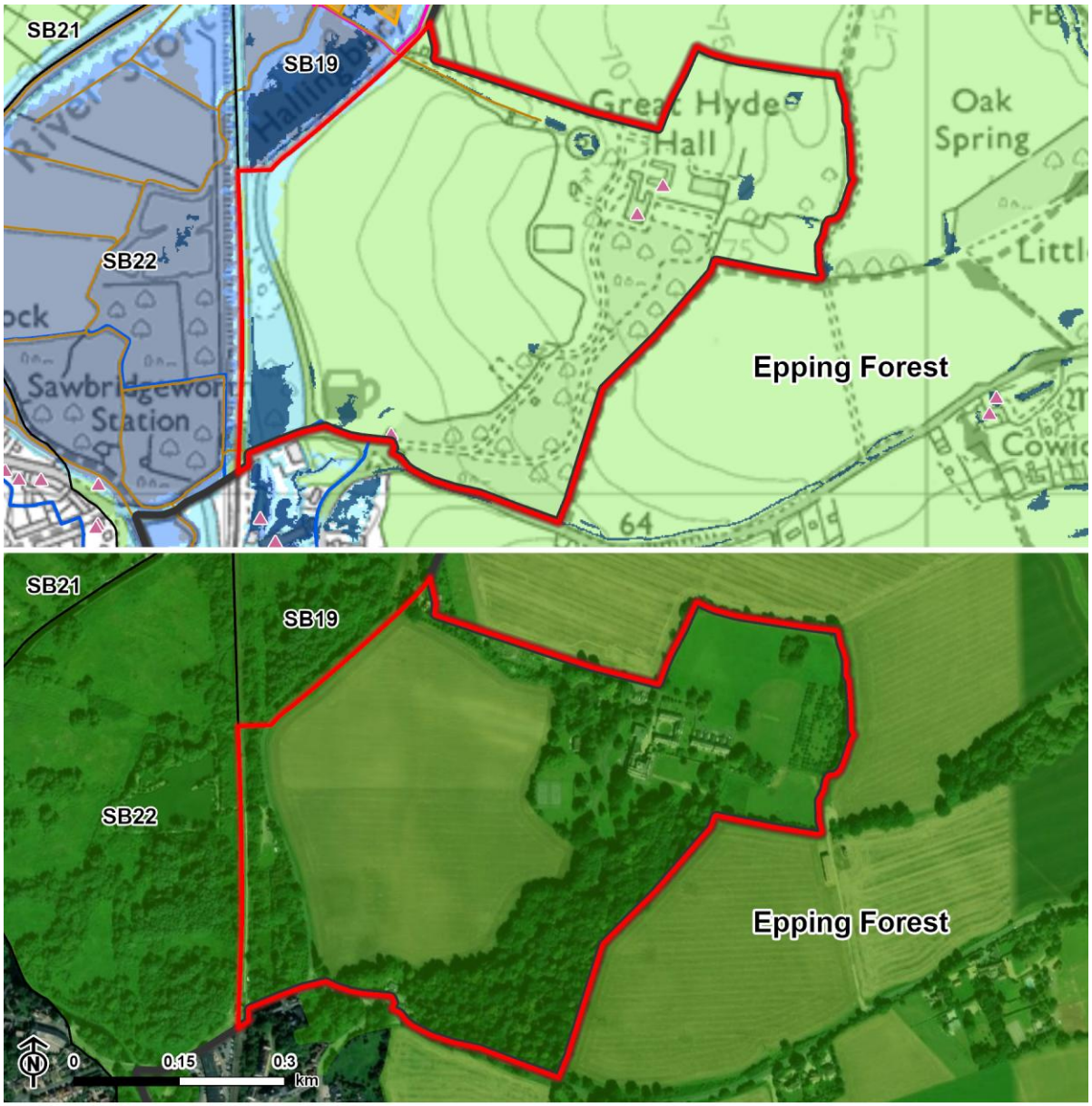
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel SB20



Parcel SB20
Neighbouring parcel
Green Belt
Local authority

NPPF Footnote 7 designations

Listed building
Chalk river
Site of Special Scientific Interest
Ancient woodland
Lowland fens
Flood zone 3b
Flood zone 3
Flood zone 2
High risk of surface water flooding
Conservation area

Contribution of land in Parcel SB20

Parcel SB20 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Strong	Equal	No

Parcel SB20 Description

Parcel Location, Land Uses and Boundaries
Land to the north-east of Sawbridgeworth. Parcel size: 37ha. Strong consistent boundary features within the gap between the settlement and the parcel combine to create strong separation. River Stort and railway line form a strong boundary. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. distance and boundaries limit perception. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Sawbridgeworth is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Sawbridgeworth for development here to be associated with it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	The parcel lies beyond physical features which are restricting and containing urban development. Therefore its weakening or loss would have an adverse impact on this purpose.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would create an incongruous pattern of development by breaching strong physical features currently restricting and containing an urban area.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Woodland, tree lines and minor roads combine to clearly mark the parcel boundary. Although development in the parcel would have some urbanising

Assessment Considerations	Assessment
	impact on land beyond, it would not significantly weaken its contribution to Purpose C.

Purpose D: Preserving the setting and special character of historic towns:

Strong contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Sawbridgeworth.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes a considerable contribution to the town's special character. The conservation area appraisal for Sawbridgeworth Conservation Area identifies the long distance views from within this parcel along Hallingbury Road towards the town as key views relating to the conservation area. Therefore the parcel forms part of the setting of the historic town of Sawbridgeworth which contributes to its special character/heritage significance.

Purpose E – Assisting in urban regeneration:

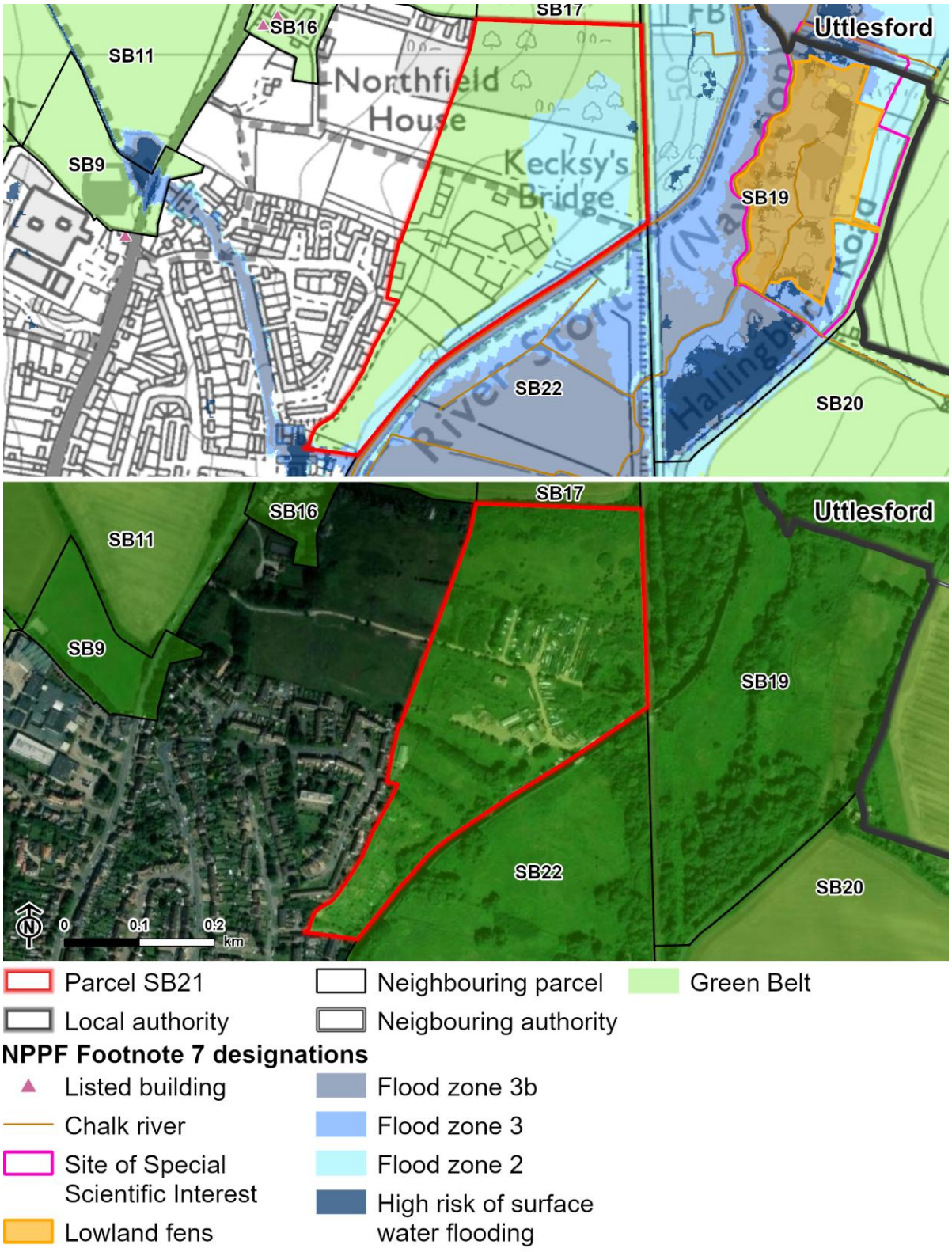
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purposes A and D and therefore does not meet the definition of grey belt land.

Parcel SB21


SB16
SB17
SB11
Northfield House
Kecksy's Bridge
Uttlesford
SB9
SB19
SB22
SB20
SB16
SB17
SB11
Uttlesford
SB9
SB19
SB22
SB20
0
0.1
0.2
km
Parcel SB21
Neighbouring parcel
Green Belt
Local authority
Neigbouring authority
NPPF Footnote 7 designations
Listed building
Flood zone 3b
Chalk river
Flood zone 3
Site of Special Scientific Interest
Flood zone 2
Lowland fens
High risk of surface water flooding

Contribution of land in Parcel SB21

Parcel SB21 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Weak/No	Moderate	Weak/No	Equal	Yes

Parcel SB21 Description

Parcel Location, Land Uses and Boundaries
Land to the north-east of Sawbridgeworth. Parcel size: 12ha. There are no significant boundary features to separate the parcel from the settlement. The parcel is adjacent to existing development in the south-west and forthcoming development in the north-west. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. There is no year round visual boundary to reduce perception. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Sawbridgeworth is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The River Stort and railway line from a strong boundary feature to the south and east, limiting the urbanising impact of development on adjacent open land.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. The parcel is subject to some urbanising influence and has features that would restrict and contain development, preventing any incongruous impact on the wider countryside.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The River Stort and railway line from a strong boundary feature to the south and east, limiting the

Assessment Considerations	Assessment
	urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Sawbridgeworth.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel forms part of the wider agricultural landscape which surrounds Sawbridgeworth, but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

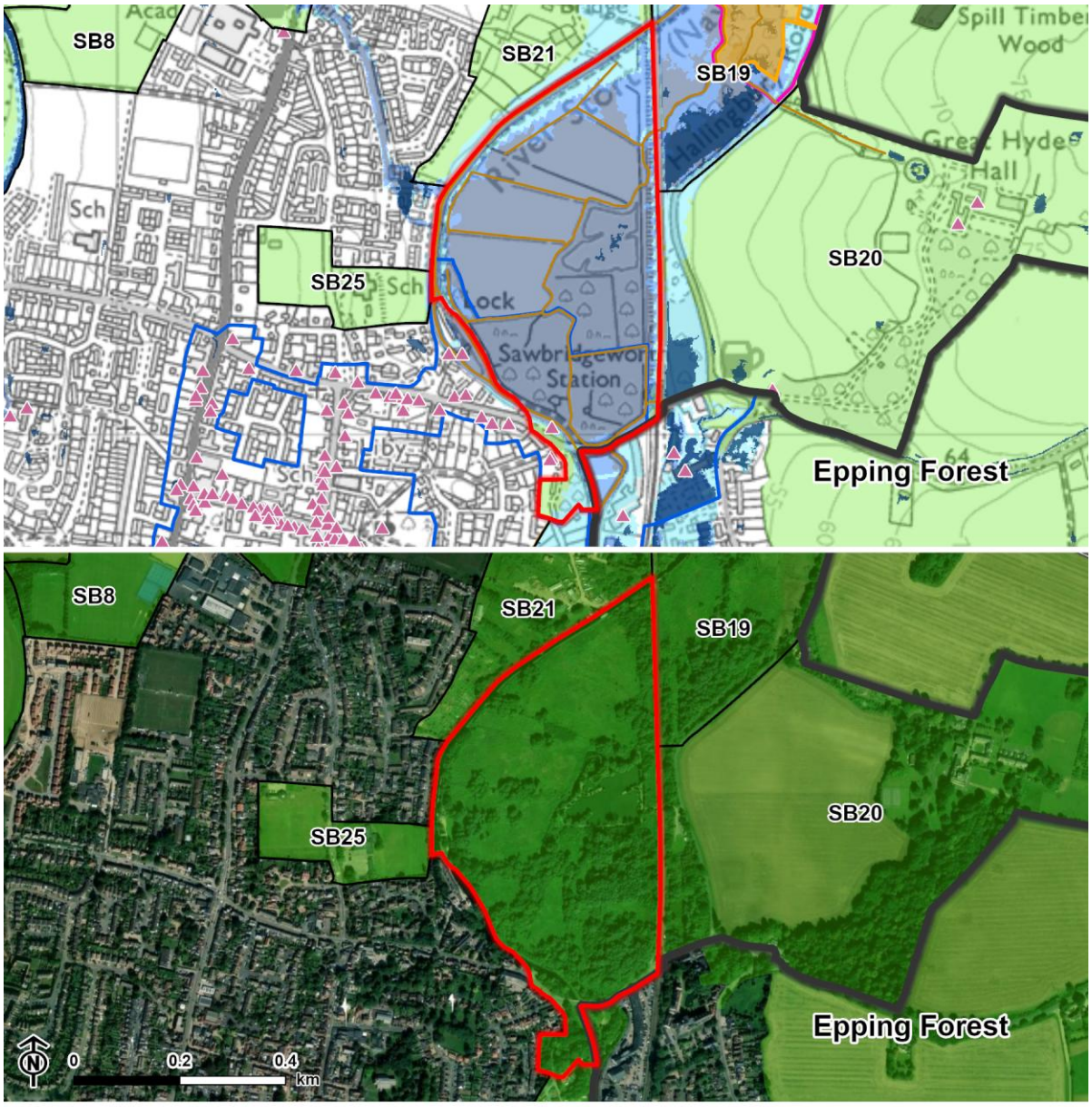
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

Parcel SB22



Parcel SB22
Neighbouring parcel
Green Belt
Local authority
Neigbouring authority

NPPF Footnote 7 designations

Listed building
Chalk river
Site of Special Scientific Interest
Ancient woodland
Lowland fens
Flood zone 3b
Flood zone 3
Flood zone 2
High risk of surface water flooding
Conservation area

Contribution of land in Parcel SB22

Parcel SB22 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Strong	Equal	No

Parcel SB22 Description

Parcel Location, Land Uses and Boundaries
Land located to the east of Sawbridgeworth. Parcel size: 25ha. There is a strong boundary feature between the settlement and the parcel. The River Stort is a strong boundary feature. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. Riverside tree cover increases in areas where development is closer to the parcel. This reduces the perception of the urban development in these areas of the parcel. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Sawbridgeworth is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of the River Stort and vegetation which currently give the parcel a strong sense of separation from urbanising influences.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. Development would significantly reduce separation between Sawbridgeworth and Lower Sheering.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The railway line forms a strong outer boundary which would limit the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Strong contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Sawbridgeworth.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes a considerable contribution to the town's special character. The parcel contains part of the Sawbridgeworth conservation area, therefore it makes a strong contribution to the special character of the historic town. Additionally the parcel contains a part of the water meadows off the River Stort which occupy the landscape to the north-east of the historic town and reflects its historic development and therefore forms a part of its setting which contributes to its significance.

Purpose E – Assisting in urban regeneration:

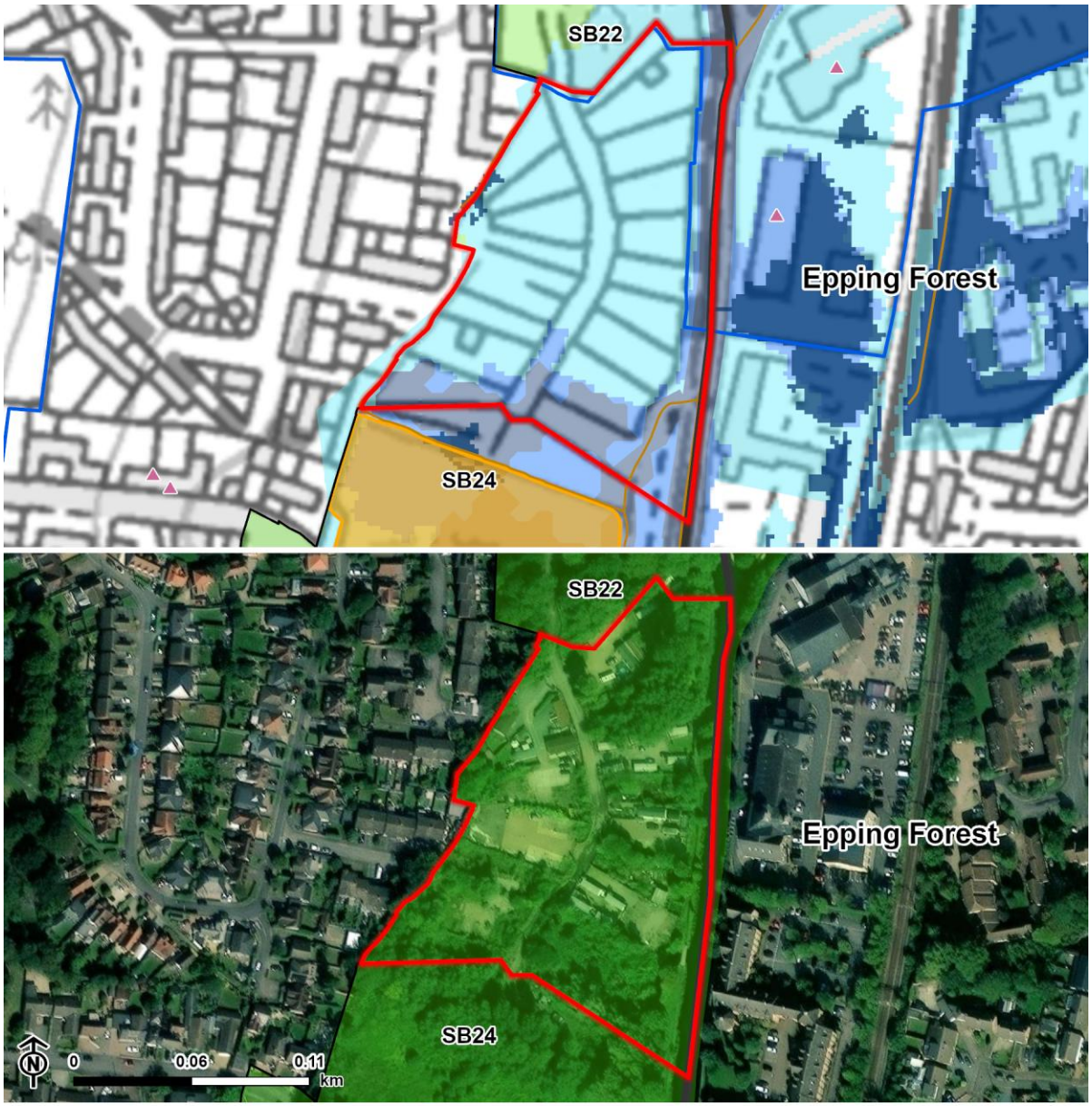
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purposes A and D and therefore does not meet the definition of grey belt land.

Parcel SB23



Parcel SB23
Neighbouring parcel
Green Belt
Local authority

NPPF Footnote 7 designations

Listed building
Chalk river
Lowland fens
Flood zone 3b
Flood zone 3
Flood zone 2
High risk of surface water flooding
Conservation area

Contribution of land in Parcel SB23

Parcel SB23 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Weak/No	Weak/No	Weak/No	Equal	Yes

Parcel SB23 Description

Parcel Location, Land Uses and Boundaries
Land to the east of Sawbridgeworth, west of Lower Sheering. Parcel size: 2ha. There are no significant boundary features to separate the parcel from the settlement. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a strong perception of urban development outside of the parcel. There is urban development and a lack of a strong visual boundary feature on both sides of the parcel. Existing development in the Green Belt has some urbanising influence. Urbanising development limits perception of the wider countryside.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Sawbridgeworth is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. The parcel contains hardstanding for mobile homes.
What is the extent of urbanising influence from outside the parcel?	There is substantial urbanising influence associated with development outside of the parcel. There is urban development and a lack of a strong visual boundary feature on both sides of the parcel, allowing for a strong urbanising influence in the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel forms the entirety of the gap between Sawbridgeworth and Lower Sheering. Any further development of the parcel would weaken the remainder.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The loss of separation between Sawbridgeworth and Lower Sheering, causing the two to become a single area, would be a significant change to the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Weak/No contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel has uses associated with the urban area which limit the extent to which it is perceived as being part of the countryside.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. The parcel contains hardstanding for mobile homes.
What is the extent of urbanising influence from outside the parcel?	There is substantial urbanising influence associated with development outside of the parcel. There is urban development and a lack of a strong visual boundary feature on both sides of the parcel, allowing for a strong urbanising influence in the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open

Assessment Considerations	Assessment
	land. Development in the parcel would not increase urbanising influence on any land which is not already subject to at least as much urbanising influence as this parcel.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Sawbridgeworth.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. The parcel contains hardstanding for mobile homes.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. While the parcel borders the Sawbridgeworth Conservation Area, due to the majority of the parcel being occupied by modern development it currently contributes little to the significance of the historic town of Sawbridgeworth.

Purpose E – Assisting in urban regeneration:

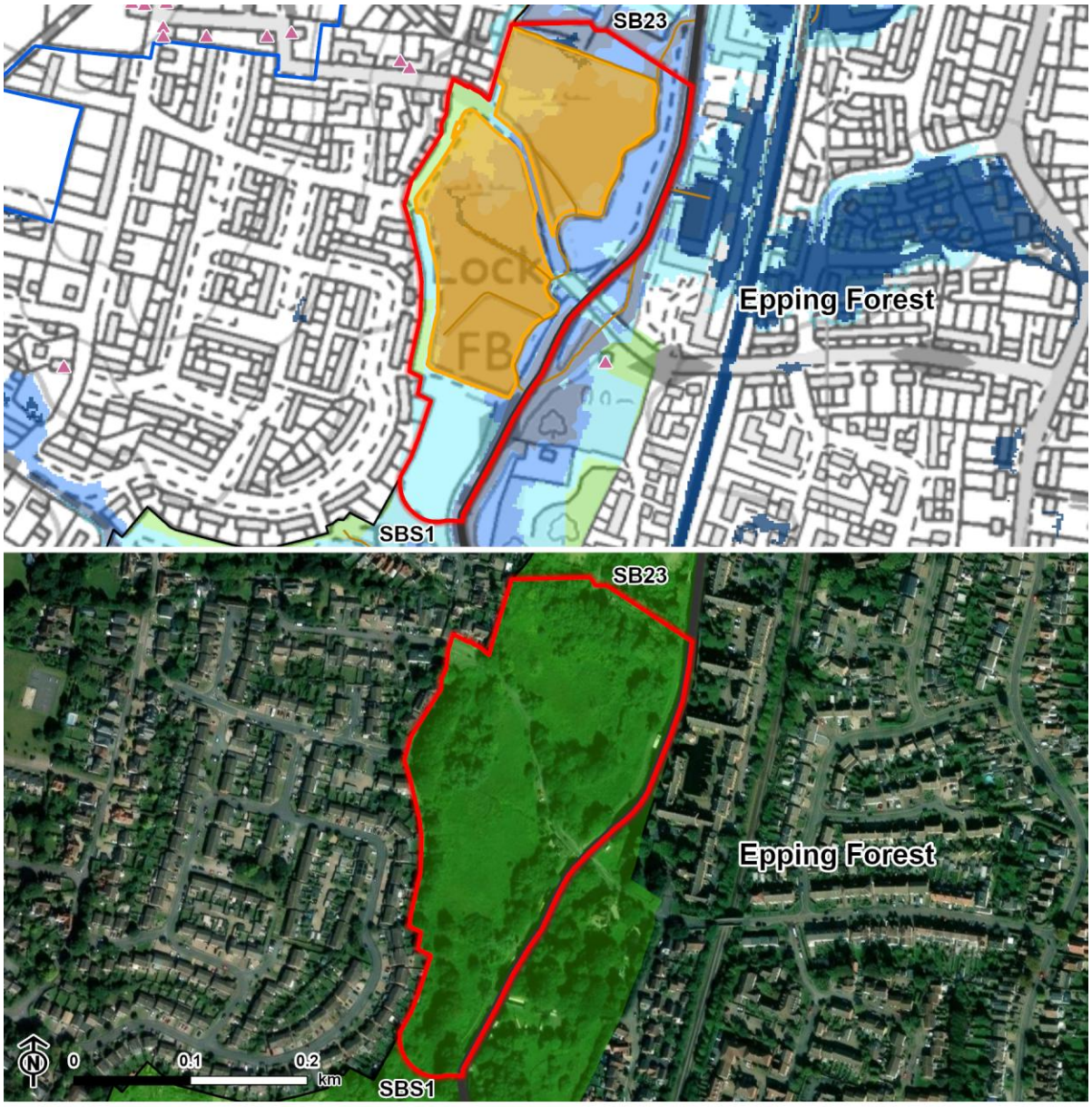
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

Parcel SB24


SB23
Epping Forest
SBS1
SB23
Epping Forest
SBS1
0
0.1
0.2
km
Parcel SB24
Neighbouring parcel
Green Belt
Local authority
NPPF Footnote 7 designations
Listed building
Chalk river
Lowland fens
Flood zone 3b
Flood zone 3
Flood zone 2
High risk of surface water flooding
Conservation area

Contribution of land in Parcel SB24

Parcel SB24 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Moderate	Weak/No	Equal	No

Parcel SB24 Description

Parcel Location, Land Uses and Boundaries
Land located to the east of Sawbridgeworth, west of Lower Sheering. Parcel size: 6ha. There is a moderate boundary feature between the settlement and the parcel. Property boundaries and hedgerows form a moderate boundary. There is some change in landform which creates a sense of separation between the settlement and the parcel. Landform in the parcel slopes down towards the River Stort. There is some perception of urban development outside of the parcel. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Urbanising development limits perception of the wider countryside.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Sawbridgeworth is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. Development to the east and west of the parcel has some influence on the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel forms the entirety of the gap between Sawbridgeworth and Lower Sheering. Any further development of the parcel would weaken the remainder.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The loss of separation between Sawbridgeworth and Lower Sheering, causing the two to become a single area, would be a significant change to the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. Development to the east and west of the parcel has some influence on the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Woodland and the River Stort forms a strong

Assessment Considerations	Assessment
	outer boundary which would limit the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Sawbridgeworth.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel forms part of the wider agricultural landscape which surrounds Sawbridgeworth, but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel SB25





Parcel SB25 Neighbouring parcel Green Belt

NPPF Footnote 7 designations

Chalk river
Flood zone 2
Flood zone 3b
Conservation area
Flood zone 3

Contribution of land in Parcel SB25

Parcel SB25 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Weak/No	Weak/No	Weak/No	Weak/No	Equal	Yes

Parcel SB25 Description

Parcel Location, Land Uses and Boundaries
Land near the centre of Sawbridgeworth. Parcel size: 4ha. There are no significant boundary features to separate the parcel from the settlement. boundaries are all hedgerow or property boundaries. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a strong perception of urban development outside of the parcel. perception or urban area on 3 sides. Land use creates some association with the urban area but there is little urbanising activity in the parcel. school playing field. school itself is an urbanising influence. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. small perception of connectivity to east.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Weak/No contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Sawbridgeworth is a town, so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. Development in the parcel comprises school buildings and sports pavilions.
What is the extent of urbanising influence from outside the parcel?	There is substantial urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The parcel is already developed to the extent that further development would not significantly increase urbanising influence on adjacent open land.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would not represent an incongruous pattern of development because of its existing containment by the urban area. The parcel is subject to significant urbanising influence.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Weak/No contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel has uses associated with the urban area which limit the extent to which it is perceived as being part of the countryside.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. Development in the parcel comprises school buildings and sports pavilions.
What is the extent of urbanising influence from outside the parcel?	There is substantial urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Sawbridgeworth.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. Development in the parcel comprises school buildings and sports pavilions.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel is located immediately west of the Sawbridgeworth Conservation Area, however due to the modern development currently occupying the area it does not form a key part of the setting of the historic town which would contribute to its special character.

Purpose E – Assisting in urban regeneration:

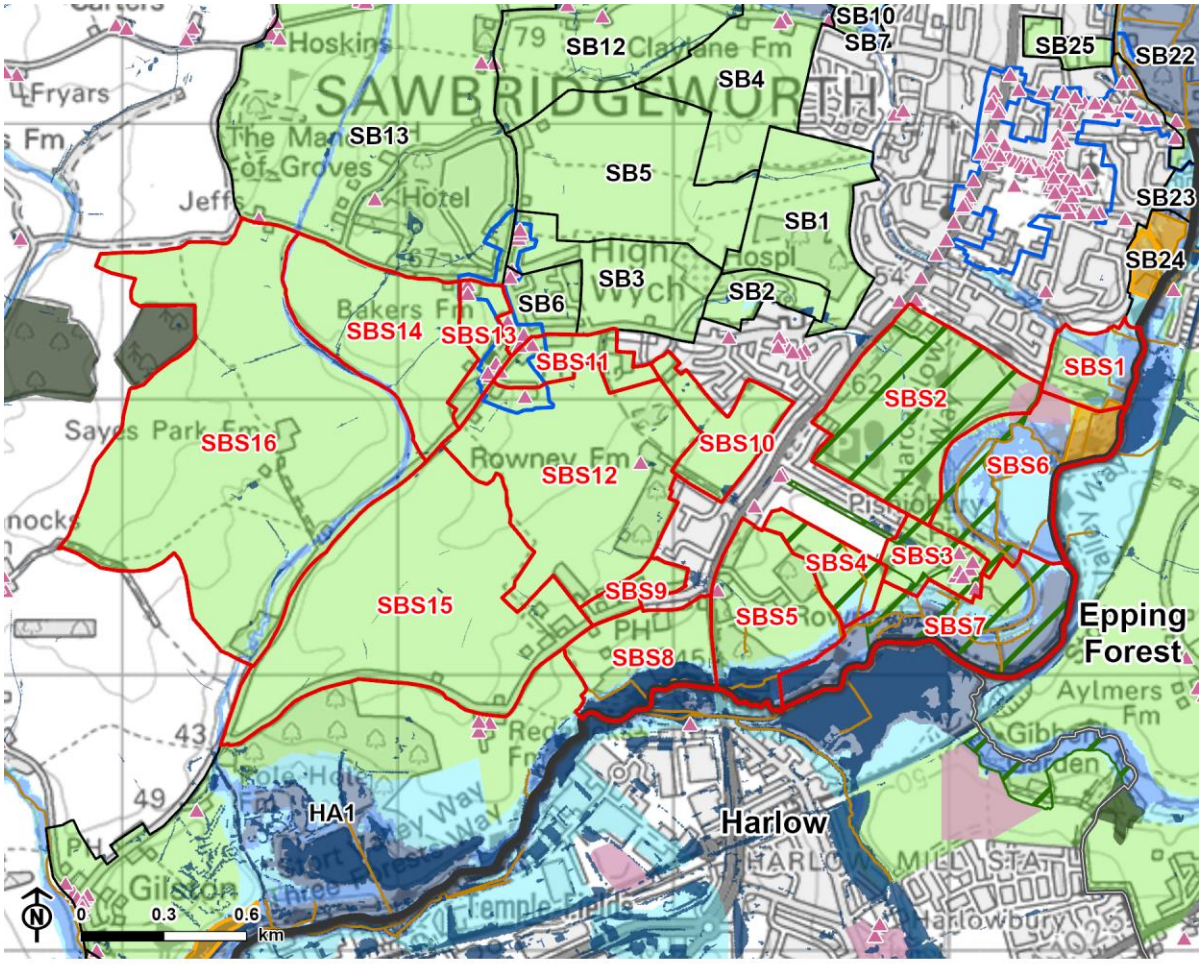
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

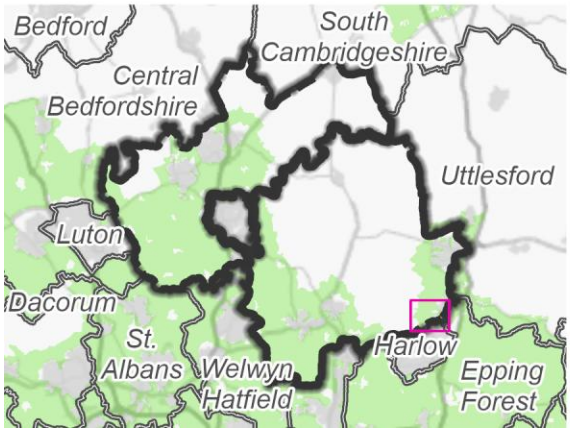
Designations in Sawbridgeworth South



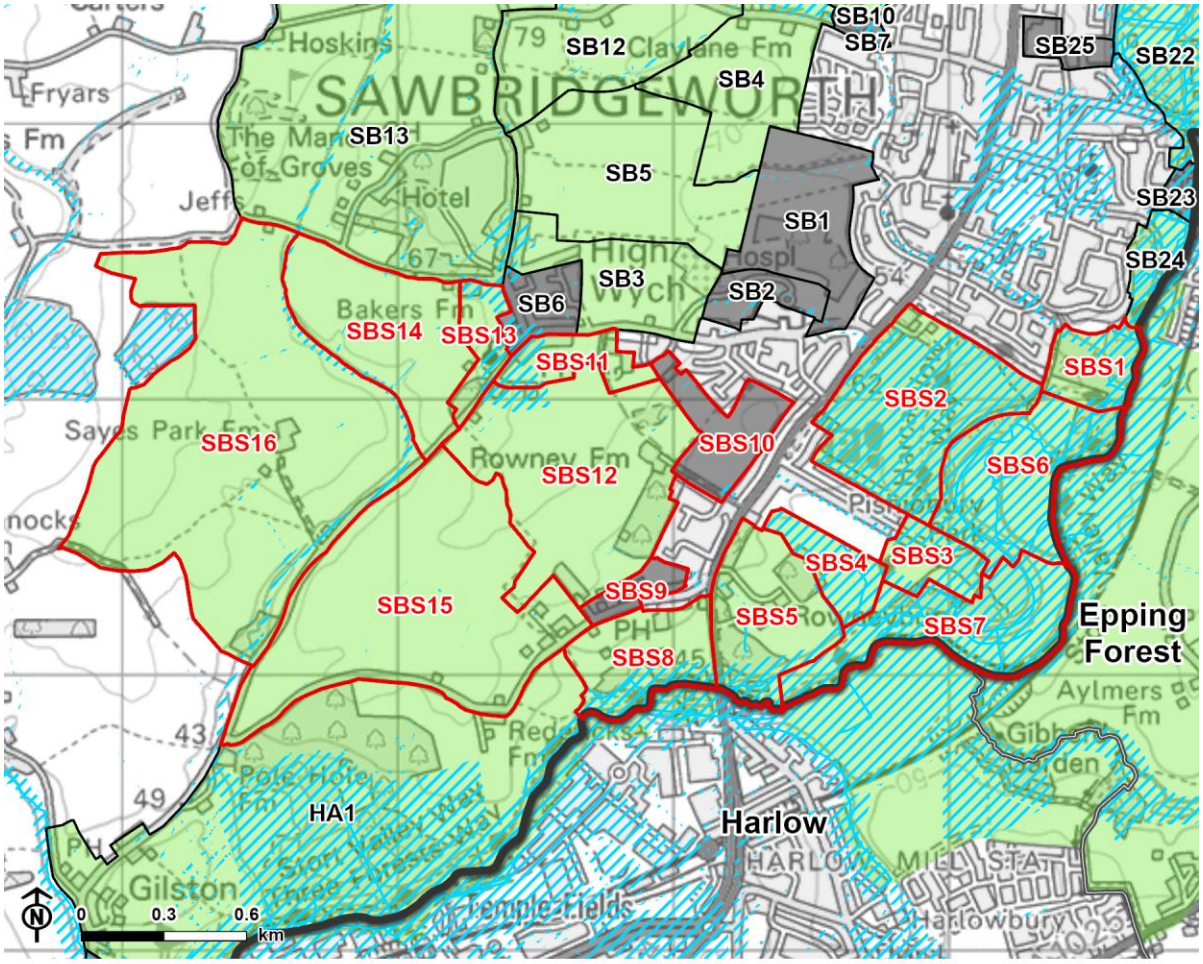
- Sawbridgeworth South parcel
- Neighbouring parcel
- Local authority
- Neighbouring authority
- Green Belt

NPPF Footnote 7 designations

- Listed building
- Chalk river
- Ancient woodland
- Lowland fens
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area
- Scheduled monument
- Registered Parks and Gardens



Potential grey belt in Sawbridgeworth South



Sawbridgeworth South parcel

Neighbouring parcel

Local authority

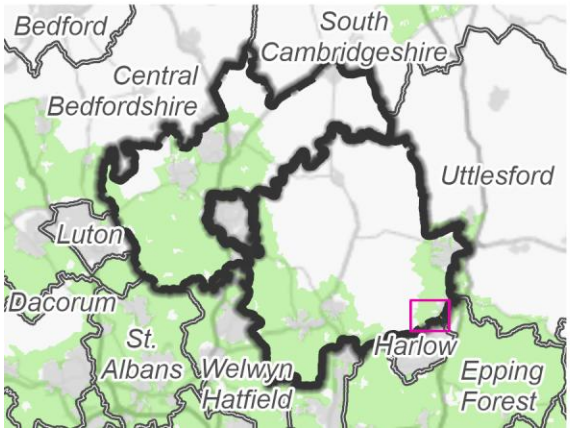
Neighbouring authority

Green Belt

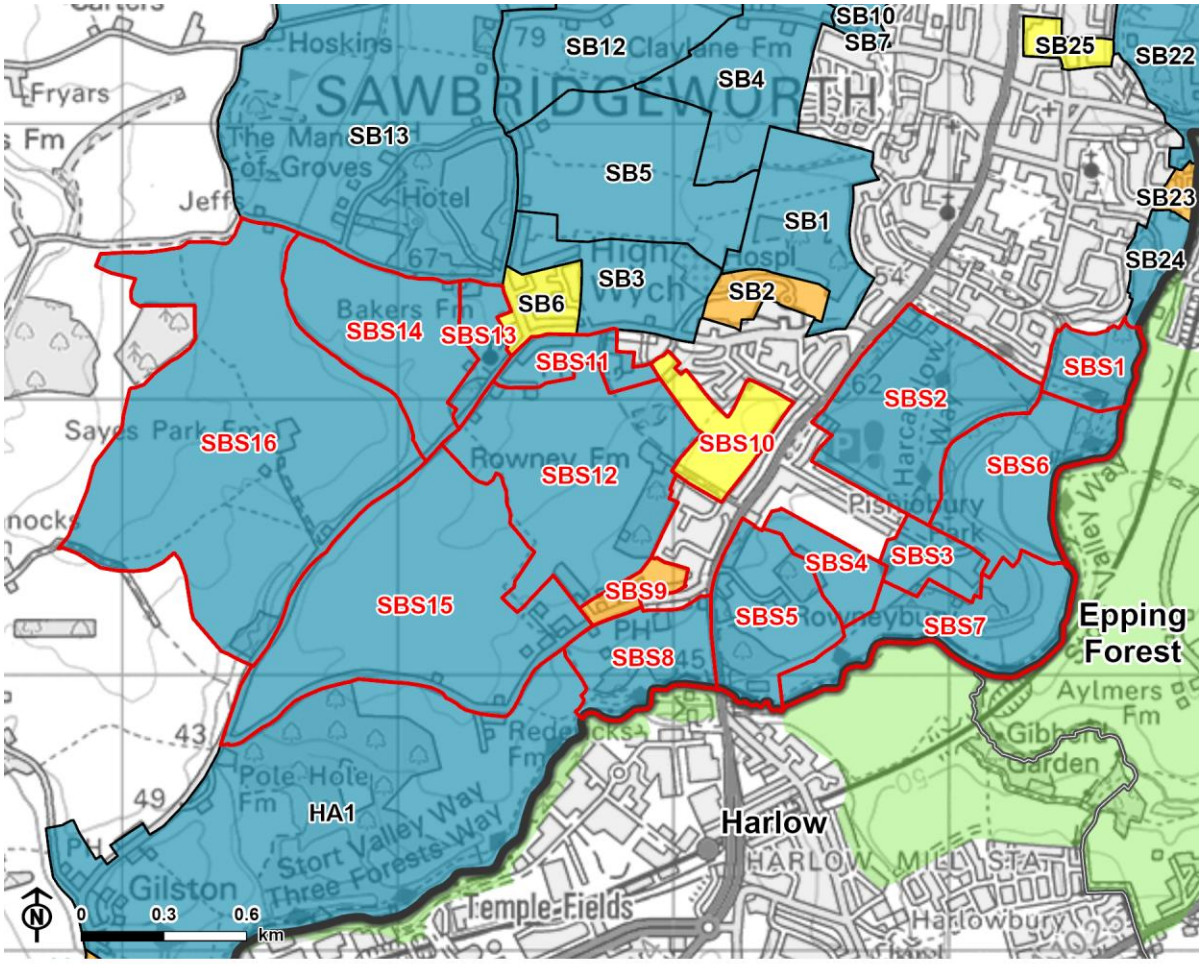
Potential grey belt

Potentially suitable for definition as grey belt land in the borough

Footnote 7 designation



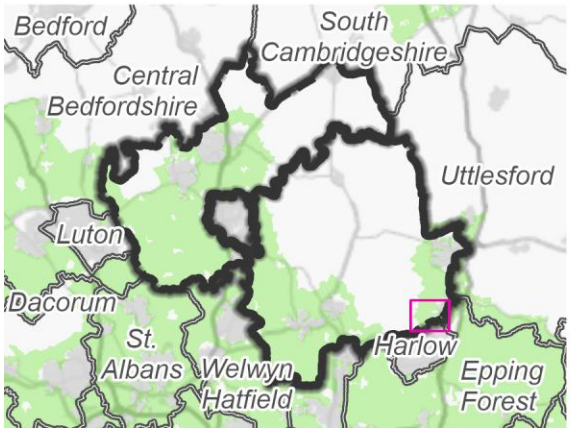
Highest rating in Sawbridgeworth South



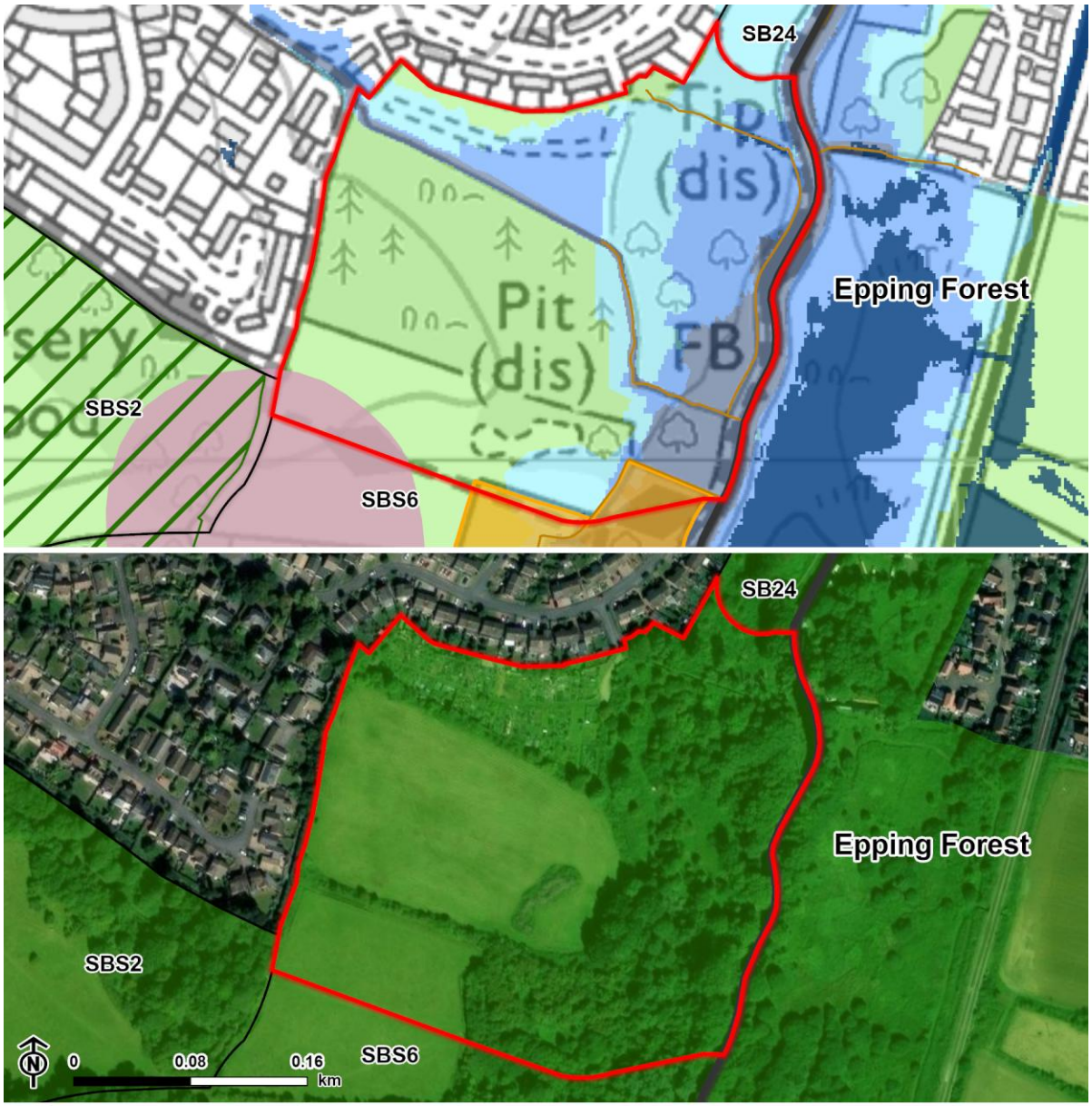
- Sawbridgeworth South parcel
- Neighbouring parcel
- Local authority
- Neighbouring authority
- Green Belt

Highest Contribution to NPPF purposes A, B, C and D

- Strong
- Moderate
- Weak/no



Parcel SBS1


SB24
Tip
(dis)
Pit
(dis)
FB
Epping Forest
SBS2
SBS6
SB24
Epping Forest
SBS2
SBS6
0
0.08
0.16
km
Parcel SBS1
Neighbouring parcel
Green Belt
Local authority
NPPF Footnote 7 designations
Chalk river
Lowland fens
Flood zone 3b
Flood zone 3
Flood zone 2
High risk of surface water flooding
Scheduled monument
Registered Parks and Gardens

Contribution of land in Parcel SBS1

Parcel SBS1 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Weak/No	Equal	No

Parcel SBS1 Description

Parcel Location, Land Uses and Boundaries
Land located south of Sawbridgeworth. Parcel size: 9ha. There is a moderate boundary feature between the settlement and the parcel. Property boundaries and hedgerows form a moderate boundary. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. Limited perception to the south.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Sawbridgeworth is a town, so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has a strong outer boundary but the narrowness of the gap between Sawbridgeworth and Lower Sheering means that development here would still weaken the integrity of Lower Sheering as a settlement distinct from Sawbridgeworth.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The lack of features to restrict and contain development mean that, although the parcel is subject to some urbanising influence, development here would have an incongruous impact.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has predominantly hedgerow boundaries to the south and scattered scrub to the east, so development

Assessment Considerations	Assessment
	within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Sawbridgeworth.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel forms part of the wider agricultural landscape which surrounds Sawbridgeworth, but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

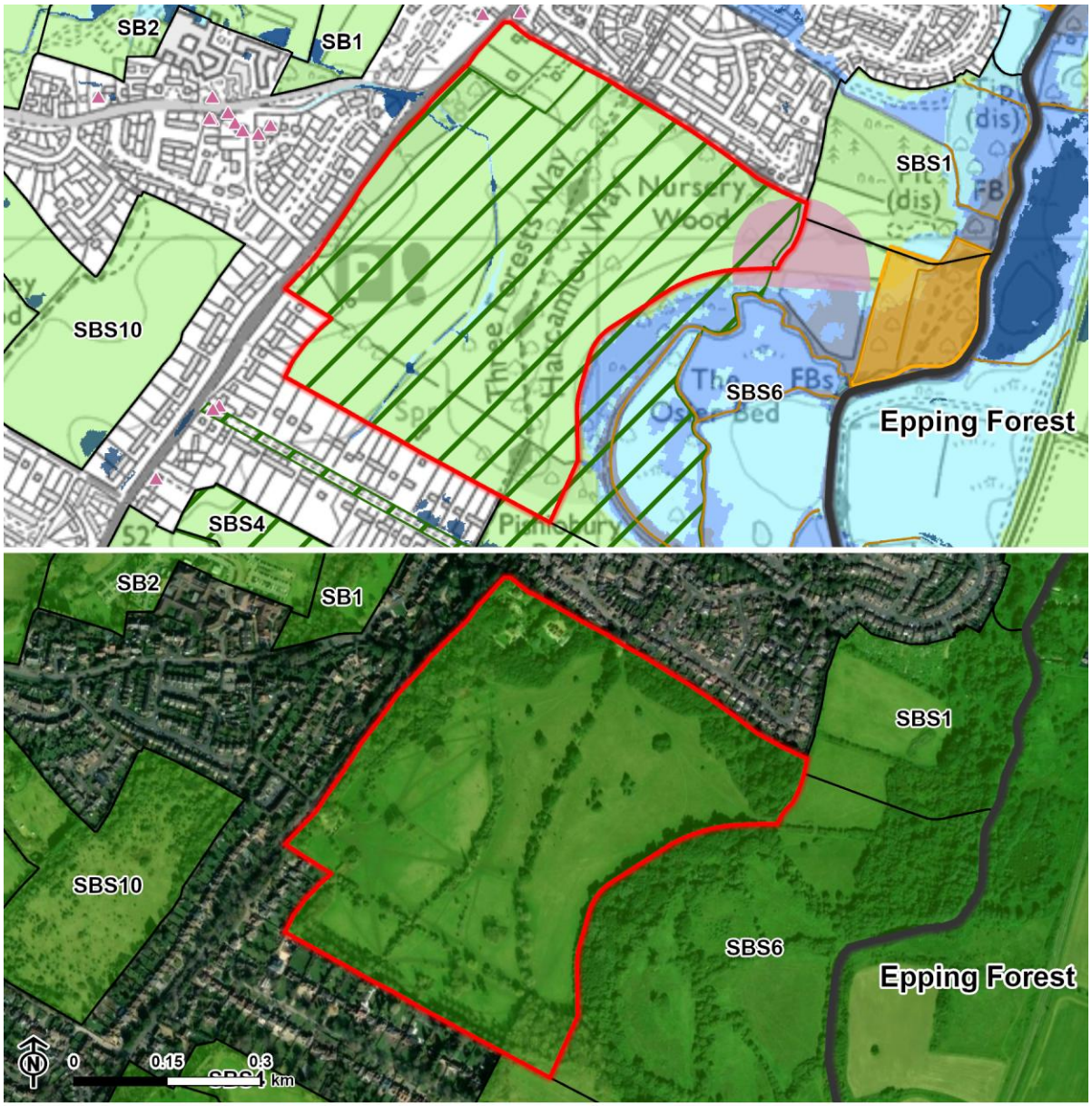
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel SBS2


SB2
SB1
SBS1
SBS10
SBS6
Epping Forest
SBS4
SB2
SB1
SBS1
SBS10
SBS6
Epping Forest
0
0.15
0.3
km
Parcel SBS2
Neighbouring parcel
Green Belt
Local authority
NPPF Footnote 7 designations
Listed building
Chalk river
Lowland fens
Flood zone 3b
Flood zone 3
Flood zone 2
High risk of surface water flooding
Scheduled monument
Registered Parks and Gardens

Contribution of land in Parcel SBS2

Parcel SBS2 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Strong	Equal	No

Parcel SBS2 Description

Parcel Location, Land Uses and Boundaries
Land located south of Sawbridgeworth. Parcel size: 34ha.
Strong consistent boundary features within the gap between the settlement and the parcel combine to create strong separation. Mature tree cover forms a strong inner boundary.
There is no significant change in landform to create a sense of separation between the settlement and the parcel.
There is a weak perception of urban development outside of the parcel.
There is no significant urbanising development or activity in the Green Belt affecting this parcel.
There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Sawbridgeworth is a town, so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Development in the north of the parcel is not very urban in character.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel. The strong outer boundary reduces any influence from the urban area.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of the strong inner boundary which currently give the parcel a strong sense of separation from urbanising influences.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would create an incongruous pattern of development by breaching strong physical features currently restricting and containing an urban area. Mature tree cover forming the strong inner boundary mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Development in the north of the parcel is not very urban in character.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel. The strong outer boundary reduces any influence from the urban area.

Parcel SBS2

Assessment Considerations	Assessment
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The River Stort with its associated woodland tree cover, forms a strong outer boundary which would limit the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Strong contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Sawbridgeworth.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Development in the north of the parcel is not very urban in character.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes a considerable contribution to the town's special character. The parcel contains Pishiobury Park which is a key part of the setting of the historic town of Sawbridgeworth which reflects the historic development of the surrounding landscape within which the town is situated.

Purpose E – Assisting in urban regeneration:

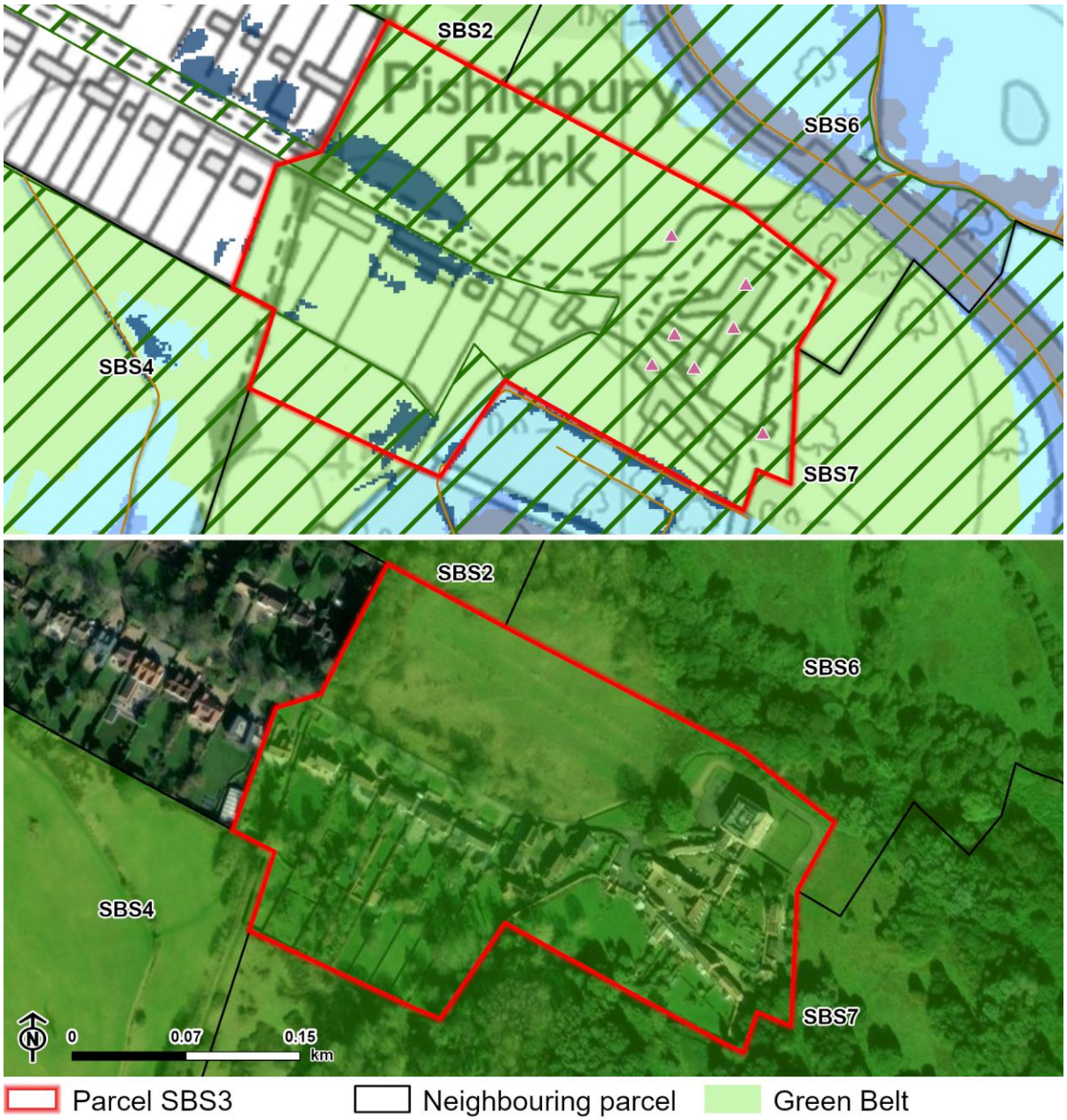
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purposes A and D and therefore does not meet the definition of grey belt land.

Parcel SBS3



NPPF Footnote 7 designations

- Listed building
- Chalk river
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Registered Parks and Gardens

Contribution of land in Parcel SBS3

Parcel SBS3 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Weak/No	Moderate	Strong	Equal	No

Parcel SBS3 Description

Parcel Location, Land Uses and Boundaries
Land located south of Sawbridgeworth. Parcel size: 7ha. There are no significant boundary features to separate the parcel from the settlement. There is some change in landform which creates a sense of separation between the settlement and the parcel. Landform in the parcel slopes down towards the River Stort. There is some perception of urban development outside of the parcel. There is some urbanising activity in the parcel but land use also associates the area with the wider countryside. Natural features limit perception of the wider Countryside. Woodland tree cover outside the parcel boundary limits connection to the wider Green Belt.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Sawbridgeworth is a town, so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. The parcel contains several residential properties and Pishiobury.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. The lack of a strong boundary feature to the west allows for some influence in the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The parcel is already developed to the extent that further development would not significantly increase urbanising influence on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. The parcel is subject to some urbanising influence and has features that would restrict and contain development,

Assessment Considerations	Assessment
	preventing any incongruous impact on the wider countryside.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel is peripheral to a fragile gap between towns. The parcel lies in the gap between Sawbridgeworth and Harlow.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. The parcel contains several residential properties and Pishiobury.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. Land does not lie in the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel has uses associated with the urban area which limit the extent to which it is perceived as being part of the countryside.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. The parcel contains several residential properties and Pishiobury.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. The lack of a strong boundary feature to the west allows for some influence in the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Development in the parcel would not increase urbanising influence on any land which is not already subject to at least as much urbanising influence as this parcel.

Purpose D: Preserving the setting and special character of historic towns:

Strong contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Sawbridgeworth.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. The parcel contains several residential properties and Pishiobury.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes a considerable contribution to the town's special character. The parcel contains Pishiobury Park which is a key part of the setting of the historic town of Sawbridgeworth which reflects the historic development of the surrounding landscape within which the town is situated.

Purpose E – Assisting in urban regeneration:

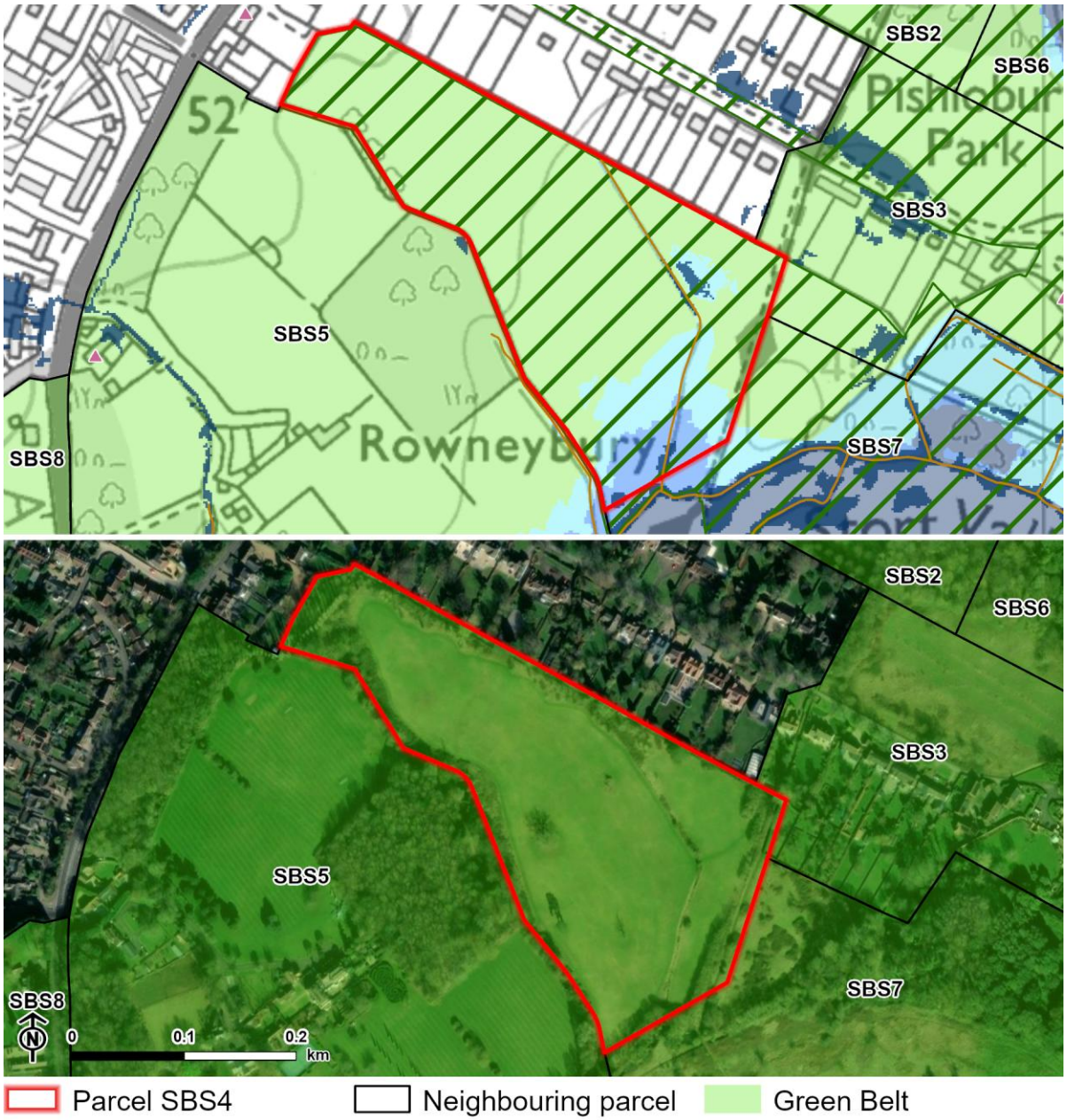
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose D and therefore does not meet the definition of grey belt land.

Parcel SBS4



NPPF Footnote 7 designations

- Listed building
- Chalk river
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Registered Parks and Gardens

Contribution of land in Parcel SBS4

Parcel SBS4 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Strong	Strong	Strong	Equal	No

Parcel SBS4 Description

Parcel Location, Land Uses and Boundaries
Land located south of Sawbridgeworth. Parcel size: 8ha. There are no significant boundary features to separate the parcel from the settlement. property boundaries. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. Residential properties along Pishiobury Drive have some influence on the parcel from the north. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Sawbridgeworth is a town, so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has predominantly hedgerows to it's outer boundaries to the south and east, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The lack of features to restrict and contain development mean that, although the parcel is subject to some urbanising influence, development here would have an incongruous impact.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a fragile gap between towns. The parcel lies in the gap between Sawbridgeworth and Harlow.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. Development in the parcel would impact the land to the west, which forms the entirety of the gap in that area.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. Development of land in the parcel would be likely to increase urbanising influence on land which forms a substantial part of the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The

Assessment Considerations	Assessment
	parcel has only hedgerow outer boundaries to the south and east, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Strong contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Sawbridgeworth.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes a considerable contribution to the town's special character. The parcel contains Pishiobury Park which is a key part of the setting of the historic town of Sawbridgeworth which reflects the historic development of the surrounding landscape within which the town is situated.

Purpose E – Assisting in urban regeneration:

Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purposes A, B and D and therefore does not meet the definition of grey belt land.

Parcel SBS5



Parcel SBS5
Neighbouring parcel
Green Belt
Local authority
Neigbouring authority

NPPF Footnote 7 designations

Listed building
Chalk river
Flood zone 3b
Flood zone 3
Flood zone 2
High risk of surface water flooding
Registered Parks and Gardens

Contribution of land in Parcel SBS5

Parcel SBS5 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Strong	Strong	Weak/No	Equal	No

Parcel SBS5 Description

Parcel Location, Land Uses and Boundaries
Land located south of Sawbridgeworth. Parcel size: 22ha. There is a combination of features creating a strong boundary between the settlement and the parcel. Harlow Road and a mature tree line combine to form a strong boundary in the north and the River Stort and associated tree cover in the south. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Sawbridgeworth and Harlow are both towns, so are defined as large built-up areas.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Development in the parcel is not very urban in character. Industrial units in the south create some influence in that area.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel. Strong boundary features limit influence from outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of strong boundary features, which currently give the parcel a strong sense of separation from urbanising influences.

Assessment Considerations	Assessment
	The parcel forms the entirety of the gap between Sawbridgeworth and Harlow. Any partial development of the parcel would weaken the remainder.
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would create an incongruous pattern of development by breaching strong physical features currently restricting and containing an urban area. The loss of separation between Sawbridgeworth and Harlow, causing the two to become a single large built-up area, would be a significant change to the urban pattern. The openness of this parcel is playing a role in preventing that.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a fragile gap between towns. The parcel lies in the gap between Sawbridgeworth and Harlow.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Development in the parcel is not very urban in character. Industrial units in the south create some influence in that area.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. Woodland blocks within the parcel form the key separating feature between Sawbridgeworth and Harlow.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. In addition to the loss of visual separating features the development of land in this parcel would also be likely to increase urbanising influence on remaining land in the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.

Parcel SBS5

Assessment Considerations	Assessment
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Development in the parcel is not very urban in character. Industrial units in the south create some influence in that area.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel. Strong boundary features limit influence from outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Sawbridgeworth.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Development in the parcel is not very urban in character. Industrial units in the south create some influence in that area.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel forms part of the wider agricultural landscape which surrounds Sawbridgeworth, but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

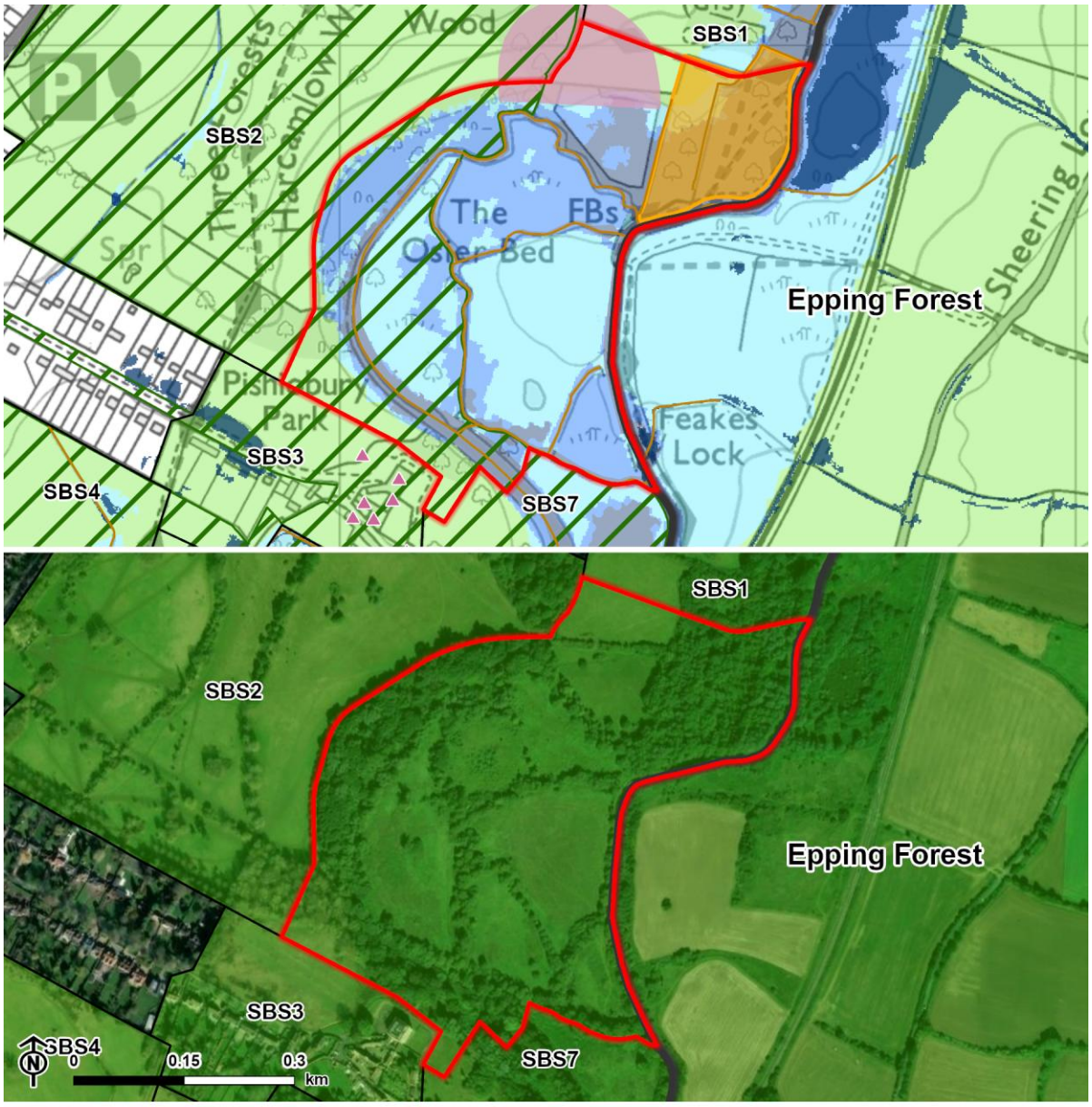
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purposes A and B and therefore does not meet the definition of grey belt land.

Parcel SBS6


SBS1
SBS2
The FBs
Ostler Bed
Epping Forest
Sheering
Pishiobury Park
Feakes Lock
SBS3
SBS4
SBS7
SBS1
SBS2
Epping Forest
SBS3
SBS4
SBS7
0
0.15
0.3
km
Parcel SBS6
Neighbouring parcel
Green Belt
Local authority
NPPF Footnote 7 designations
Listed building
Chalk river
Lowland fens
Flood zone 3b
Flood zone 3
Flood zone 2
High risk of surface water flooding
Scheduled monument
Registered Parks and Gardens

Contribution of land in Parcel SBS6

Parcel SBS6 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Strong	Equal	No

Parcel SBS6 Description

Parcel Location, Land Uses and Boundaries
Land located south-east of Sawbridgeworth. Parcel size: 26ha. Boundary features within the gap between the settlement and the parcel combine to create strong separation. The River Stort and its associated tree cover form a strong boundary feature. There is some change in landform which creates a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. distance and boundaries limit perception. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Sawbridgeworth is a town, so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	The parcel lies beyond physical features which are restricting and containing urban development. Therefore its weakening or loss would have an adverse impact on this purpose. Development in the parcel would negate the role of the River Stort and associated tree cover which currently give the parcel a strong sense of separation from urbanising influences.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The River Stort with its associated tree cover between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The River Stort, with its associated tree cover, forms a

Assessment Considerations	Assessment
	strong outer boundary which would limit the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Strong contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Sawbridgeworth.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes a considerable contribution to the town's special character. The parcel contains Pishiobury Park which is a key part of the setting of the historic town of Sawbridgeworth which reflects the historic development of the surrounding landscape within which the town is situated.

Purpose E – Assisting in urban regeneration:

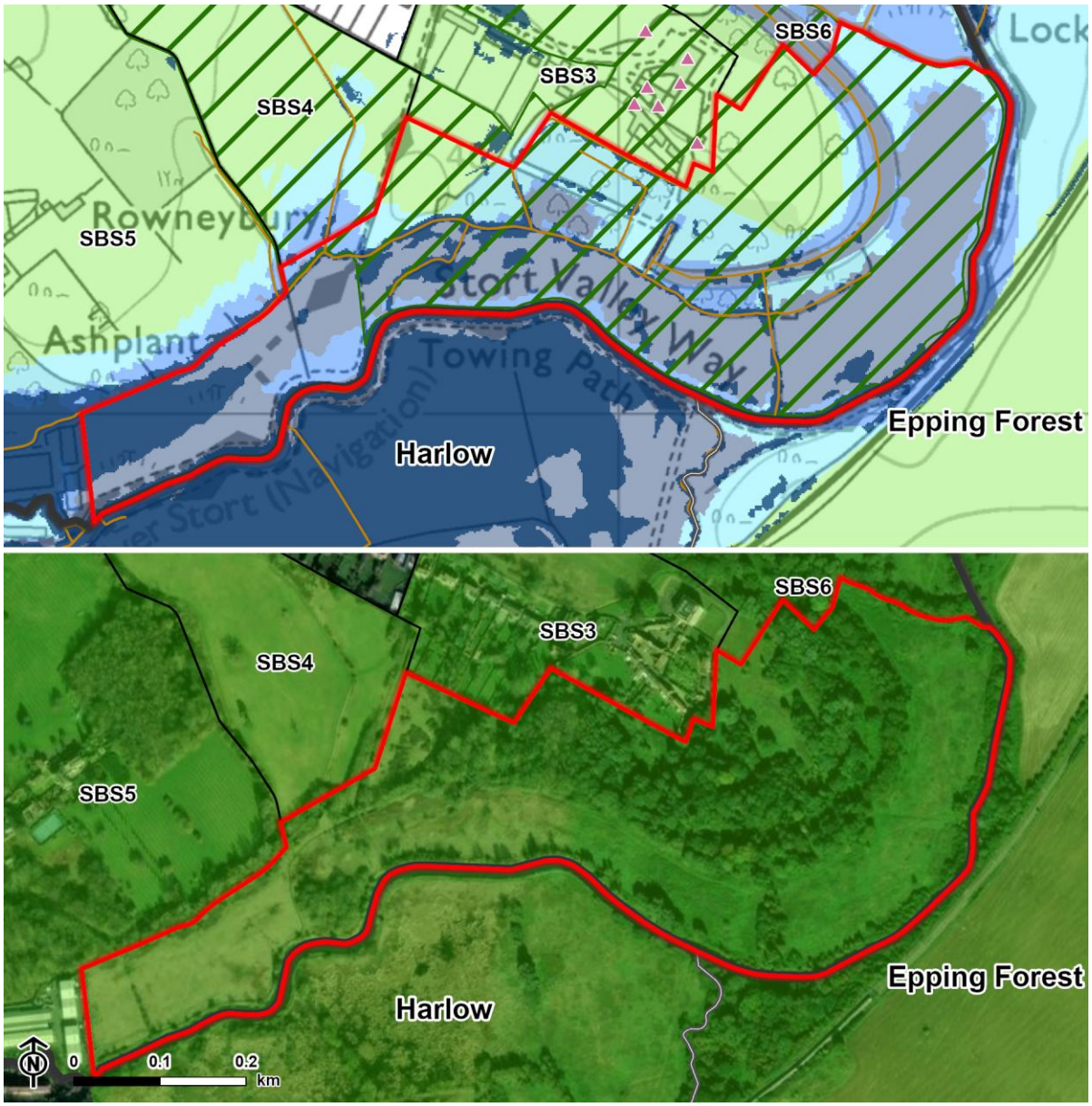
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purposes A and D and therefore does not meet the definition of grey belt land.

Parcel SBS7



Parcel SBS7
Neighbouring parcel
Green Belt
Local authority
Neigbouring authority

NPPF Footnote 7 designations

Listed building
Chalk river
Flood zone 3b
Flood zone 3
Flood zone 2
High risk of surface water flooding
Registered Parks and Gardens

Contribution of land in Parcel SBS7

Parcel SBS7 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Strong	Strong	Strong	Equal	No

Parcel SBS7 Description

Parcel Location, Land Uses and Boundaries
Land located south of Sawbridgeworth. Parcel size: 25ha. Boundary features within the gap between the settlement and the parcel combine to create strong separation. woodlands, hedgerows, tree lines and property boundaries. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. distance and boundaries limit perception. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Sawbridgeworth and Harlow are both defined as large built-up areas.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of woodland tree cover, landform change and the River Stort, which currently give the parcel a strong sense of separation from urbanising influences.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The loss of separation between Sawbridgeworth and Harlow, causing the two to become a single large built-up area, would be a significant change to the urban pattern. The openness of this parcel is playing a role in preventing that.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a fragile gap between towns. The parcel lies in a fragile gap between Sawbridgeworth and Harlow.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. Woodland tree cover within the parcel forms strong separating features between Sawbridgeworth and Harlow.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. In addition to the loss of visual separating features the development of land in this parcel would also be likely to increase urbanising influence on remaining land in the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.

Parcel SBS7

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has some open boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Strong contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Sawbridgeworth.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes a considerable contribution to the town's special character. The parcel contains Pishiobury Park which is a key part of the setting of the historic town of Sawbridgeworth which reflects the historic development of the surrounding landscape within which the town is situated.

Purpose E – Assisting in urban regeneration:

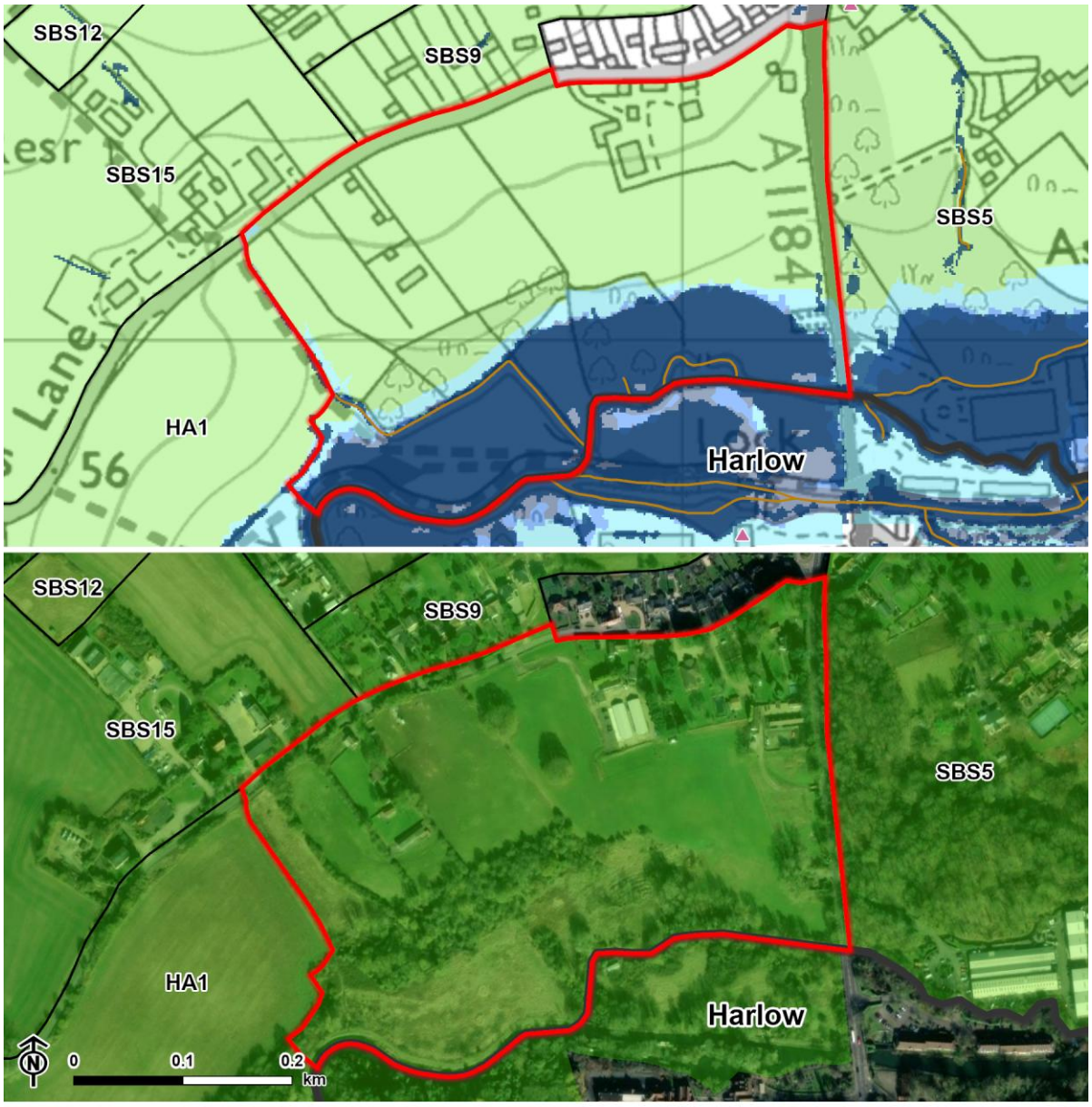
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purposes A, B and D and therefore does not meet the definition of grey belt land.

Parcel SBS8



Parcel SBS8
Neighbouring parcel
Green Belt
Local authority

NPPF Footnote 7 designations

Listed building
Chalk river
Flood zone 3b
Flood zone 3
Flood zone 2
High risk of surface water flooding

Contribution of land in Parcel SBS8

Parcel SBS8 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Strong	Strong	Weak/No	Equal	No

Parcel SBS8 Description

Parcel Location, Land Uses and Boundaries
Land located south-west of Sawbridgeworth, north of Harlow. Parcel size: 16ha.
There are no significant boundary features to separate the parcel from the settlement.
There is no significant change in landform to create a sense of separation between the settlement and the parcel.
There is some perception of urban development outside of the parcel. The residential area to the north has some influence in the parcel.
There is no significant urbanising development or activity in the Green Belt affecting this parcel.
There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Sawbridgeworth to the north and Harlow to the south are both towns, so are defined as large built-up areas.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. The parcel contains some residential development in the north east, which crreates some urbanising influence.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. Residential development along Redricks Lane and Harlow Road has some influence on the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	The parcel contains physical features in reasonable proximity to the urban area restricting and containing development. Therefore its weakening or loss would have an adverse impact on this purpose. The parcel forms almost the entirety of the gap between Sawbridgeworth and Harlow. Any partial development of the parcel would weaken the remainder.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The loss of separation between Sawbridgeworth and Harlow, causing the two to become a single large built-up area, would be a significant change to the urban pattern. The openness of this parcel is playing a role in preventing that.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a very fragile gap between towns. The parcel lies in the gap between Sawbridgeworth and Harlow.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. The parcel contains some residential development in the north east, which crreates some urbanising influence.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. Woodland tree cover associated with the River Stort to the south of the parcel form the key separating feature between Sawbridgeworth and Harlow.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. In addition to the loss of visual separating features the development of land in this parcel would also be likely to increase urbanising influence on remaining land in the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. The parcel contains some residential development in the north east, which crreates some urbanising influence.

Parcel SBS8

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. Residential development along Redricks Lane and Harlow Road has some influence on the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerow boundaries to the west, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Sawbridgeworth.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. The parcel contains some residential development in the north east, which crreates some urbanising influence.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel forms part of the wider agricultural landscape which surrounds Sawbridgeworth, but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purposes A and B and therefore does not meet the definition of grey belt land.

Parcel SBS9



NPPF Footnote 7 designations

High risk of surface water flooding

Contribution of land in Parcel SBS9

Parcel SBS9 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Weak/No	Moderate	Weak/No	Equal	Yes

Parcel SBS9 Description

Parcel Location, Land Uses and Boundaries
Land to the south-west of Sawbridgeworth. Parcel size: 4ha. There are no significant boundary features to separate the parcel from the settlement. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a strong perception of urban development outside of the parcel. The urban area creates a degree of containment around the eastern half of the parcel. Existing development in the Green Belt has some urbanising influence. Linear development along the north side of Redricks Lane continues into the Green Belt in the western half of the parcel, although residential plots are relatively large. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Sawbridgeworth is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. Mature tree cover contains the eastern part of the parcel and existing development within the parcel limits the extent to which further development would affect adjacent open land.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Mature tree cover contains the eastern part of the parcel and existing development within the parcel limits the extent to which further development would affect adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Sawbridgeworth.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel forms part of the wider agricultural landscape which surrounds Sawbridgeworth, but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

Parcel SBS10





Parcel SBS10 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Registered Parks and Gardens

Contribution of land in Parcel SBS10

Parcel SBS10 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Weak/No	Weak/No	Weak/No	Weak/No	Equal	Yes

Parcel SBS10 Description

Parcel Location, Land Uses and Boundaries
Land located south-west of Sawbridgeworth. Parcel size: 12ha. There are no significant boundary features to separate the parcel from the settlement. Property boundaries form the boundary. Scattered tree cover across the parcel increases boundary strength only in places. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a strong perception of urban development outside of the parcel. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Urbanising development limits perception of the wider countryside.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Weak/No contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Sawbridgeworth is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. The parcel contains some inappropriate development to the north west, which brings some urbanising influence.
What is the extent of urbanising influence from outside the parcel?	There is substantial urbanising influence associated with development outside of the parcel. The parcel is largely contained by development and there isn't a strong year-round boundary feature or change in landform to reduce perception.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. Tree belts form a strong outer boundary to the west, which would limit the urbanising impact of development on adjacent open land.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. The parcel is subject to some urbanising influence and has features that would restrict and contain development, preventing any incongruous impact on the wider countryside.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Weak/No contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel, although it retains rural land uses, is entirely contained by urban edges, limiting the extent to which it can be considered part of the countryside.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. The parcel contains some inappropriate development to the north west, which brings some urbanising influence.
What is the extent of urbanising influence from outside the parcel?	There is substantial urbanising influence associated with development outside of the parcel. The parcel is largely contained by development and there isn't a strong year-round boundary feature or change in landform to reduce perception.

Parcel SBS10

Assessment Considerations	Assessment
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Tree belts form a strong outer boundary to the west, which would limit the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Sawbridgeworth.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. The parcel contains some inappropriate development to the north west, which brings some urbanising influence.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel forms part of the wider agricultural landscape which surrounds Sawbridgeworth, but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

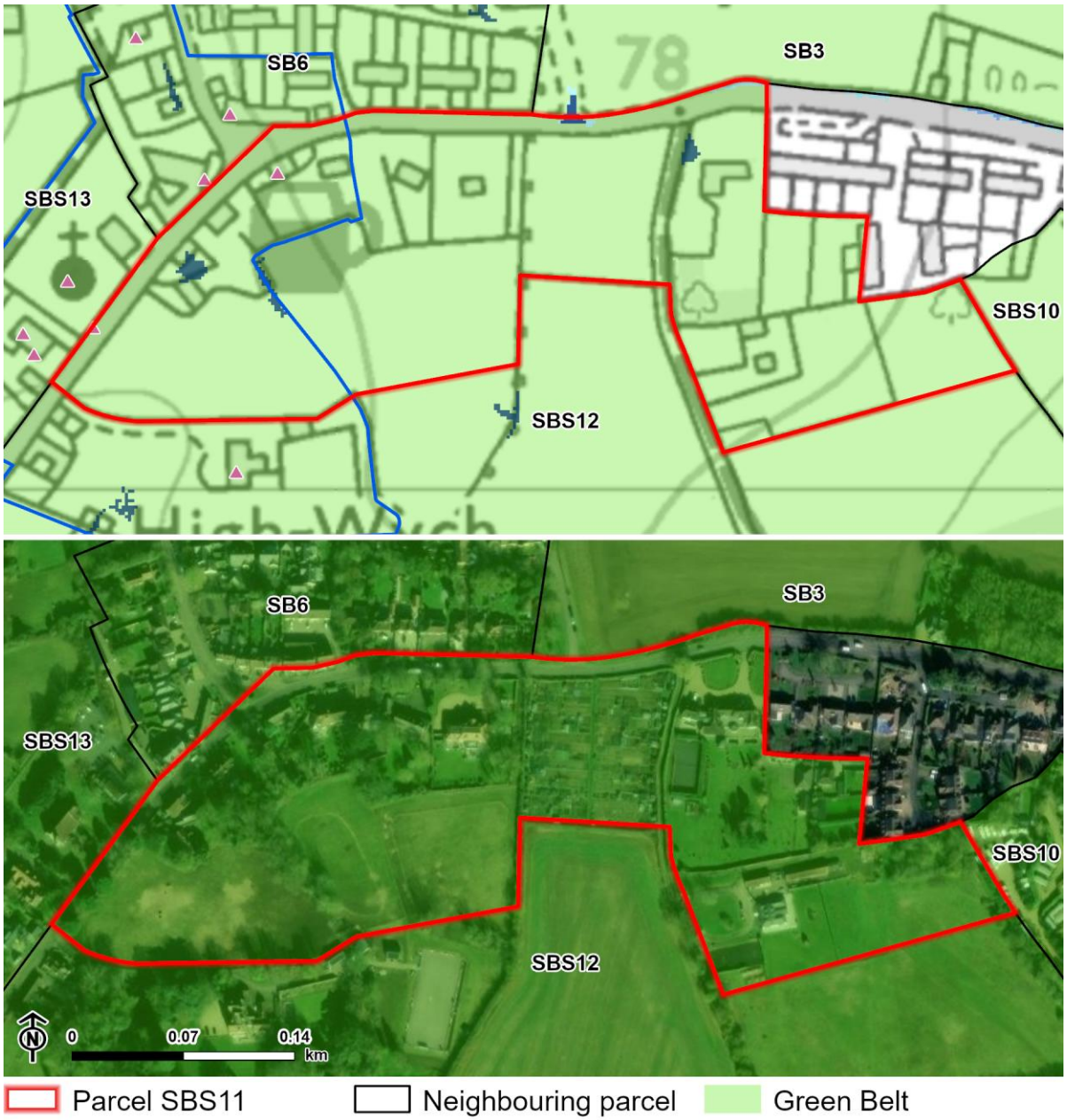
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

Parcel SBS11



NPPF Footnote 7 designations

- Listed building
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area

Contribution of land in Parcel SBS11

Parcel SBS11 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Weak/No	Equal	No

Parcel SBS11 Description

Parcel Location, Land Uses and Boundaries
Land located sout of High Wych, south-west of Sawbridgeworth. Parcel size: 8ha.
There are no significant boundary features to separate the parcel from the settlement.
There is no significant change in landform to create a sense of separation between the settlement and the parcel.
There is some perception of urban development outside of the parcel. High Wych to the north and Sawbridgeworth to the east have some influence on the parcel.
There is some urbanising activity in the parcel but land use also associates the area with the wider countryside. The parcel contains several residential properties and High Wych allotments.
There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Sawbridgeworth is a town, so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. The parcel comprises several residential properties and High Wych Allotments, which has some urbanising influence.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. High Wych to the north and Sawbridgeworth to the east have some influence on the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel forms the entirety of the gap between Sawbridgeworth and High Wych. Any further development of the parcel would weaken the remainder.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would create an incongruous pattern of development by significantly weakening the separation between currently distinct urban areas, increasing their combined sprawling influence on the wider Green Belt. Development in the parcel would reduce the separation between Sawbridgeworth and High Wych, which would have an impact on the existing urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. The parcel comprises several residential properties and High Wych Allotments, which has some urbanising influence.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. High Wych to the north and Sawbridgeworth to the east have some influence on the parcel.

Assessment Considerations	Assessment
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Sawbridgeworth.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. The parcel comprises several residential properties and High Wych Allotments, which has some urbanising influence.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel contains part of the separate settlement of High Wych as well as allotments and forms part of the wider landscape which surrounds Sawbridgeworth, but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

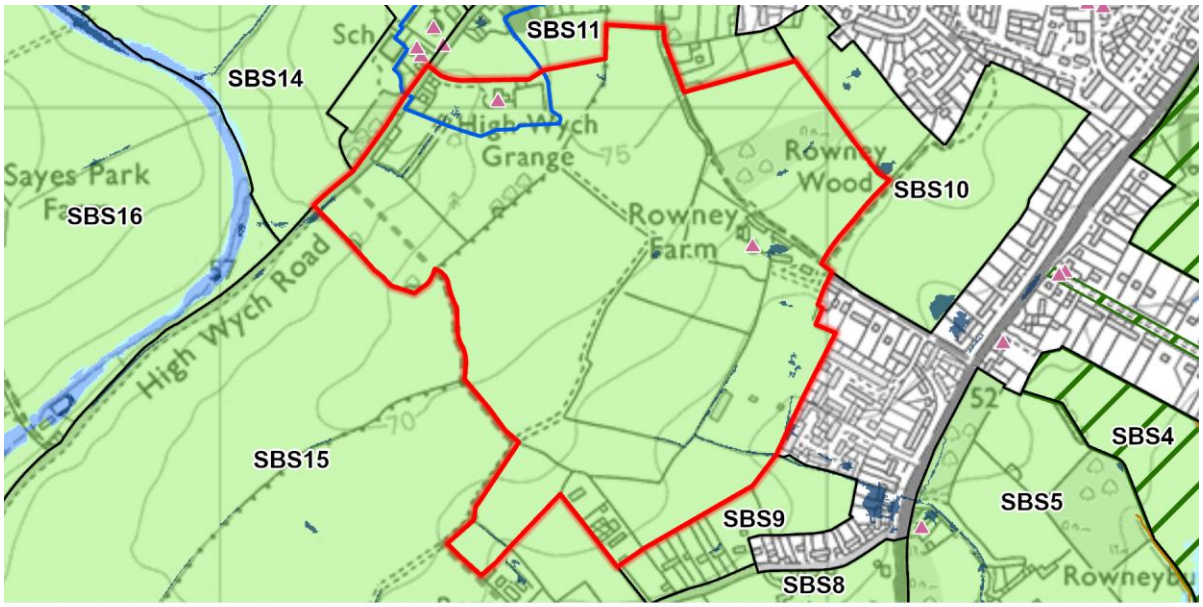
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel SBS12





Parcel SBS12 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Chalk river
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area
- Registered Parks and Gardens

Contribution of land in Parcel SBS12

Parcel SBS12 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Weak/No	Equal	No

Parcel SBS12 Description

Parcel Location, Land Uses and Boundaries
Land located to the south-west of Sawbridgeworth, south of High Wych. Parcel size: 49ha. Residential gardens form a weak boundary to dwellings on Hampton Gardens and Blenheim Close. There is no significant change in landform to create a sense of separation between the settlement and the parcel. Land rises in a north-westerly direction across the parcel but the presence of development along High Wych Road, on higher ground to the north, limits the extent to which this creates a sense of separation from urban development. Close to the urban edge there is a some perception of urban development outside of the parcel, but this weakens in the western half of the parcel. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. The parcel has no significant boundaries within or on its outer edges, which allows for a strong connection to the adjacent Green Belt.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Sawbridgeworth is a town so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has only hedgerows to the outer boundaries to the south-west, so development within the parcel

Assessment Considerations	Assessment
	would in turn increase the urbanising impact of development on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would create an incongruous pattern of development by significantly weakening the separation between currently distinct urban areas, increasing their combined sprawling influence on the wider Green Belt. The lack of features to restrict and contain development mean that, although the parcel is subject to some urbanising influence towards its eastern edges, development here would have an incongruous impact.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.

Parcel SBS12

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerows to the outer boundaries to the south-west, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Sawbridgeworth.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel forms part of the wider agricultural landscape which surrounds Sawbridgeworth, but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

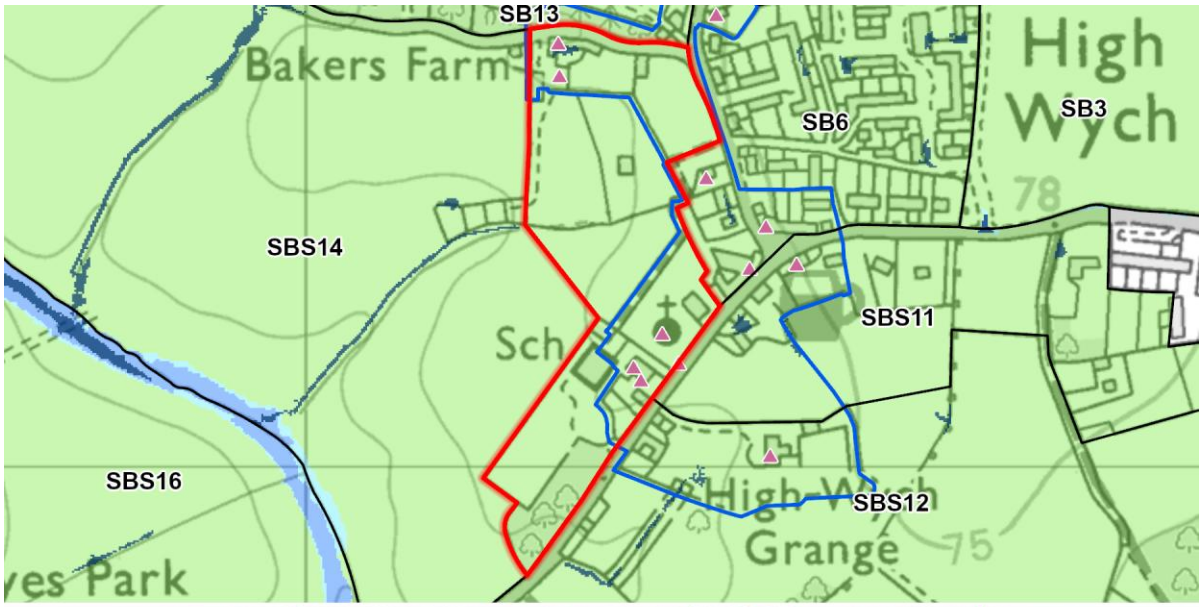
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel SBS13





Parcel SBS13 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area

Contribution of land in Parcel SBS13

Parcel SBS13 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Weak/No	Equal	No

Parcel SBS13 Description

Parcel Location, Land Uses and Boundaries
Land located south-west of Sawbridgeworth. Parcel size: 6ha. There are no significant boundary features to separate the parcel from the settlement. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. The lack of a strong boundary feature allows for some perception of High Wych to the east. There is some urbanising activity in the parcel but land use also associates the area with the wider countryside. The parcel contains some development, however, it is not very urban in character. There is some perception of connectivity with the wider countryside to the west, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Sawbridgeworth is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Sawbridgeworth for development here to be associated with it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. The parcel contains some development, however, it is not very urban in character.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. The lack of a strong inner boundary feature allows for some influence from High Wych to the east.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has only hedgerows to the outer boundaries to the west, so development within the parcel would in

Assessment Considerations	Assessment
	turn increase the urbanising impact of development on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The lack of features to restrict and contain development mean that, although the parcel is subject to some urbanising influence, development here would have an incongruous impact.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. The parcel contains some development, however, it is not very urban in character.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. The lack of a strong inner boundary feature allows for some influence from High Wych to the east.

Parcel SBS13

Assessment Considerations	Assessment
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Sawbridgeworth.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. The parcel contains some development, however, it is not very urban in character.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. While the parcel forms part of Sawbridgeworth's wider surroundings, due to the majority of the parcel being occupied by the separate settlement of High Wych it contributes little to the significance of the historic town of Sawbridgeworth.

Purpose E – Assisting in urban regeneration:

Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel SBS14





Parcel SBS14 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Ancient woodland
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area

Contribution of land in Parcel SBS14

Parcel SBS14 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Weak/No	Equal	No

Parcel SBS14 Description

Parcel Location, Land Uses and Boundaries
Land located south-west of Sawbridgeworth. Parcel size: 29ha. There is a moderate boundary feature between the settlement and the parcel. There is some change in landform which creates a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Sawbridgeworth is a town, so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has only hedgerows to the outer boundaries to the west and south-west, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The lack of features to restrict and contain development mean that, although the parcel is subject to some urbanising

Assessment Considerations	Assessment
	influence, development here would have an incongruous impact.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerows to the outer boundaries to the west and south-west, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Sawbridgeworth.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel forms part of the wider agricultural landscape which surrounds Sawbridgeworth, but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

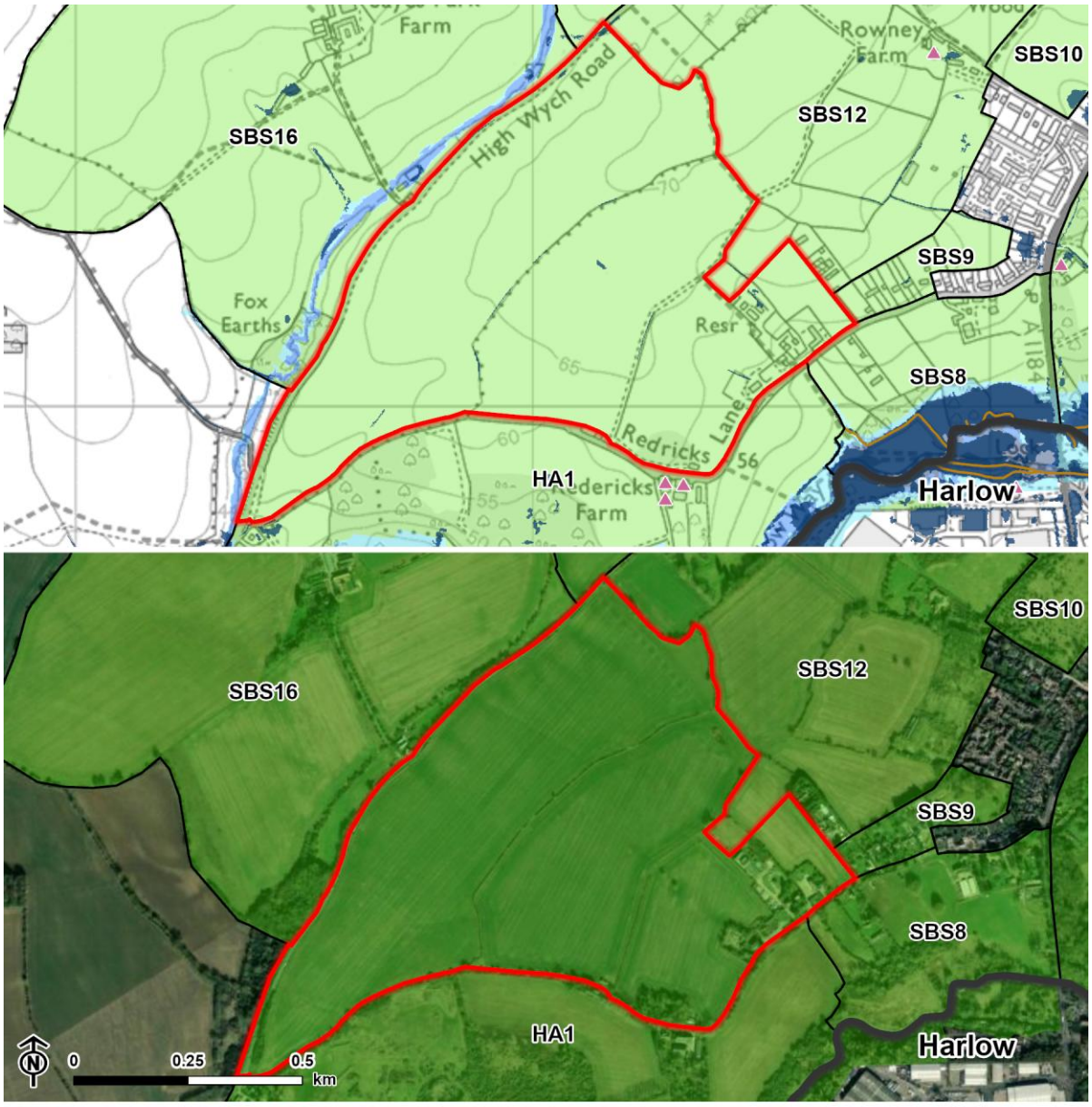
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel SBS15



Contribution of land in Parcel SBS15

Parcel SBS15 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Strong	Strong	Weak/No	Equal	No

Parcel SBS15 Description

Parcel Location, Land Uses and Boundaries
Land located south-west of Sawbridgeworth. Parcel size: 69ha. There is a combination of features creating a strong boundary between the settlement and the parcel. Property boundaries, hedgerows and minor roads to Sawbridgeworth with stronger boundary to Harlow and the River Stort. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. distance and boundaries limit perception. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Sawbridgeworth and Harlow are both defined as large built-up areas.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has only hedgerows to the outer boundaries to the west and south along Redricks Lane, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The lack of features to restrict and contain development mean that, although the parcel is subject to some urbanising influence, development here would have an incongruous impact.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a fragile gap between towns. The parcel isin the gap between Gilston and Sawbridgeworth, and Gilston and Harlow.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. The parcel forms the majority of the gap from Harlow and Sawbridgeworth to the forthcoming development of Gilston. There are no strong separating features in this gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. In addition to the loss of visual separating features the development of land in this parcel would also be likely to increase urbanising influence on remaining land in the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.

Parcel SBS15

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	The parcel is free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Sawbridgeworth.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel forms part of the wider agricultural landscape which surrounds Sawbridgeworth, but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

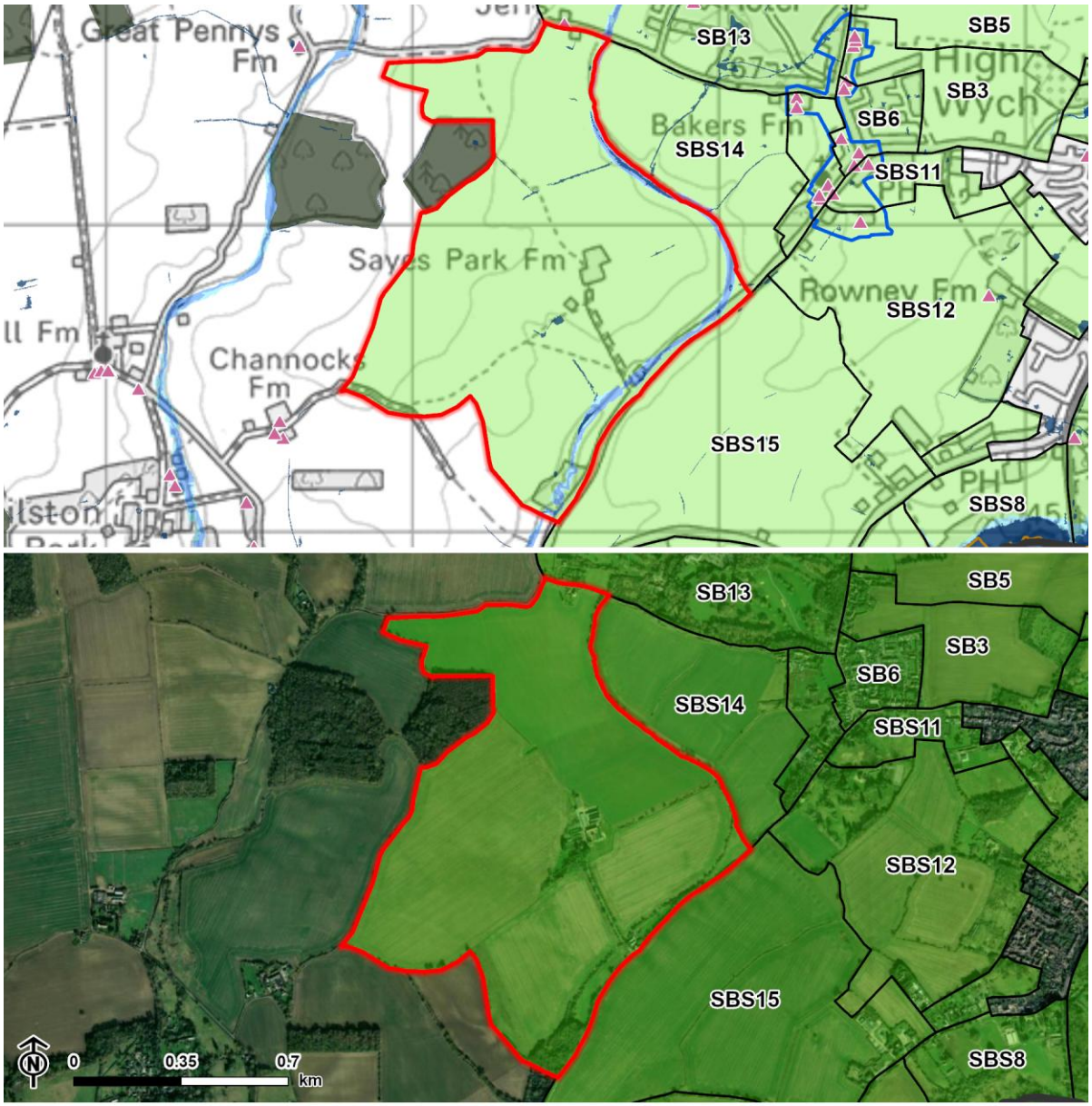
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purposes A and B and therefore does not meet the definition of grey belt land.

Parcel SBS16



Contribution of land in Parcel SBS16

Parcel SBS16 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Weak/No	Equal	No

Parcel SBS16 Description

Parcel Location, Land Uses and Boundaries
Land located south-west of Sawbridgeworth. Parcel size: 108ha. There are no significant boundary features to separate the parcel from the settlement. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is close to a small urban area but also near enough to a large built-up area to contribute to preventing its sprawl. Harlow is a town and so is defined as a large built-up area. Gilstone Park has a strong enough relationship with Harlow to be associated with the large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. The lack of a strong boundary feature to the south-west allows for some influence from that direction.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has only hedgerow boundaries, so development within it would in turn increase the urbanising impact of development on adjacent open land.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The lack of features to restrict and contain development mean that, although the parcel is subject to some urbanising influence, development here would have an incongruous impact.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. The lack of a strong boundary feature to the south-west allows for some influence from that direction.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerow boundaries, so development

Assessment Considerations	Assessment
	within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Sawbridgeworth.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel forms part of the wider agricultural landscape which surrounds Sawbridgeworth, but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

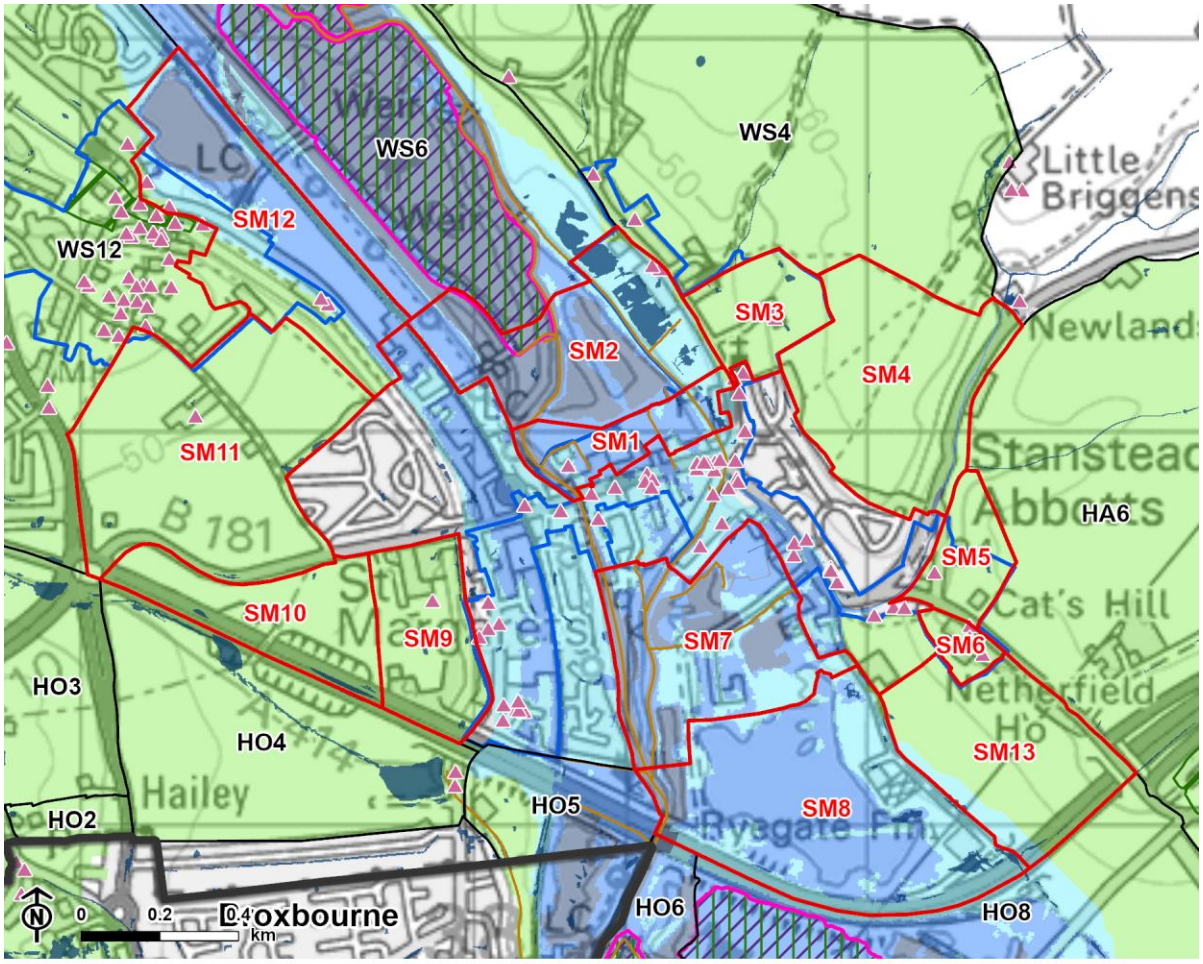
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

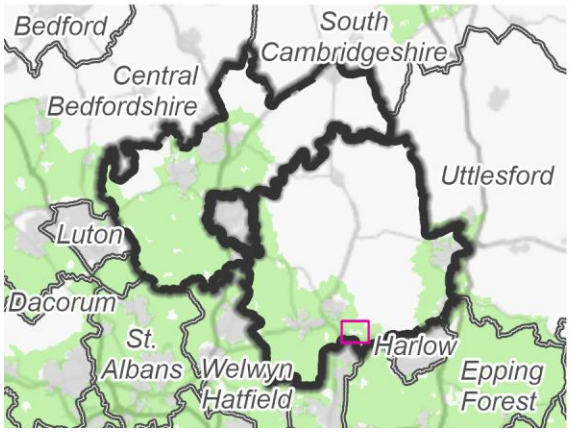
Designations in St Margarets



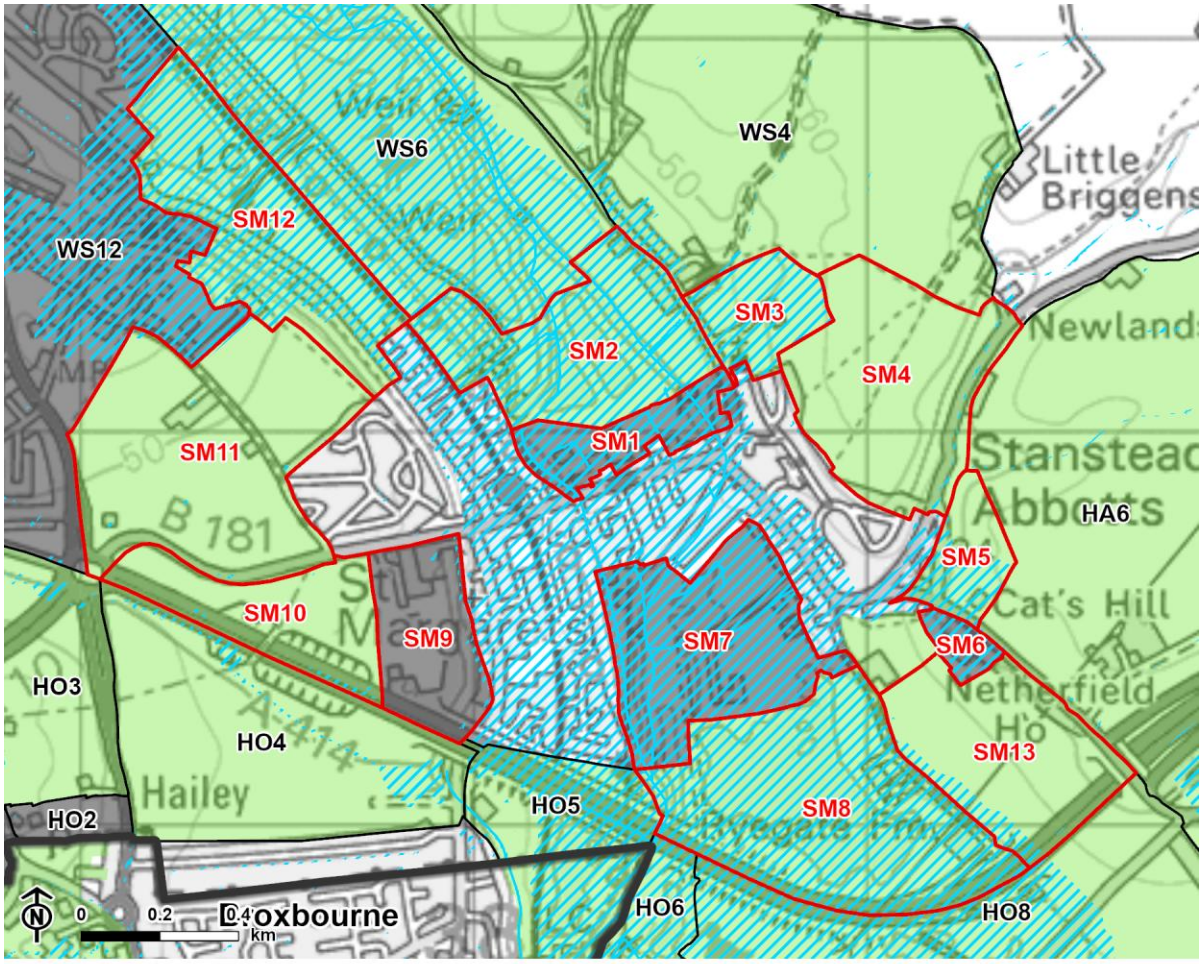
- St Margarets parcel
- Neighbouring parcel
- Local authority
- Neighbouring authority
- Green Belt

NPPF Footnote 7 designations

- Listed building
- Chalk river
- Special Protection Area
- Ramsar site
- Site of Special Scientific Interest
- Ancient woodland
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area
- Registered Parks and Gardens



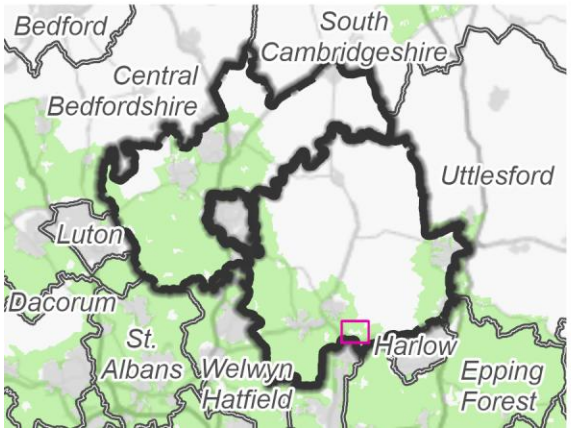
Potential grey belt in St Margarets



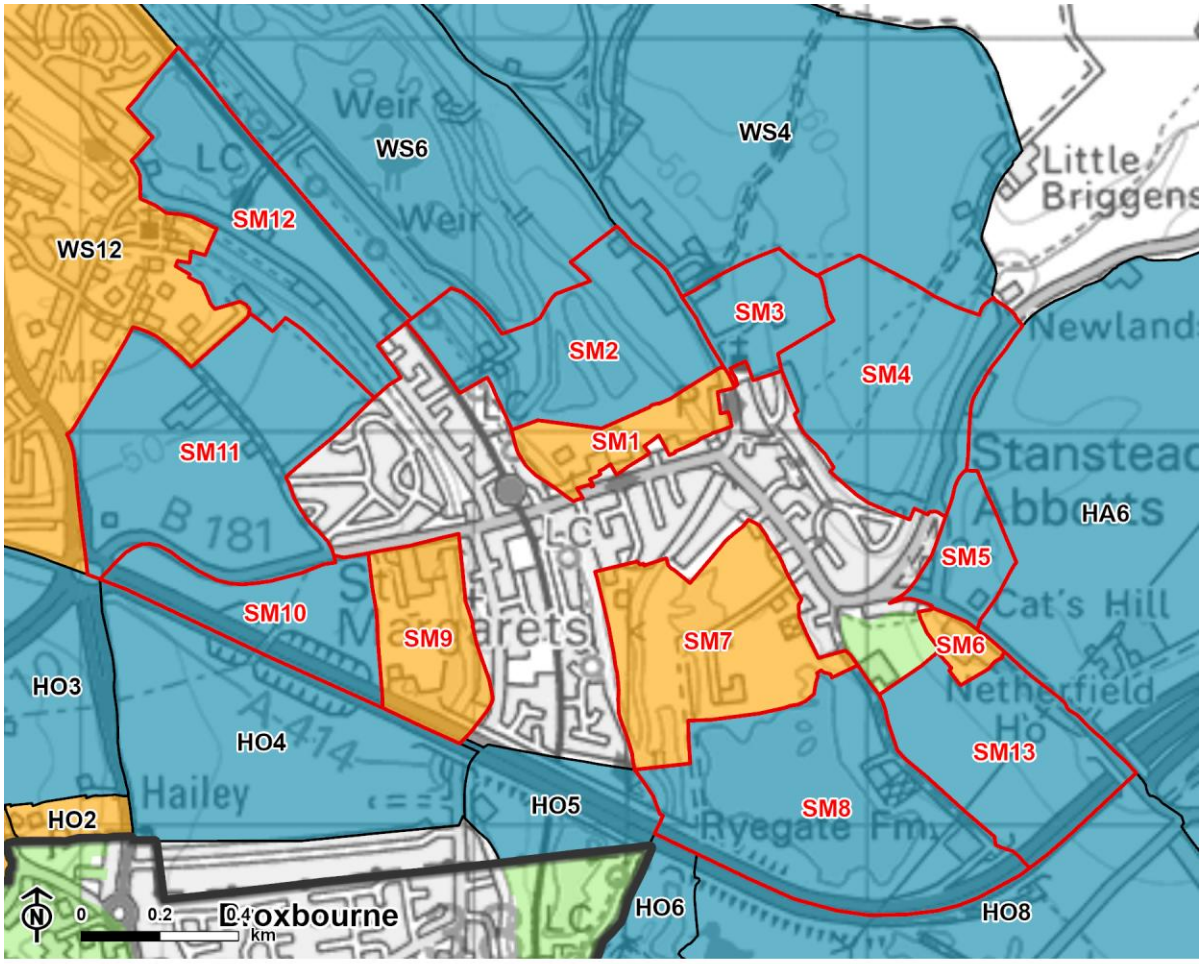
- St Margarets parcel
- Neighbouring parcel
- Local authority
- Neighbouring authority
- Green Belt

Potential grey belt

- Potentially suitable for definition as grey belt land in the borough
- Footnote 7 designation



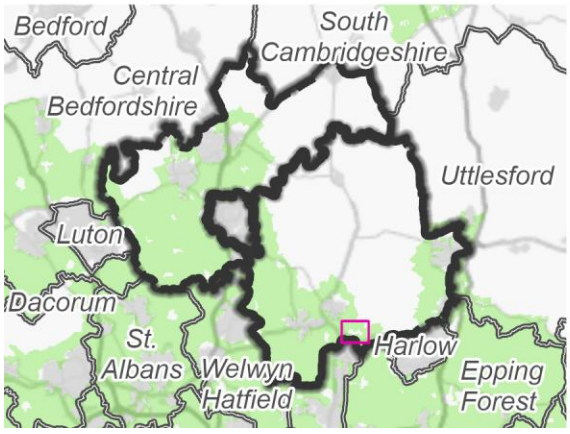
Highest rating in St Margarets



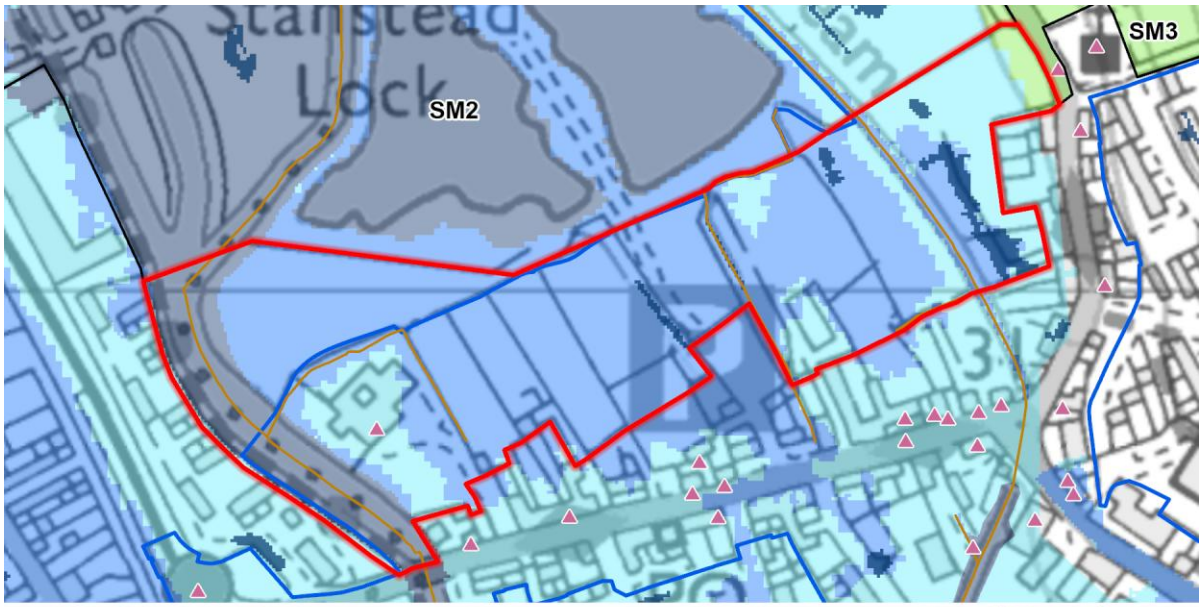
- St Margarets parcel
- Neighbouring parcel
- Local authority
- Neighbouring authority
- Green Belt

Highest Contribution to NPPF purposes A, B, C and D

- Strong
- Moderate
- Weak/no



Parcel SM1





Parcel SM1 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Chalk river
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area

Contribution of land in Parcel SM1

Parcel SM1 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Weak/No	Moderate	Weak/No	Equal	Yes

Parcel SM1 Description

Parcel Location, Land Uses and Boundaries
Land located to the north of St. Margarets. Parcel size: 7ha. There are no significant boundary features to separate the parcel from the settlement. Garden boundaries do not form a significant boundary feature. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a strong perception of urban development outside of the parcel. The parcel is contained on three sides and there isn't a strong visual barrier or change in landform to reduce perception. Land use creates some association with the urban area but there is little urbanising activity in the parcel. Allotments and car parks create some association with the urban area. Urbanising development limits perception of the wider countryside. The parcel is contained on three sides by development and on one side by woodland limiting perception of the wider countryside.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is close to a small urban area but also near enough to a large built-up area to contribute to preventing its sprawl. Hoddesdon is a town and so is defined as a large built-up area. St. Margarets has a strong enough relationship with Hoddesdon to be associated with the large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The Stanstead Mill Stream and Ponds with their associated tree cover form a strong outer boundary which would limit the urbanising impact of development on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. The parcel is subject to some urbanising influence and has features that would restrict and contain development, preventing any incongruous impact on the wider countryside.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.

Parcel SM1

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The Stanstead Mill Stream and ponds with their associated tree cover form a strong outer boundary which would limit the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The parcel forms part of the wider agricultural landscape of Hertfordshire, but it does not currently form part of the setting of a historic town which would contribute to its heritage significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

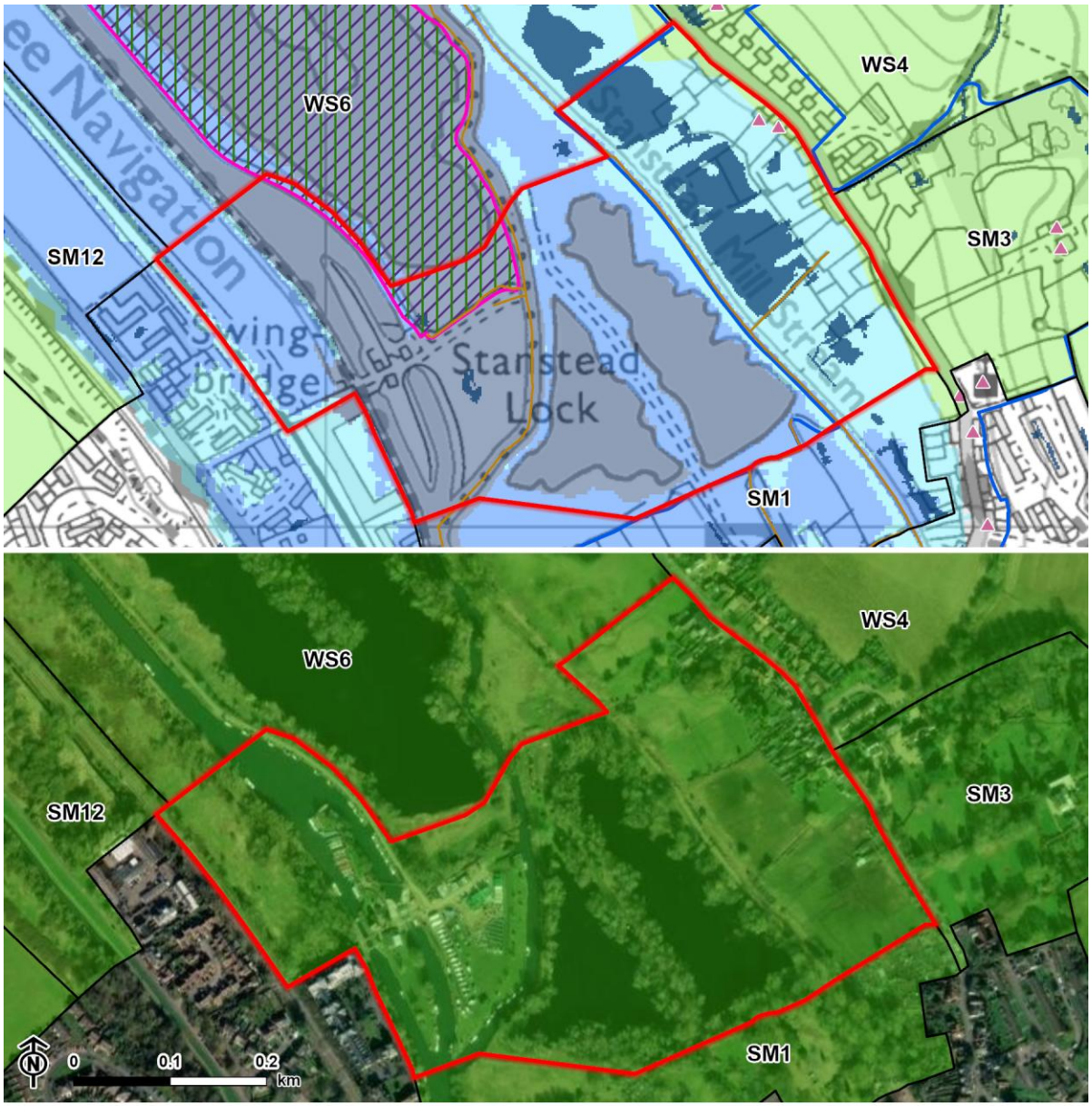
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

Parcel SM2



Parcel SM2 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Chalk river
- Special Protection Area
- Ramsar site
- Site of Special Scientific Interest
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area

Contribution of land in Parcel SM2

Parcel SM2 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Moderate	Strong	Weak/No	Equal	No

Parcel SM2 Description

Parcel Location, Land Uses and Boundaries
Land located to the north-east of St. Margarets, north-west of Stanstead Abbotts. Parcel size: 22ha. There is a strong boundary feature between the settlement and the parcel. The River Lea forms a strong boundary feature in the west of the parcel. To the south mature tree lines, garden boundaries and hedgerows in the gap combine to create strong separation. There is some change in landform which creates a sense of separation between the settlement and the parcel. The parcel is covered by large bodies of water indicating some change in landform. There is a weak perception of urban development outside of the parcel. There is weak perception of St. Margarets, however, perception increases in the south of the parcel. There is some urbanising activity in the parcel but land use also associates the area with the wider countryside. Development along Cappel Lane has some urbanising influence. Natural features limit perception of the wider countryside. Landform to the east and strong outer parcel boundaries limit perception.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is close to a small urban area but also near enough to a large built-up area to contribute to preventing its sprawl. Hoddesdon is a town and so is defined as a large built-up area. Stanstead Abbotts has a strong enough relationship with Hoddesdon to be associated with the large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has only hedgerow boundaries, so development within it would in turn increase the urbanising impact of development on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The lack of features to restrict and contain development mean that, although the parcel is subject to some urbanising influence, development here would have an incongruous impact.

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel lies in the gap between Hoddesdon and Stevenage.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The parcel contains large bodies of water, the River Lea, and mature tree cover, which form strong separating features in the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. Development of land in the parcel would not reduce the size of the settlement gap but it would be likely to increase urbanising influence on land which forms a substantial part of it.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.

Parcel SM2

Assessment Considerations	Assessment
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The parcel forms part of the wider agricultural landscape of Hertfordshire, but it does not currently form part of the setting of a historic town which would contribute to its heritage significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

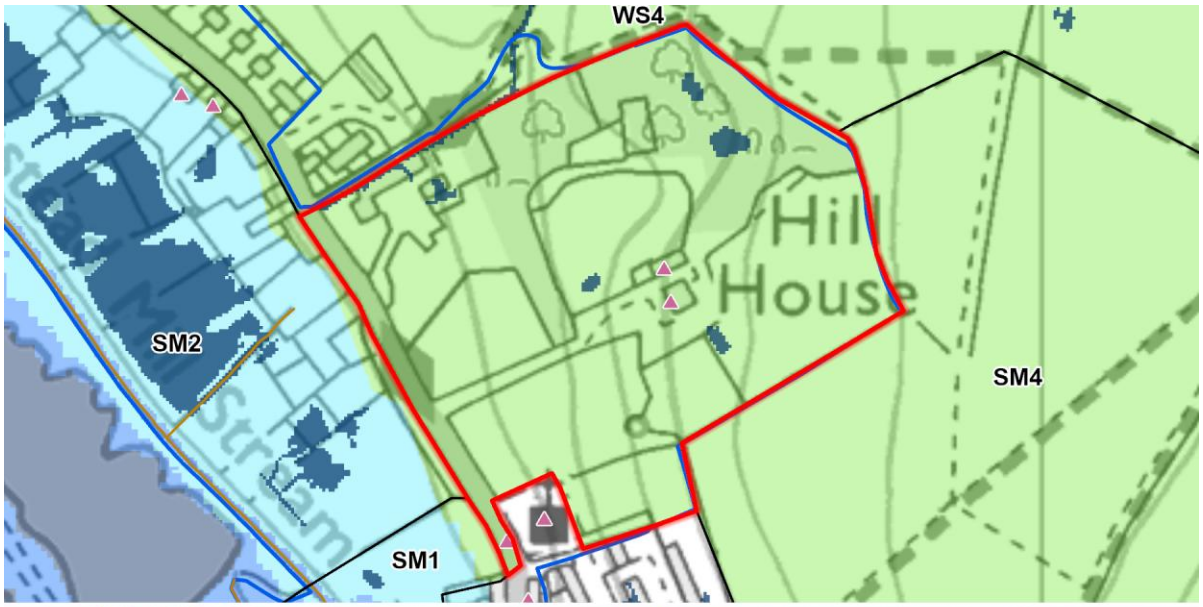
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel SM3





Parcel SM3 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Chalk river
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area

Contribution of land in Parcel SM3

Parcel SM3 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Weak/No	Equal	No

Parcel SM3 Description

Parcel Location, Land Uses and Boundaries
Land located to the north of Stanstead Abbotts. Parcel size: 8ha. There is a consistent, well-defined boundary between the settlement and the parcel. A mature tree line forms a well-defined boundary feature. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. Although the tree line does not form a year-round visual barrier, the settlement edge is not very urban in character. There is some urbanising activity in the parcel but land use also associates the area with the wider countryside. Large residential dwellings and associated land uses have some urbanising influence. Natural features limit perception of the wider countryside. Landform and woodland on the outer parcel boundary limits perception.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is close to a small urban area but also near enough to a large built-up area to contribute to preventing its sprawl. Hoddesdon is a town and so is defined as a large built-up area. Stanstead Abbotts has a strong enough relationship with Hoddesdon to be associated with the large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Development in the parcel is not very urban in character.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has only hedgerow boundaries, so development within it would in turn increase the urbanising impact of development on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The lack of features to restrict and contain development mean that, although the parcel is subject to some urbanising influence, development here would have an incongruous impact.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Development in the parcel is not very urban in character.

Parcel SM3

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerow boundaries, so development within it would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The parcel forms part of the wider agricultural landscape of Hertfordshire, but it does not currently form part of the setting of a historic town which would contribute to its heritage significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

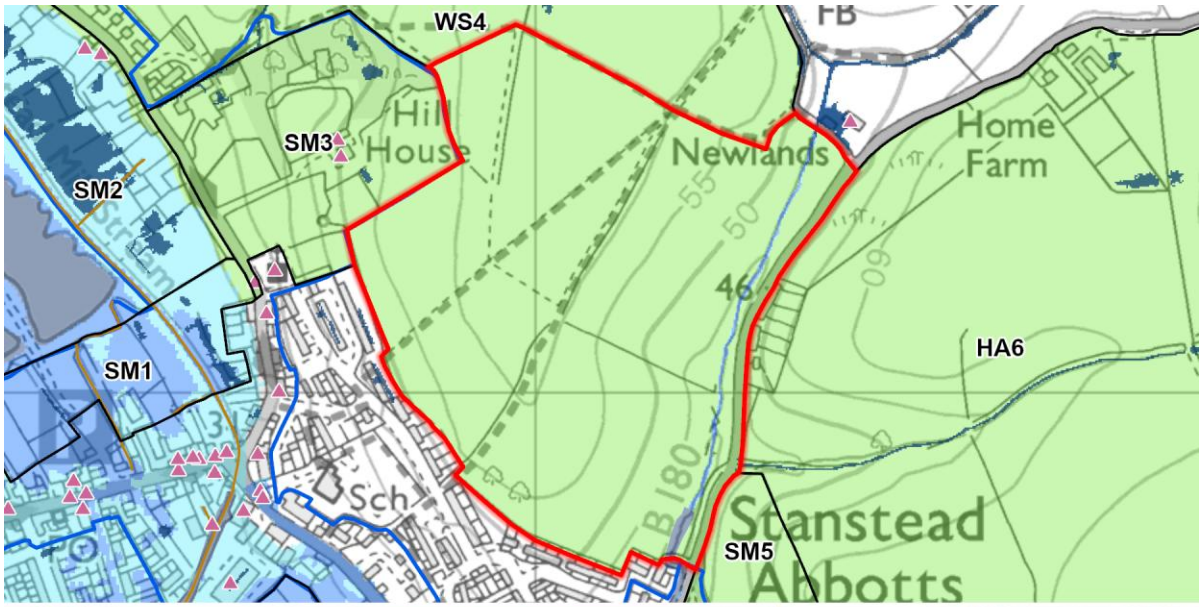
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel SM4





Parcel SM4 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Chalk river
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area

Contribution of land in Parcel SM4

Parcel SM4 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Weak/No	Equal	No

Parcel SM4 Description

Parcel Location, Land Uses and Boundaries
Land located to the north-east of Stanstead Abbotts and Hoddesdon. Parcel size: 25ha. There are no significant boundary features to separate the parcel from the settlement. Garden boundaries do not form a significant boundary feature. There is some change in landform which creates a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. The parcel's raised landform limits perception of St. Margarets. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. Weak boundaries to the north allows for a strong connection to the adjacent Green Belt.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is close to a small urban area but also near enough to a large built-up area to contribute to preventing its sprawl. Hoddesdon is a town and so is defined as a large built-up area. Stanstead Abbotts has a strong enough relationship with Hoddesdon to be associated with the large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has only hedgerow boundaries to the north, so development within it would in turn increase the

Assessment Considerations	Assessment
	urbanising impact of development on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The lack of features to restrict and contain development mean that, although the parcel is subject to some urbanising influence, development here would have an incongruous impact.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The

Assessment Considerations	Assessment
	parcel has predominantly hedgerow boundaries to the north, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The parcel forms part of the wider agricultural landscape of Hertfordshire, but it does not currently form part of the setting of a historic town which would contribute to its heritage significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel SM5





Parcel SM5 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Chalk river
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area

Contribution of land in Parcel SM5

Parcel SM5 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Weak/No	Equal	No

Parcel SM5 Description

Parcel Location, Land Uses and Boundaries
Land located to the east of Stanstead Abbots, north-east of Hoddesdon. Parcel size: 6ha. There is a combination of features creating a strong boundary between the settlement and the parcel. The B180 and associated mature tree lines create a strong boundary feature. There is some change in landform which creates a sense of separation between the settlement and the parcel. Land in the parcel ascends away from the settlement edge creating some sense of separartion. There is a weak perception of urban development outside of the parcel. The layers mature tree lines create a strong visual barrier. There is some urbanising activity in the parcel but land use also associates the area with the wider countryside. Development in the parcel is not very urban in character. Natural features limit perception of the wider countryside. Rising landform and mature tree cover limits perception of the wider countryside.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is close to a small urban area but also near enough to a large built-up area to contribute to preventing its sprawl. Hoddesdon is a town and so is defined as a large built-up area. Stanstead Abbotts has a strong enough relationship with Hoddesdon to be associated with the large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel. The strong inner boundary restricts influence from the residential area to the west.

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of the strong inner boundary which currently gives the parcel a strong sense of separation from urbanising influences.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. Mature tree cover between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.

Parcel SM5

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel. The strong inner boundary restricts influence from the residential area to the west.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The parcel's strong outer boundary would limit the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The parcel forms part of the wider agricultural landscape of Hertfordshire, but it does not currently form part of the setting of a historic town which would contribute to its heritage significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel SM6





Parcel SM6 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area

Contribution of land in Parcel SM6

Parcel SM6 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Weak/No	Moderate	Weak/No	Equal	Yes

Parcel SM6 Description

Parcel Location, Land Uses and Boundaries
Land located to the south-east of Stanstead Abbotts, north-east of Hoddesdon. Parcel size: 2ha. The parcel's western edge borders land which is currently open but is allocated for development in the Stanstead Abbotts and St Margarets Neighbourhood Plan. There are no significant boundary features to separate the parcel from this forthcoming urban edge. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. The lack of a strong visual boundary feature and washed-over development increases perception to the north and east. There is some urbanising activity in the parcel but land use also associates the area with the wider countryside. Residential properties have some urbanising influence, although development density is low. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is close to a small urban area but also near enough to a large built-up area to contribute to preventing its sprawl. Hoddesdon is a town and so is defined as a large built-up area. Stanstead Abbotts has a strong enough relationship with Hoddesdon to be associated with the large built-up area.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. This assumes the development of the allocated site to the west.

Parcel SM6

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The extent of tree cover around the parcel's outer edges (and also the B181 Roydon Road to the east), combined with the presence of existing development in the parcel and forthcoming development to the west, limit the extent to which further development would increase urbanising influence on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. There is sufficient urbanising containing influence to limit the extent to which development would be incongruous with the urban pattern (after allocated land to the west has been developed).

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel has uses associated with the urban area which limit the extent to which it is perceived as being part of the countryside.

Parcel SM6

Assessment Considerations	Assessment
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. This assumes the development of the allocated site to the west.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The extent of tree cover around the parcel's outer edges (and also the B181 Roydon Road to the east), combined with the presence of existing development in the parcel and forthcoming development to the west, limit the extent to which further development would increase urbanising influence on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The parcel forms part of the wider agricultural landscape of Hertfordshire, but it does not currently form part of the setting of a historic town which would contribute to its heritage significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

Equal contribution

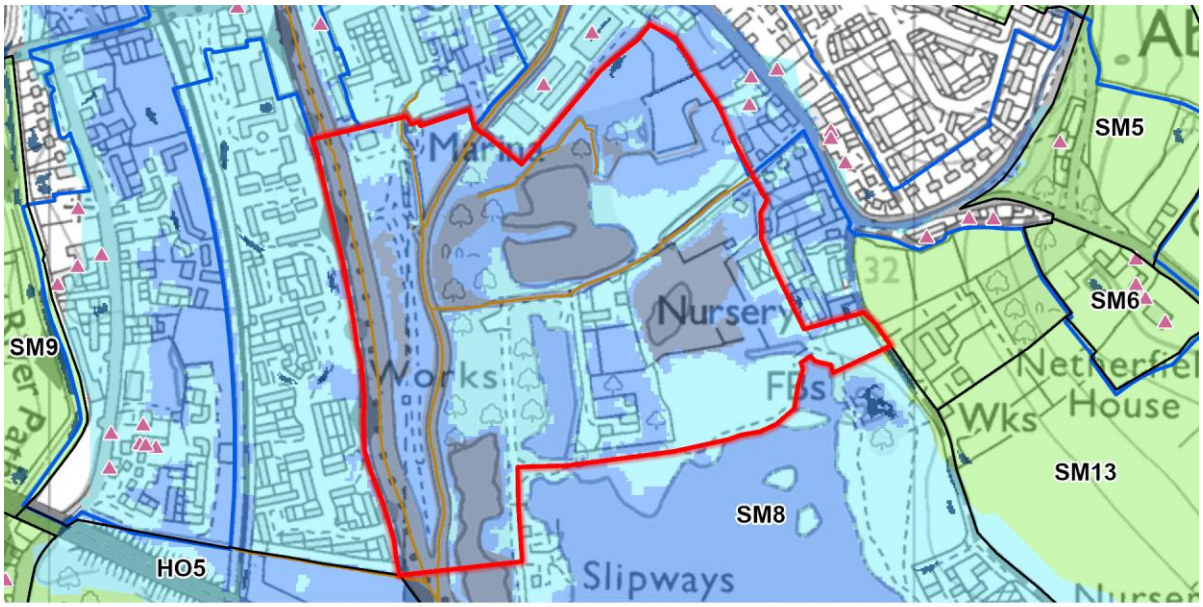
All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within

or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

Parcel SM7





Parcel SM7 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Chalk river
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area

Contribution of land in Parcel SM7

Parcel SM7 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Weak/No	Moderate	Weak/No	Equal	Yes

Parcel SM7 Description

Parcel Location, Land Uses and Boundaries
Land to the south of Saint Margarets. Parcel size: 22ha. There are no significant boundary features to separate the parcel from the settlement. Garden boundaries do not form a significant boundary feature. In the west the boundary is consistently strong and defined by the River Lea. There is some change in landform which creates a sense of separation between the settlement and the parcel. Water bodies in the parcel indicate a change in landform. There is some perception of urban development outside of the parcel. Although the parcel features development on three sides, tree cover across the parcel limits its urbanising influence on the parcel. Land use creates some association with the urban area but there is little urbanising activity in the parcel. The car park and boat yard create some association with the urban area. Natural features limit perception of the wider Countryside. Tree cover across the parcel and to the south, limits views and connection to the wider Green Belt.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is close to a small urban area but also near enough to a large built-up area to contribute to preventing its sprawl. Hoddesdon is a town and so is defined as a large built-up area. Stanstead Abbotts has a strong enough relationship with Hoddesdon to be associated with the large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is substantial urbanising influence associated with development outside of the parcel. There is substantial urbanising influence associated with Saint Margarets.

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The mature tree cover and water bodies to the south form a strong outer boundary which would limit the urbanising impact of development on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. The parcel is subject to some urbanising influence and has features that would restrict and contain development, preventing any incongruous impact on the wider countryside.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.

Parcel SM7

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	There is substantial urbanising influence associated with development outside of the parcel. There is substantial urbanising influence associated with Saint Margarets.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Mature tree lines clearly marks the parcel boundary to the south. Although development in the parcel would have some urbanising impact on land beyond, it would not significantly weaken its contribution to Purpose C.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The parcel forms part of the wider agricultural landscape of Hertfordshire, but it does not currently form part of the setting of a historic town which would contribute to its heritage significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

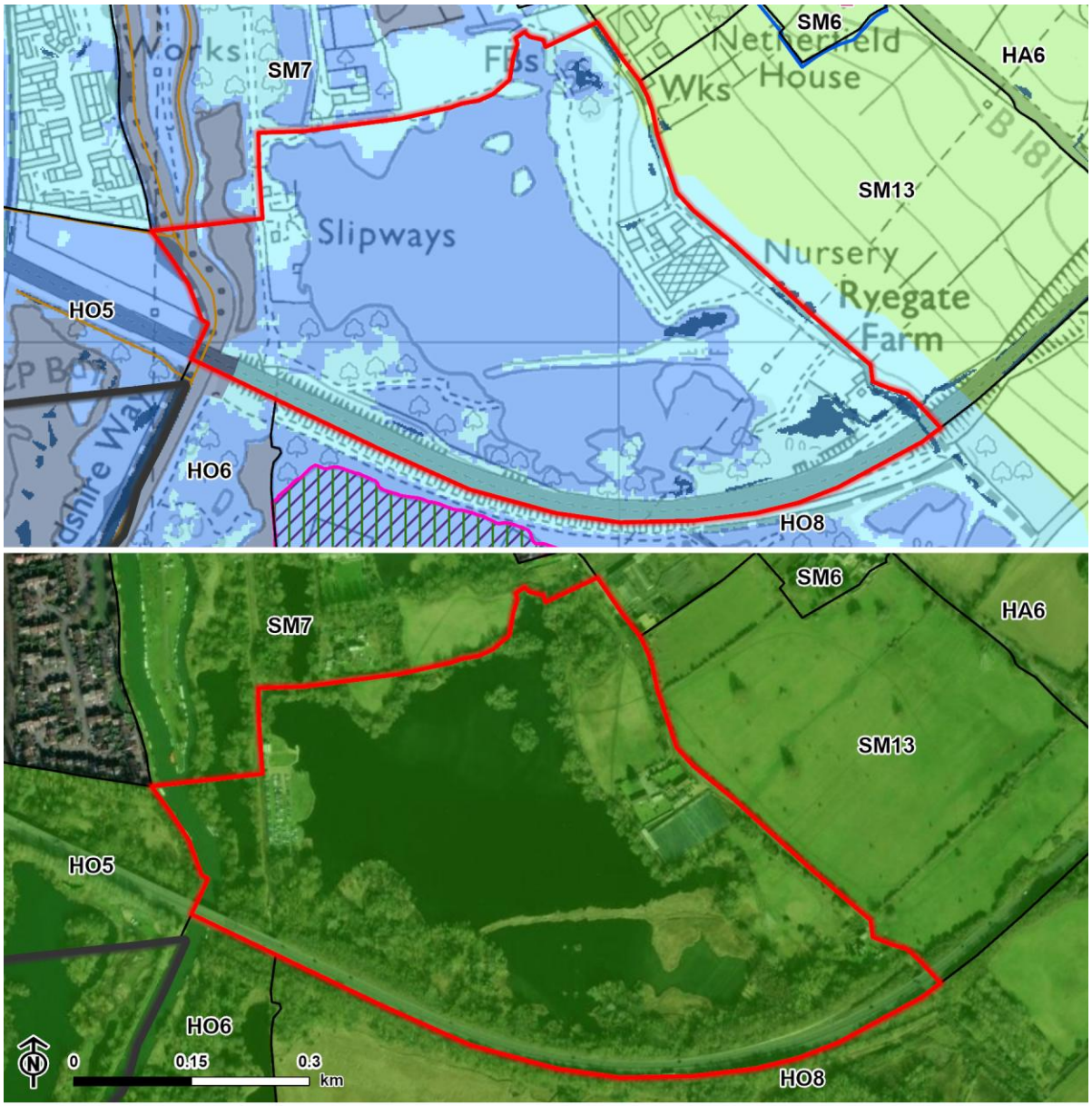
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

Parcel SM8



Parcel SM8
Neighbouring parcel
Green Belt
Local authority

NPPF Footnote 7 designations

- Listed building
- Chalk river
- Special Protection Area
- Ramsar site
- Site of Special Scientific Interest
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area

Contribution of land in Parcel SM8

Parcel SM8 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Moderate	Strong	Weak/No	Equal	No

Parcel SM8 Description

Parcel Location, Land Uses and Boundaries
Land to the south of St. Margarets, north-east of Hoddesdon. Parcel size: 35ha. There is a strong boundary feature between the settlement and the parcel. The River Lea and Abbotts Lake form strong boundary features. There is some change in landform which creates a sense of separation between the settlement and the parcel. Abbotts Lake covers much of the parcel indicating a change in landform. There is a weak perception of urban development outside of the parcel. Vegetation surrounding the lake and river combines with distance to limit perception. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Natural features limit perception of the wider countryside.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is close to a small urban area but also near enough to a large built-up area to contribute to preventing its sprawl. Hoddesdon is a town and so is defined as a large built-up area. Stanstead Abbotts has a strong enough relationship with Hoddesdon to be associated with the large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The parcel has predominantly hedgerow boundaries to the east, so development within it would in turn increase the

Assessment Considerations	Assessment
	urbanising impact of development on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The loss of separation between St Margarets and Hoddesdon, causing the two to become a single large built-up area, would be a significant change to the urban pattern. The openness of this parcel is playing a role in preventing that.

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel lies the gap between Hoddesdon and Harlow to the east. The parcel also lies in the gap between Hoddesdon and the forthcoming development at Gilston to the north-east.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The parcel forms a small part of the gap and contains Abbotts Lake with its associated tree cover, which contributes to the sense of separation in the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. The development of land in this parcel would be unlikely to significantly increase urbanising influence on adjacent land in the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.

Parcel SM8

Assessment Considerations	Assessment
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has predominantly hedgerow boundaries to the east, so development within it would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The parcel forms part of the wider agricultural landscape of Hertfordshire, but it does not currently form part of the setting of a historic town which would contribute to its heritage significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

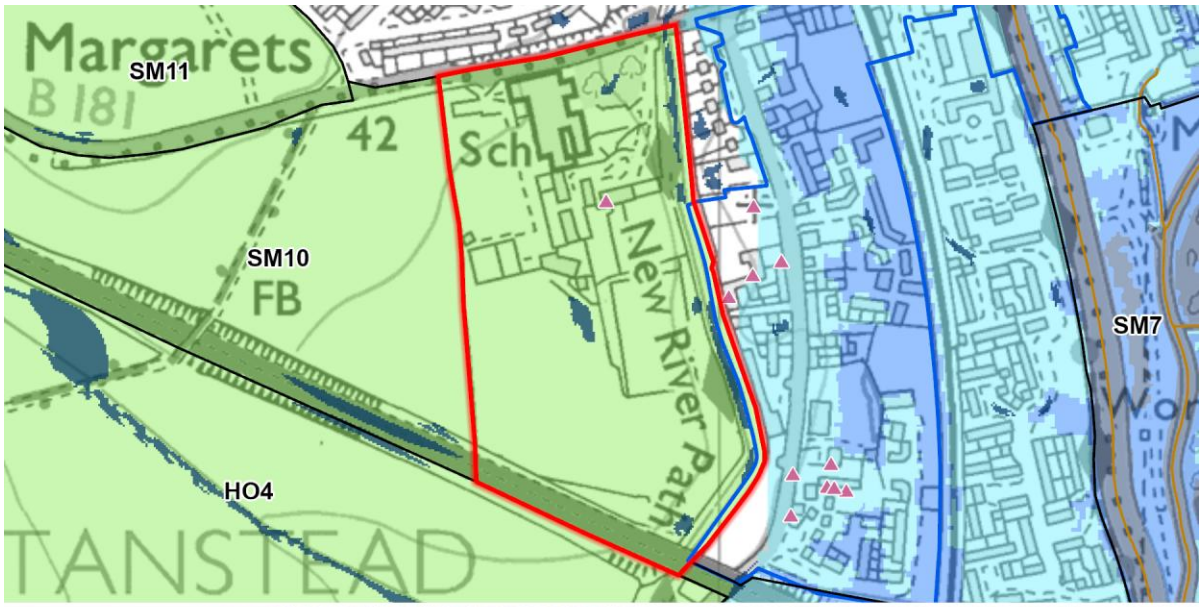
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel SM9





Parcel SM9 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Chalk river
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area

Contribution of land in Parcel SM9

Parcel SM9 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Weak/No	Moderate	Weak/No	Equal	Yes

Parcel SM9 Description

Parcel Location, Land Uses and Boundaries
Land located to the north of Hoddesdon, south-west of St Margarets. Parcel size: 12ha. There is a consistent strong boundary feature between the settlement and the parcel. Woodland, the New River and the B181 form a strong and consistent boundary feature. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. The River does not form a visual barrier and trees do not form a strong year round barrier. Amwell School in the parcel increases perception. Existing development in the Green Belt has some urbanising influence. Amwell School has some urbanising influence. Urbanising development limits perception of the wider countryside.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is close to a small urban area but also near enough to a large built-up area to contribute to preventing its sprawl. Hoddesdon is a town and so is defined as a large built-up area. St Margarets has a strong enough relationship with Hoddesdon to be associated with the large built-up area.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. Amwell View School with associated playing fields has an urbanising influence on the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The parcel is already developed to the extent that further development would not significantly increase urbanising influence on adjacent open land.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. The parcel is subject to some urbanising influence and has features that would restrict and contain development, preventing any incongruous impact on the wider countryside.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a fragile gap between towns. The parcel lies in the gap between Hoddesdon and Ware, between which development at St Margarets and Great Amwell weakens perceived separation of towns.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. Amwell View School with associated playing fields has an urbanising influence on the parcel.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The parcel is already partially developed and partially contained by an urban area so makes little contribution to the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel has uses associated with the urban area which limit the extent to which it is perceived as being part of the countryside.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. Amwell View School with associated playing fields has an urbanising influence on the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.

Parcel SM9

Assessment Considerations	Assessment
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Development in the parcel would not increase urbanising influence on any land which is not already subject to at least as much urbanising influence as this parcel.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The parcel forms part of the wider landscape of Hertfordshire, but it does not currently form part of the setting of a historic town which would contribute to its heritage significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

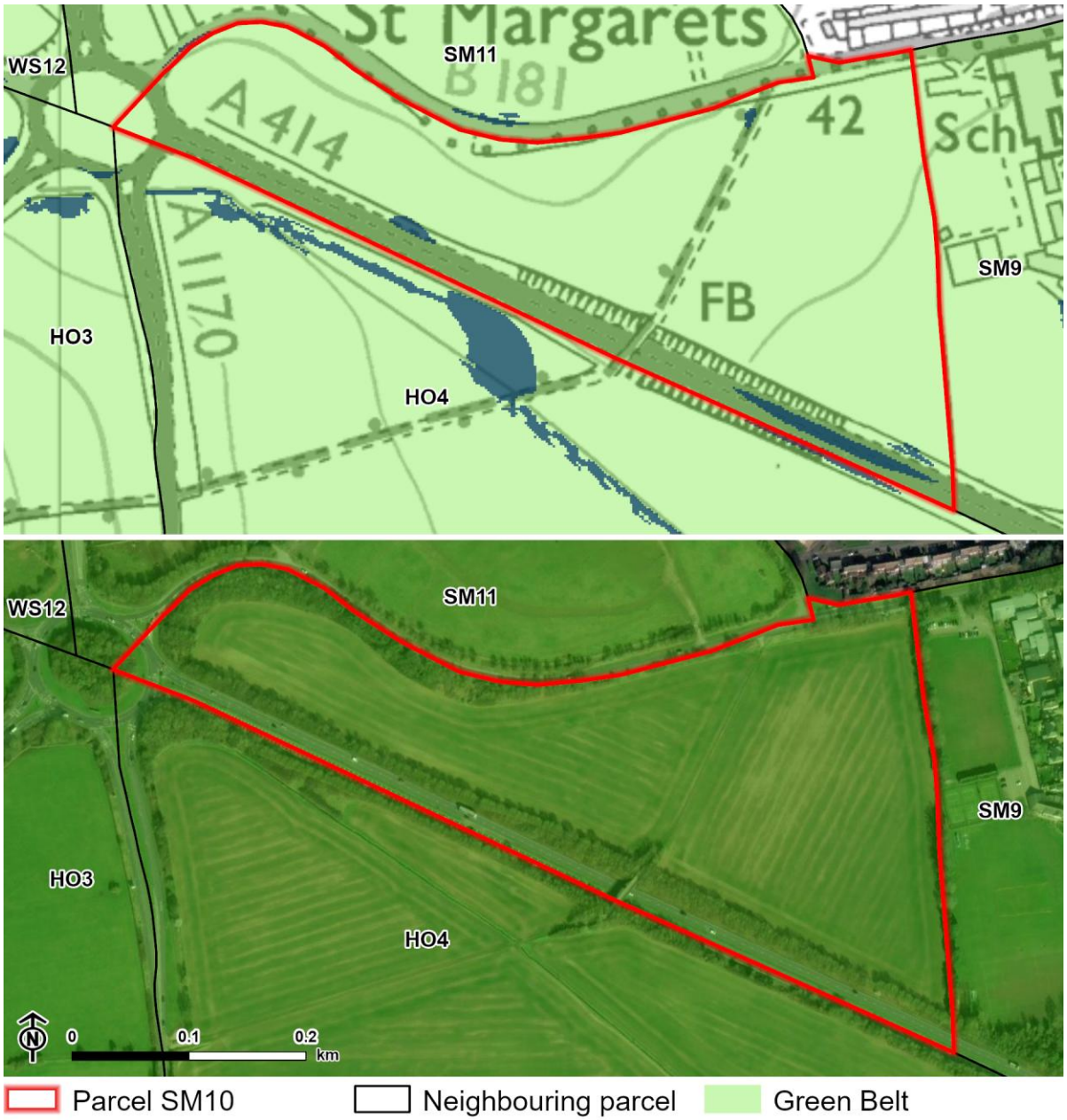
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

Parcel SM10



NPPF Footnote 7 designations

High risk of surface water flooding

Contribution of land in Parcel SM10

Parcel SM10 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Strong	Strong	Weak/No	Equal	No

Parcel SM10 Description

Parcel Location, Land Uses and Boundaries
Land located to the north of Hoddesdon, west of St Margarets. Parcel size: 14ha.
There is a combination of features creating a strong boundary between the settlement and the parcel. The B181 and associated vegetation create a strong boundary feature to the east.
There is no significant change in landform to create a sense of separation between the settlement and the parcel.
There is a weak perception of urban development outside of the parcel. Although perception of the settlement is limited, development associated with Amwell View School to the east increases perception.
There is no significant urbanising development or activity in the Green Belt affecting this parcel. The parcel is predominantly free from urbanising development or activity.
Urbanising development limits perception of the wider countryside.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is close to a small urban area but also near enough to a large built-up area to contribute to preventing its sprawl. Hoddesdon is a town and so is defined as a large built-up area. St Margarets has a strong enough relationship with Hoddesdon to be associated with the large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel forms part of the gap between Hoddesdon

Assessment Considerations	Assessment
	and St Margarets. Any partial development of the parcel would weaken the remainder.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The loss of separation between Hoddesdon and St Margarets would be a significant change to the urban pattern. The openness of this parcel is playing a role in preventing that.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a fragile gap between towns. The parcel lies in the gap between Hoddesdon and Ware, between which intervening urban areas weaken separation. The gap is narrowest and most fragile close to the connecting routes between settlements.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. It is a visually open area important in separating Hoddesdon and St Margarets.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. Any development will increase urbanising containment of adjacent land in the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.

Parcel SM10

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Tree cover associated with the A414 and B181 form strong outer boundary features which would limit the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The parcel forms part of the wider agricultural landscape of Hertfordshire, but it does not currently form part of the setting of a historic town which would contribute to its heritage significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

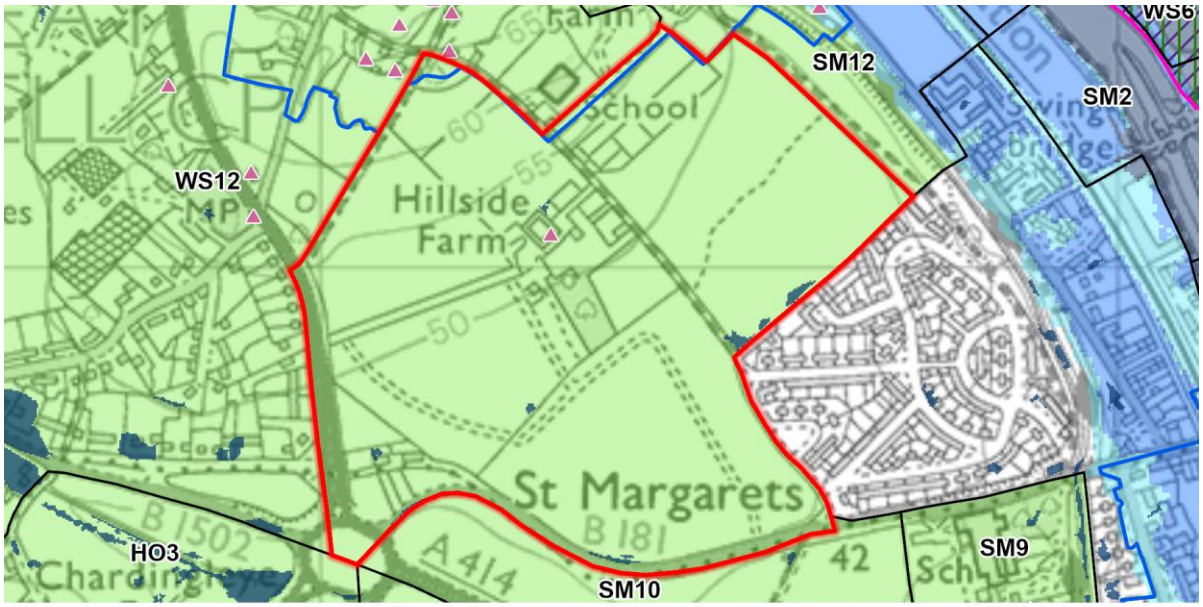
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purposes A and B and therefore does not meet the definition of grey belt land.

Parcel SM11





Parcel SM11 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Special Protection Area
- Ramsar site
- Site of Special Scientific Interest
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area

Contribution of land in Parcel SM11

Parcel SM11 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Moderate	Moderate	Weak/No	Equal	No

Parcel SM11 Description

Parcel Location, Land Uses and Boundaries
Land located to the north of Hoddesdon, south-east of Ware. Parcel size: 36ha.
There are no significant boundary features to separate the parcel from the settlement. Residential garden boundaries form a weak separating feature to St Margarets to the east.
There is no significant change in landform to create a sense of separation between the settlement and the parcel.
There is some perception of urban development outside of the parcel. Due to the lack of a strong boundary feature to the east, there is some perception of the urban area of St Margarets.
There is no significant urbanising development or activity in the Green Belt affecting this parcel.
Urbanising development limits perception of the wider countryside. Washed over development at Great Amwell limits perception.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is close to a small urban area but also near enough to a large built-up area to contribute to preventing its sprawl. Hoddesdon is a town and so is defined as a large built-up area. St Margarets has a strong enough relationship with Hoddesdon to be associated with the large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. Due to the lack of a strong boundary feature, there is some influence from the urban area to the east.

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel forms the entirety of]the gap between Great Amwell and St Margarets. St Margarets in turn has only fragile separation from the large built-up area of Hoddesdon. Any partial development of the parcel would weaken the remainder, increasing the urban relationship between Great Amwell and Hodddesdon.
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would create an incongruous pattern of development by significantly weakening the separation between currently distinct urban areas, increasing their combined sprawling influence on the wider Green Belt.

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a fragile gap between towns. The parcel lies in the gap between Ware and Hoddesdon, between which development at St Margarets and Great Amwell weaken perceived separation of towns.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. The extent of surrounding development limits the role of this area in visual separation of towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.

Parcel SM11

Assessment Considerations	Assessment
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. Due to the lack of a strong boundary feature, there is some influence from the urban area to the east.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Development in the parcel would not increase urbanising influence on any land which is not already subject to at least as much urbanising influence as this parcel.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The parcel forms part of the wider agricultural landscape of Hertfordshire, but it does not currently form part of the setting of a historic town which would contribute to its heritage significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

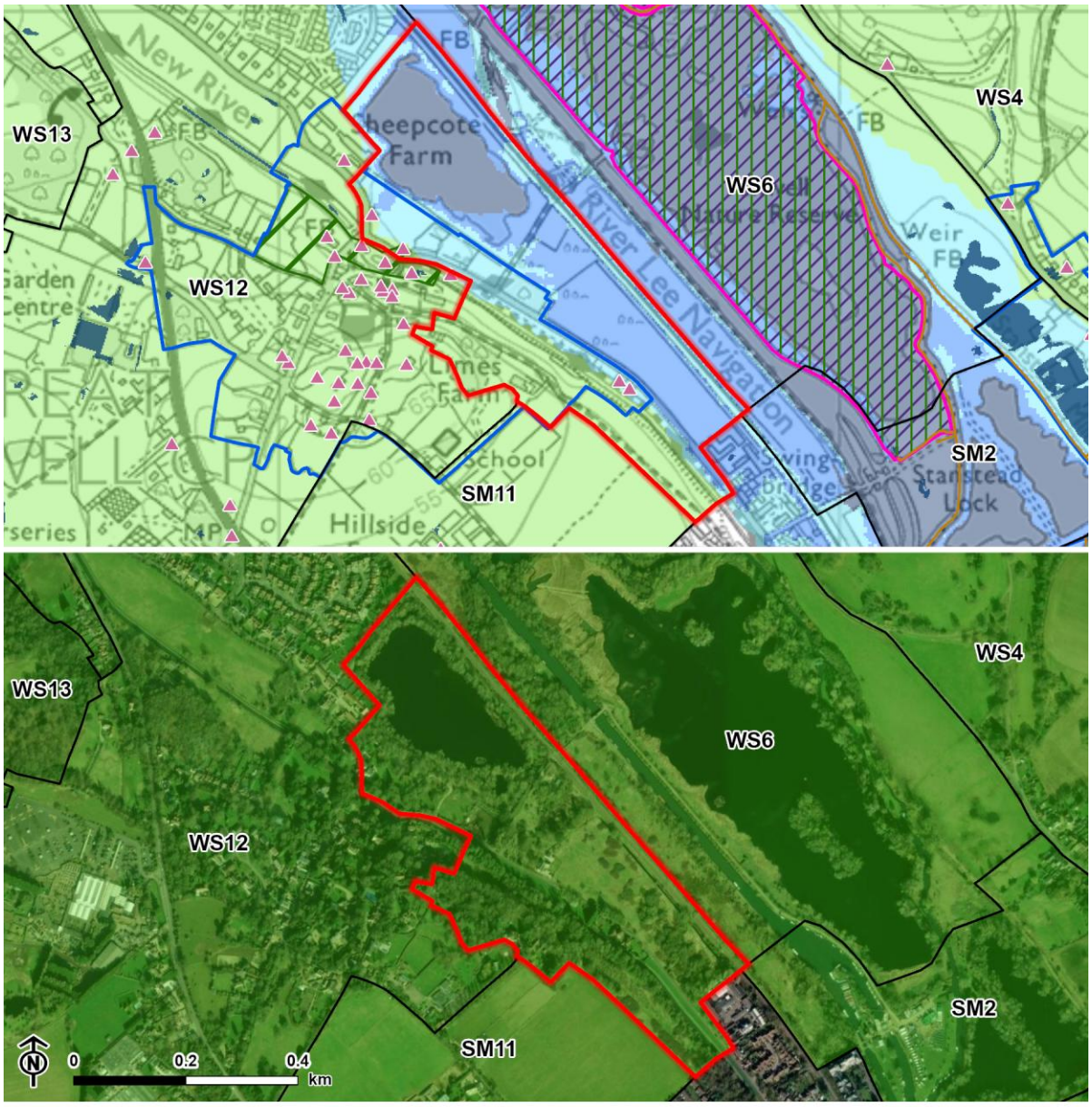
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel SM12



Parcel SM12 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Chalk river
- Special Protection Area
- Ramsar site
- Site of Special Scientific Interest
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area
- Registered Parks and Gardens

Contribution of land in Parcel SM12

Parcel SM12 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Strong	Strong	Weak/No	Equal	No

Parcel SM12 Description

Parcel Location, Land Uses and Boundaries
Land located to the south-east of Ware, north-west of St. Margaret's. Parcel size: 25ha.
There is a strong boundary feature between the settlement and the parcel. Mature tree cover forms a strong separating feature to the south-east of the parcel.
There is no significant change in landform to create a sense of separation between the settlement and the parcel.
There is a weak perception of urban development outside of the parcel. Woodland forms a strong boundary feature and the urban area only has some relationship with the parcel.
There is no significant urbanising development or activity in the Green Belt affecting this parcel.
Natural features limit perception of the wider countryside. Tree cover in the parcel limits connection to the wider Green Belt, while existing development at St. Margarets and Great Amwell limit connection to the west and south.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is close to a small urban area but also near enough to a large built-up area to contribute to preventing its sprawl. Hoddesdon is a town and so is defined as a large built-up area. St. Margarets has a strong enough relationship with Hoddesdon to be associated with the large built-up area. The parcel is also near Ware to the north-west.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Mature woodland tree cover acts as a strong boundary feature between St. Margarets and Great Amwell. Development in the parcel would negate this feature that gives the parcel a strong sense of distinction, while also playing a key role in separating destinct settlements.
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would create an incongruous pattern of development by significantly weakening the separation between currently distinct urban areas, increasing their combined sprawling influence on the wider Green Belt.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel lies in the gap between Ware and Hoddesdon via St. Margarets.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. The parcel lies between St. Margarets and Ware, with development at Great Amwell already reducing open land in the gap. Tree cover in the parcel is playing an important separating role in this part of the gap between Ware and Hoddesdon.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. In addition to the loss of visual separating features the development of land in this parcel would also be likely to increase urbanising influence on remaining land in the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The railway line to the east and tree cover to the west form strong outer boundaries which would limit the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The parcel forms part of the wider agricultural landscape of Hertfordshire, but it does not currently form part of the setting of a historic town which would contribute to its heritage significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

Equal contribution

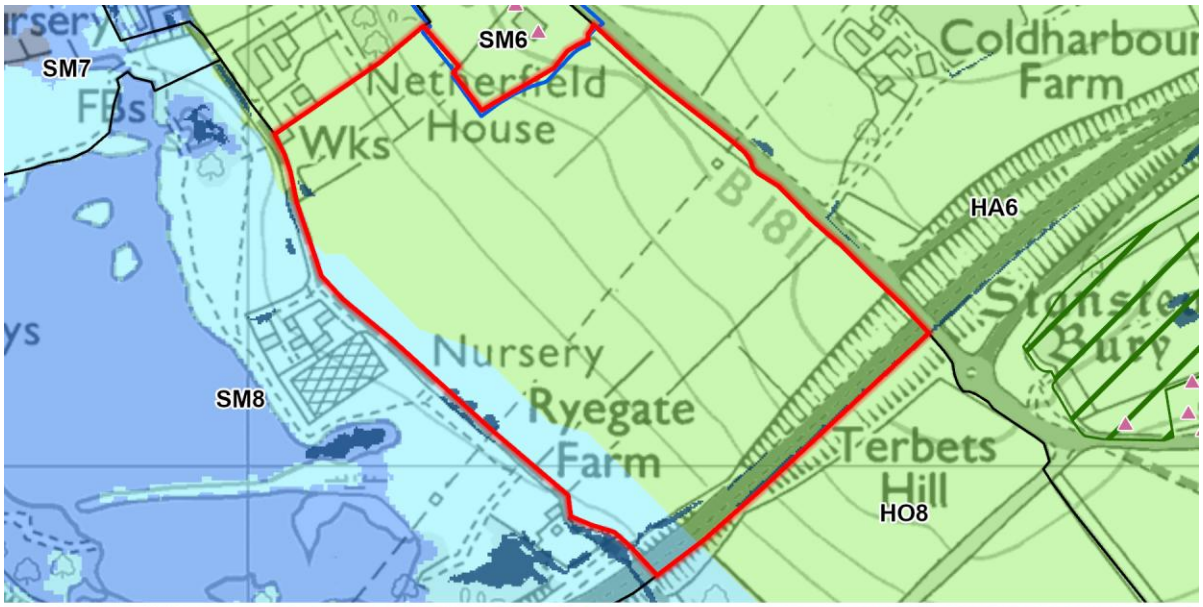
All Green Belt land plays an equal role in relation to this purpose.

Parcel SM12

Grey Belt

The parcel makes a strong contribution to Green Belt Purposes A and B and therefore does not meet the definition of grey belt land.

Parcel SM13





Parcel SM13 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area
- Registered Parks and Gardens

Contribution of land in Parcel SM13

Parcel SM13 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Moderate	Strong	Weak/No	Equal	No

Parcel SM13 Description

Parcel Location, Land Uses and Boundaries
Land to the south of St. Margarets, north-east of Hoddesdon. Parcel size: 19ha. The parcel's north-western edge borders land which is currently open but is allocated for development in the Stanstead Abbotts and St Margarets Neighbourhood Plan. There are no significant boundary features to separate the parcel from this forthcoming urban edge. There is some change in landform which creates a sense of separation between the settlement and the parcel. Land in the parcel slopes from Roydon Road in the east down to Netherfield Lane in the west. There will be some perception of the urban area close to the forthcoming development on allocated land to the north-west, but this will diminish with distance southward. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is some perception of connectivity with the wider countryside, particularly with rising ground to the north-east, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Hoddesdon is a town and so is defined as a large built-up area. St Margarets has a strong enough relationship with Hoddesdon to be associated with the large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.

Parcel SM13

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. It its wider context the parcel is contained by the A414, the tree-lined B181 and Abbotts Lake. However, these physical features are not close enough to the urban edge to contain development to an area that lacks a strong sense of separation from the urban area.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. Land towards the southern end of the parcel is subject to little urbanising influence, so development here would be incongruous. The lack of features within the site to restrict and contain development mean that, although the northern part of the parcel is subject to some urbanising influence, any development here would in turn weaken the remainder of the parcel.

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel lies the gap between Hoddesdon and Harlow to the east. The parcel also lies in the gap between Hoddesdon and the forthcoming development at Gilston to the north-east.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The parcel forms a small part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. The development of land in this parcel would be unlikely to significantly increase urbanising influence on adjacent land in the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. It its wider context the parcel is contained by the A414, the tree-lined B181 and Abbotts Lake. There are only weak hedgerow boundaries within the parcel, so any partial development would in turn weaken the remainder.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The parcel forms part of the wider agricultural landscape of Hertfordshire, but it does not currently form part of the setting of a historic town which would contribute to its heritage significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

Equal contribution

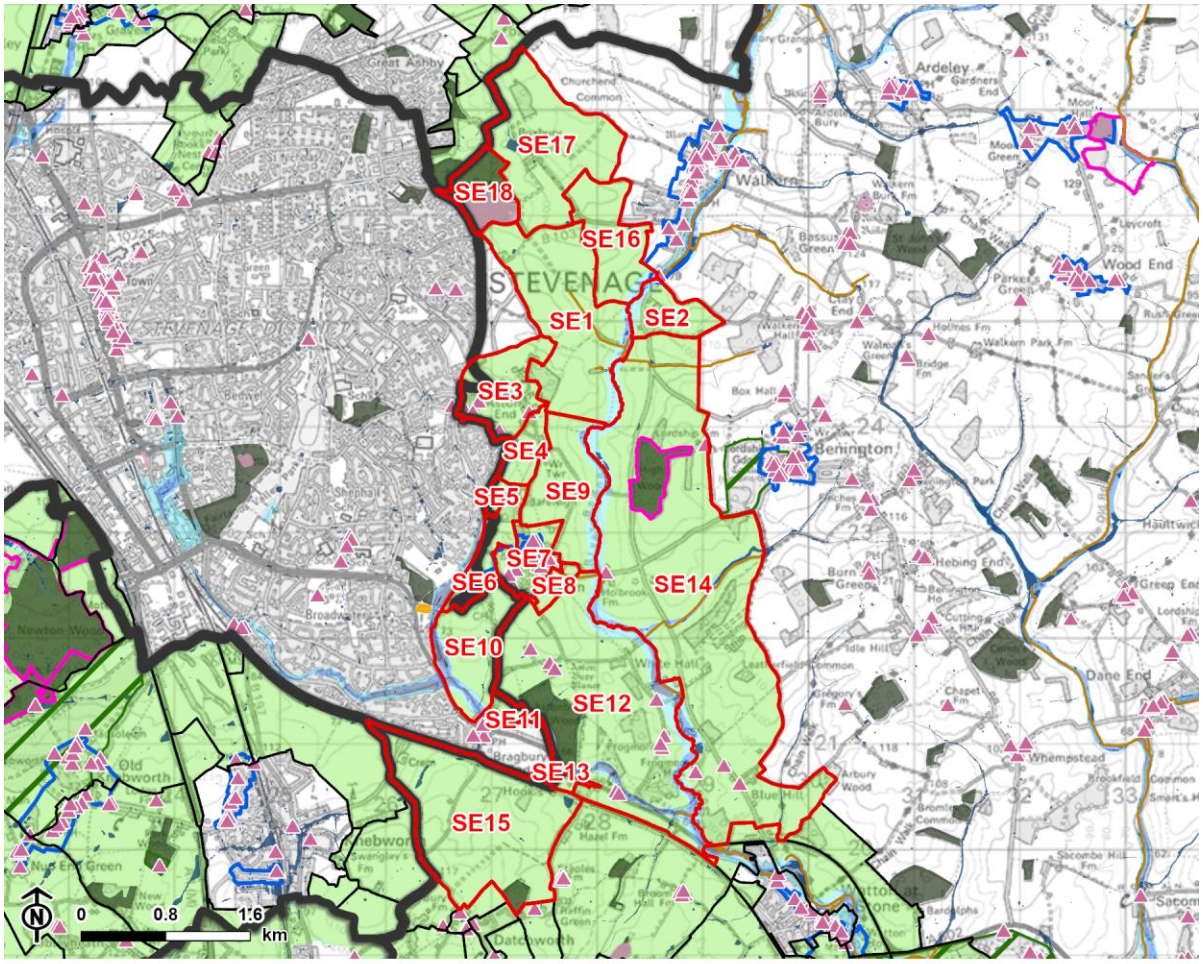
All Green Belt land plays an equal role in relation to this purpose.

Parcel SM13

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

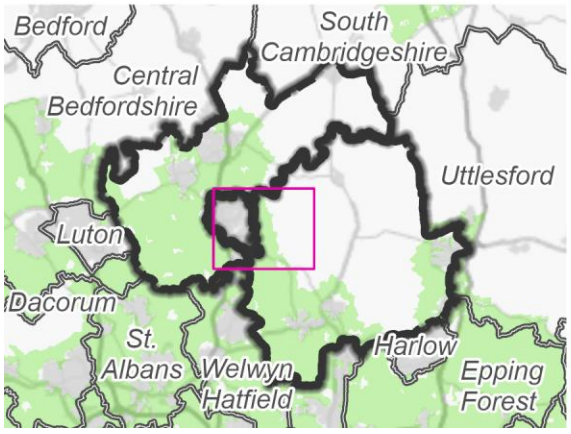
Designations in Stevenage East



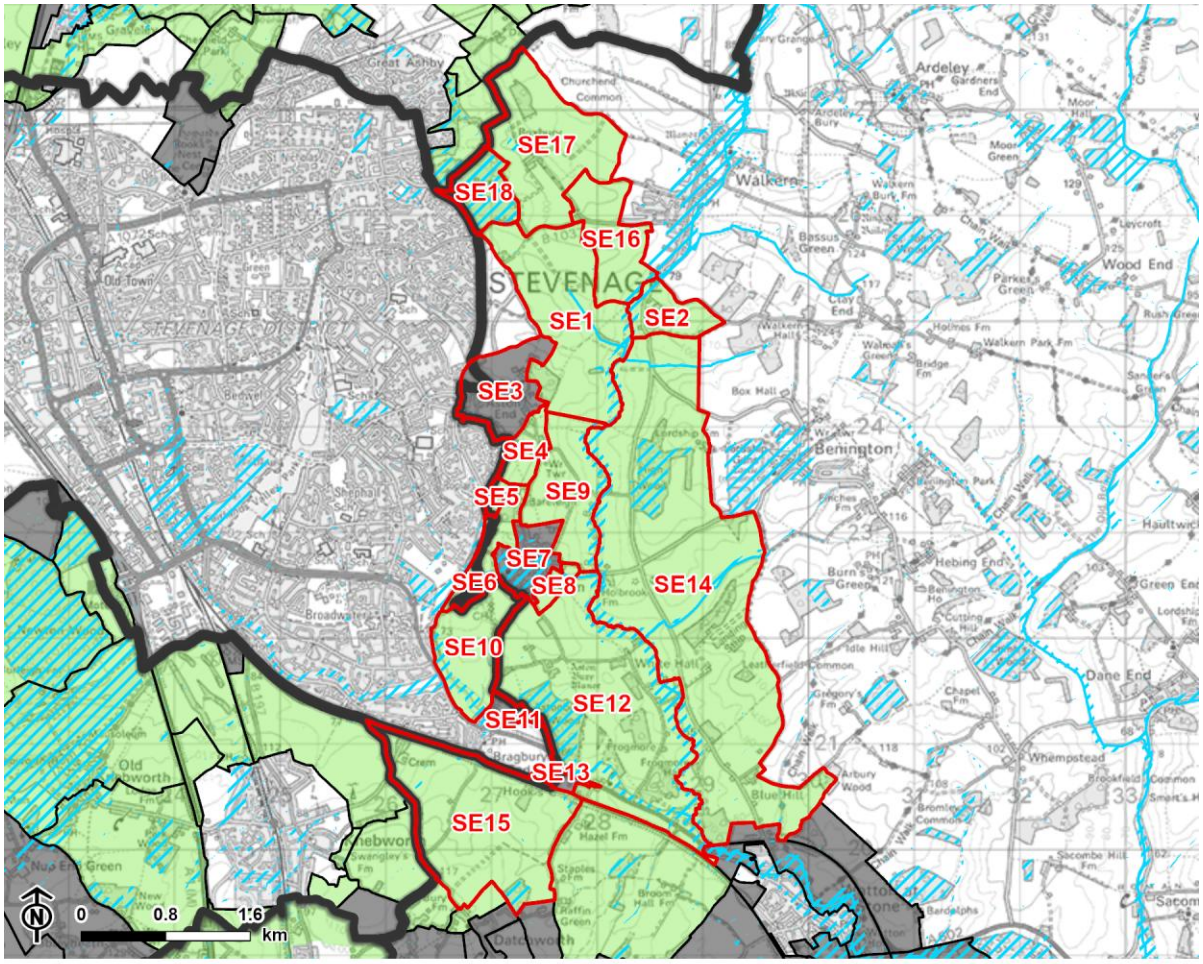
- Stevenage East parcel
- Neighbouring parcel
- Local authority
- Neighbouring authority
- Green Belt

NPPF Footnote 7 designations

- Listed building
- Chalk river
- Site of Special Scientific Interest
- Ancient woodland
- Lowland fens
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area
- Scheduled monument
- Registered Parks and Gardens



Potential grey belt in Stevenage East



Stevenage East parcel

Neighbouring parcel

Local authority

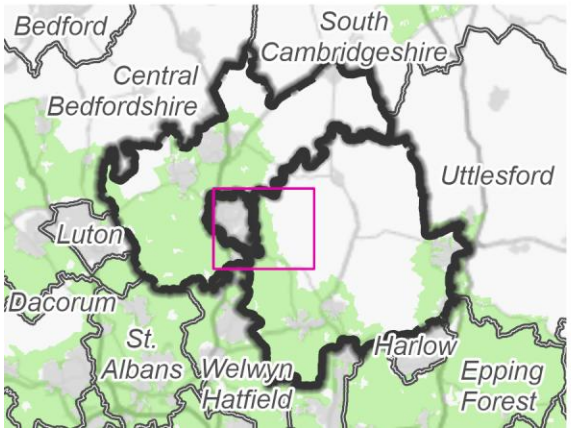
Neighbouring authority

Green Belt

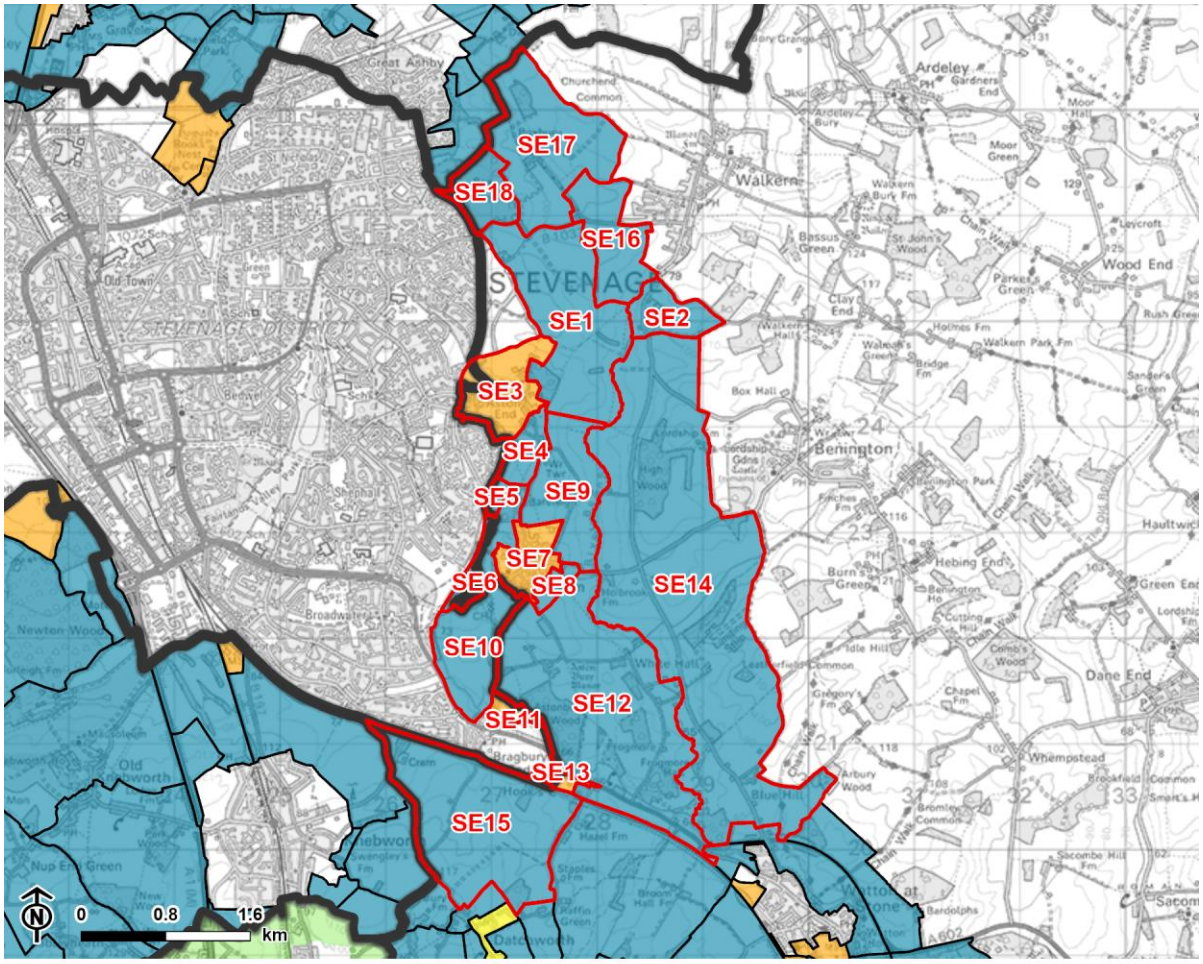
Potential grey belt

Potentially suitable for definition as grey belt land in the borough

Footnote 7 designation



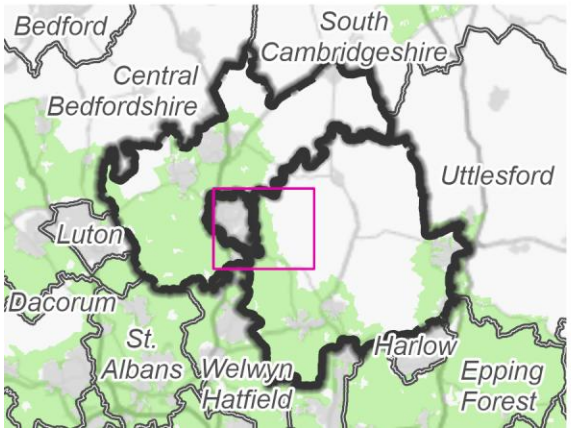
Highest rating in Stevenage East



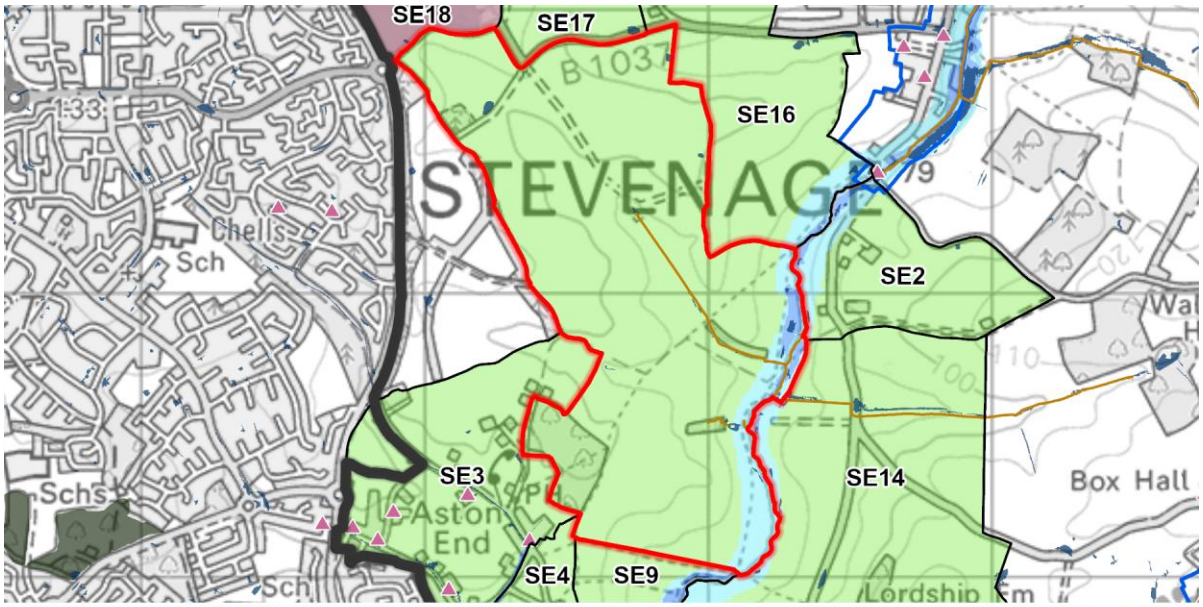
Stevenage East parcel
Neighbouring parcel
Local authority
Neighbouring authority
Green Belt

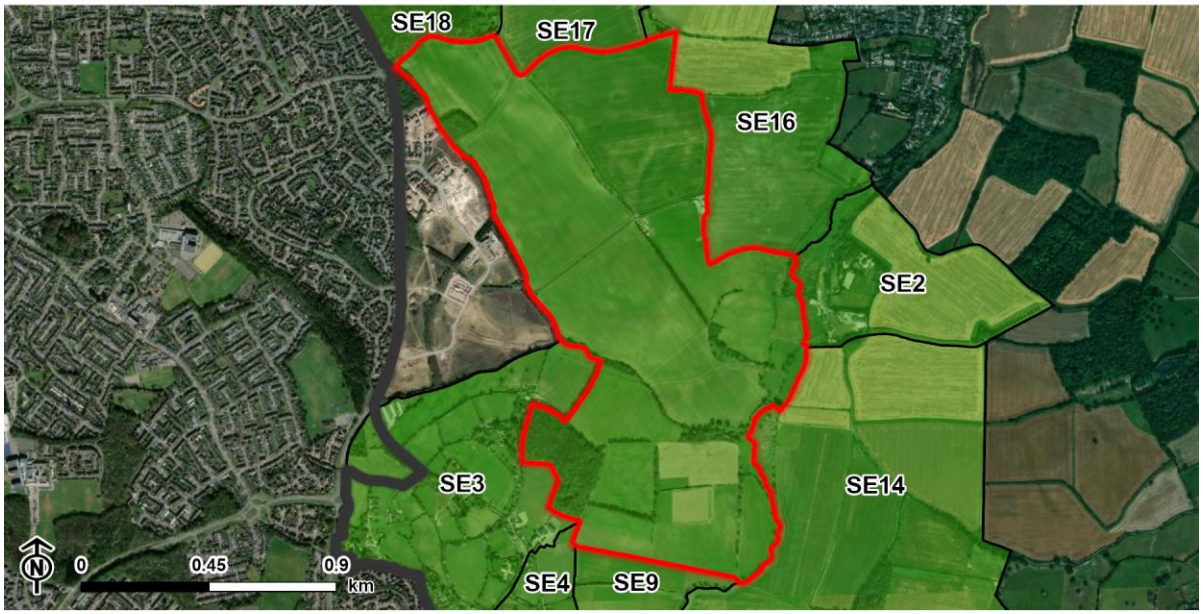
Highest Contribution to NPPF purposes A, B, C and D

Strong
Moderate
Weak/no



Parcel SE1





Parcel SE1
Neighbouring parcel
Green Belt
Local authority

NPPF Footnote 7 designations

- Listed building
- Chalk river
- Ancient woodland
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area
- Scheduled monument

Contribution of land in Parcel SE1

Parcel SE1 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Weak/No	Equal	No

Parcel SE1 Description

Parcel Location, Land Uses and Boundaries
Land located to the east of Stevenage, west of Walkern. Parcel size: 149ha. There is a strong boundary feature between the settlement and the parcel. Mature tree cover to the west forms a strong boundary to Stevenage. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Stevenage is a town, so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	The parcel lies beyond physical features which are restricting and containing urban development. Therefore its weakening or loss would have an adverse impact on this purpose. Development in the parcel would negate the role of the strong inner boundary woodland which currently gives the parcel a strong sense of separation from urbanising influences.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The strong inner boundary woodland between the parcel and the urban edge means that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has predominantly hedgerow boundaries, so development within the parcel would in turn increase

Assessment Considerations	Assessment
	the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The parcel forms part of the wider agricultural landscape of Hertfordshire, but it does not currently form part of the setting of a historic town which would contribute to its heritage significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel SE2





Parcel SE2 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Chalk river
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area

Contribution of land in Parcel SE2

Parcel SE2 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Weak/No	Equal	No

Parcel SE2 Description

Parcel Location, Land Uses and Boundaries
Land located to the east of Stevenage, south of Walkern. Parcel size: 31ha. There is a strong boundary feature between the settlement and the parcel. The River Beane and its associated tree cover form a strong boundary feature to Walkern to the north. There is no significant change in landform to create a sense of separation between Walkern and the parcel. There is a weak perception of urban development outside of the parcel. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. There are uninterrupted views across the adjacent countryside.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Stevenage is a town and so is defined as a large built-up area. Walkern has a strong enough relationship with Stevenage to be associated with the large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has predominantly hedgerow outer boundaries to the west and south, so development would in turn increase the urbanising impact of development on adjacent open land.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The distance between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban areas of Walkern and Ware, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has predominantly hedgerow boundaries, so development within the parcel would in turn increase

Assessment Considerations	Assessment
	the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The parcel forms part of the wider agricultural landscape of Hertfordshire, but it does not currently form part of the setting of a historic town which would contribute to its heritage significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

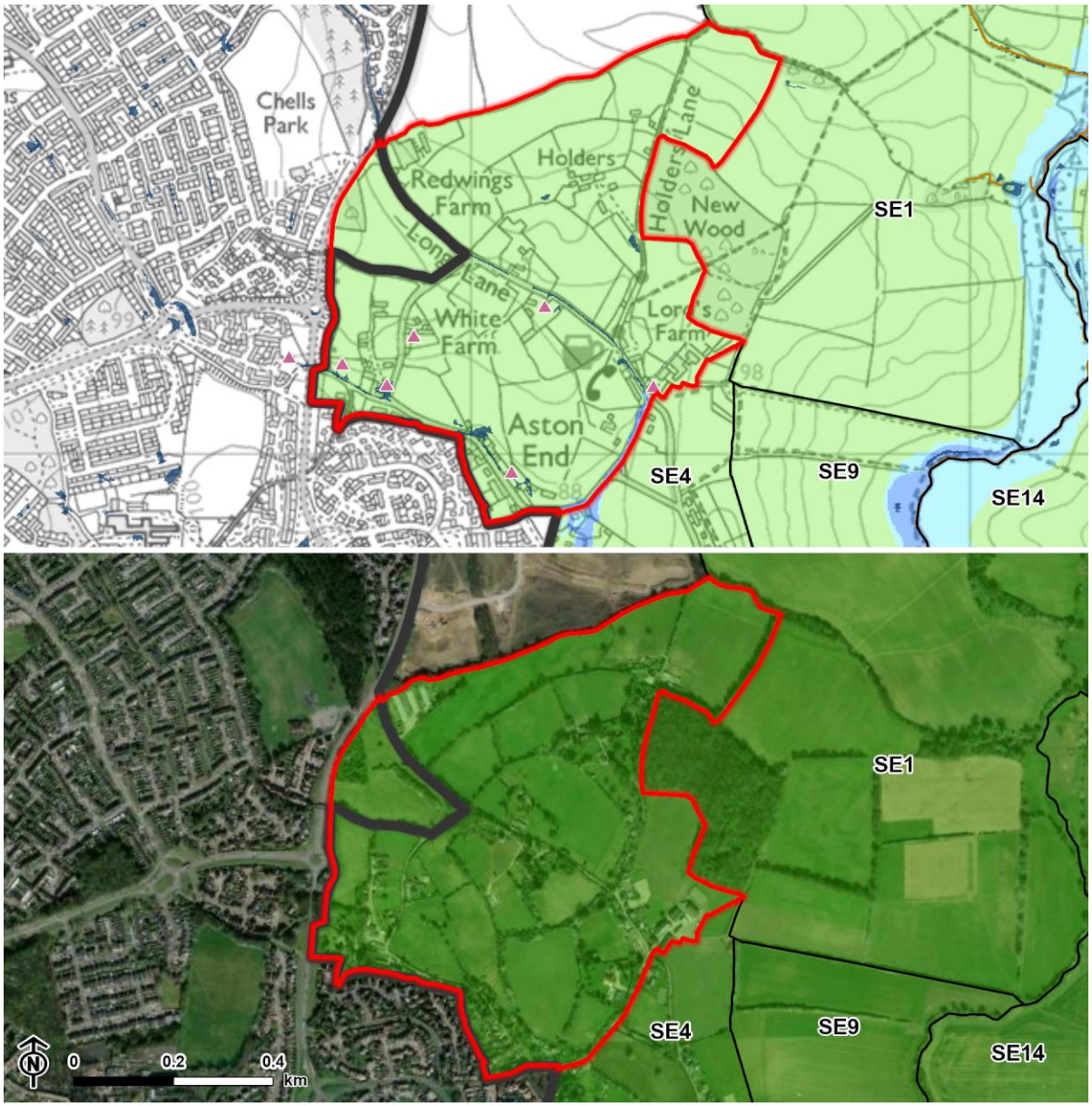
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel SE3



Parcel SE3 | Neighbouring parcel | Green Belt

Local authority

NPPF Footnote 7 designations

Listed building | Flood zone 3

Chalk river | Flood zone 2

Ancient woodland | High risk of surface water flooding

Flood zone 3b

Contribution of land in Parcel SE3

Parcel SE3 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Weak/No	Moderate	Weak/No	Equal	Yes

Parcel SE3 Description

Parcel Location, Land Uses and Boundaries
Land located to the east of Stevenage. Parcel size: 54ha. There are no significant boundary features to separate the parcel from the settlement. Residential garden boundaries near Tatlers Lane form a weak boundary. The boundary becomes more moderate to the south and stronger to the north. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. There is some urbanising activity in the parcel but land use also associates the area with the wider countryside. Development in the parcel is not very urban in character. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. Glimpsed views through gaps in outer boundary features provide some perception of connectivity with the wider countryside.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Stevenage is a town, so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Development in the parcel is not very urban in character.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. New Wood and the change of landform form a strong outer boundary to the east of the parcel, which would limit the urbanising impact of development on adjacent open land.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. The parcel is subject to some urbanising influence and has features that would restrict and contain development, preventing any incongruous impact on the wider countryside.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Development in the parcel is not very urban in character.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. New Wood and the change in landform clearly marks the parcel boundary to the east. Although

Assessment Considerations	Assessment
	development in the parcel would have some urbanising impact on land beyond, it would not significantly weaken its contribution to Purpose C.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The parcel forms part of the wider agricultural landscape of Hertfordshire, but it does not currently form part of the setting of a historic town which would contribute to its heritage significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

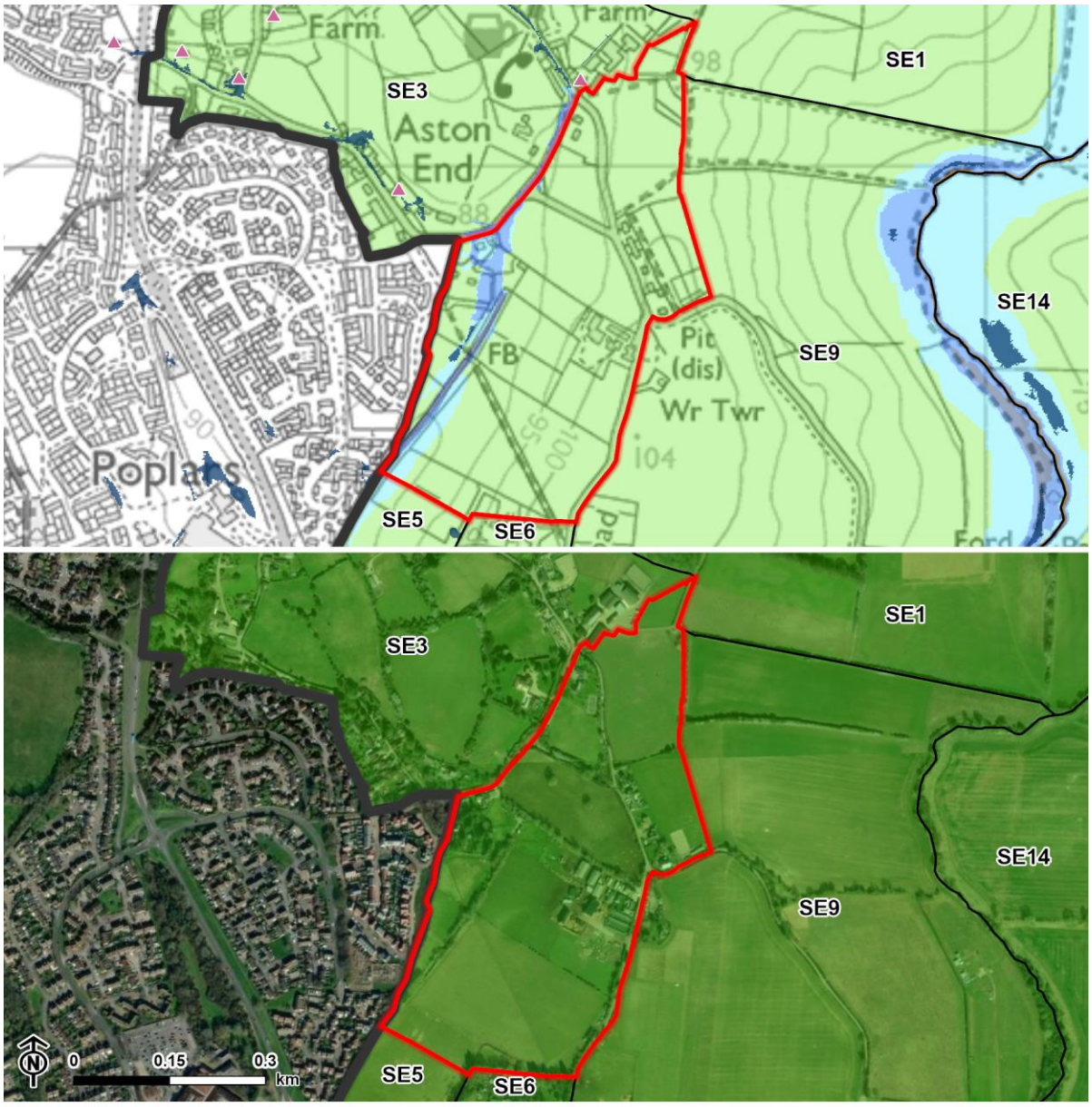
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

Parcel SE4



Parcel SE4
Neighbouring parcel
Green Belt
Local authority

NPPF Footnote 7 designations

Listed building
Flood zone 3
Chalk river
Flood zone 2
Flood zone 3b
High risk of surface water flooding

Contribution of land in Parcel SE4

Parcel SE4 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Weak/No	Equal	No

Parcel SE4 Description

Parcel Location, Land Uses and Boundaries
Land located to the east of Stevenage. Parcel size: 21ha. There is a combination of features creating a strong boundary between the settlement and the parcel. Aston End Brook and associated vegetation form a strong boundary feature. There is some change in landform which creates a sense of separation between the settlement and the parcel. Land in the parcel slopes gently up from the settlement edge, creating some sense of separation. There is some perception of urban development outside of the parcel. The rising landform allows some perception of the development around Ten Acres Crescent. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Existing development in the parcel is not urban in character. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Stevenage is a town, so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	The parcel lies beyond physical features which are restricting and containing urban development. Therefore its weakening or loss would have an adverse impact on this purpose. Development in the parcel would negate the role of Aston End Brook with associated tree cover, which currently gives the parcel

Assessment Considerations	Assessment
	a strong sense of separation from urbanising influences.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The strong inner boundary between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The

Assessment Considerations	Assessment
	parcel has predominantly hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The parcel forms part of the wider agricultural landscape of Hertfordshire, but it does not currently form part of the setting of a historic town which would contribute to its heritage significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel SE5



Parcel SE5
Neighbouring parcel
Green Belt
Local authority

NPPF Footnote 7 designations

Flood zone 3b
Flood zone 2
Flood zone 3
High risk of surface water flooding

Contribution of land in Parcel SE5

Parcel SE5 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Weak/No	Equal	No

Parcel SE5 Description

Parcel Location, Land Uses and Boundaries
Land located to the east of Stevenage, between Stevenage and the satellite settlement of Aston. Parcel size: 5ha. There is a strong boundary feature between the settlement and the parcel. Tree cover associated with Aston End Brook forms a strong separating feature to the west. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Natural features limit perception of the wider Countryside.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Stevenage is a town, so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of tree cover associated with Aston End Brook which currently gives the parcel a strong sense of separation from urbanising influences.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The strong inner boundary between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Woodland to the east of the parcel forms a strong

Assessment Considerations	Assessment
	outer boundary which would limit the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The parcel forms part of the wider agricultural landscape of Hertfordshire, but it does not currently form part of the setting of a historic town which would contribute to its heritage significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

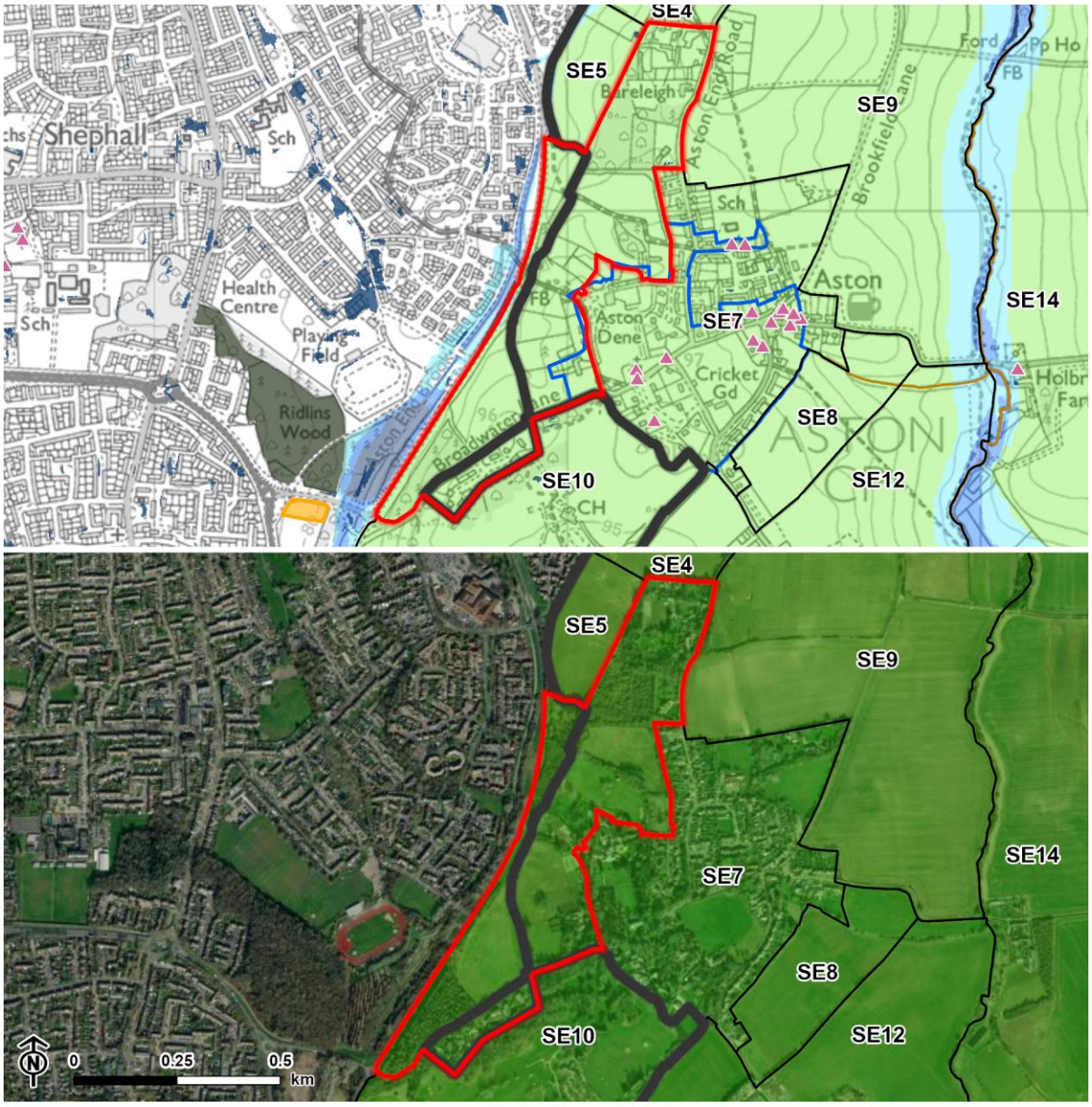
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel SE6



Parcel SE6
Neighbouring parcel
Green Belt
Local authority

NPPF Footnote 7 designations

- Listed building
- Chalk river
- Ancient woodland
- Lowland fens
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area

Contribution of land in Parcel SE6

Parcel SE6 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Weak/No	Equal	No

Parcel SE6 Description

Parcel Location, Land Uses and Boundaries
Land located to the east of Stevenage, west of Aston. Parcel size: 30ha. There is a strong boundary feature between the settlement and the parcel. Woodland tree cover forms a strong boundary to Stevenage, whilst less dense tree cover forms a significant boundary to Aston in the east. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Development in the parcel is not urban in character. There is no significant urbanising development or activity in the Green Belt affecting this parcel.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Stevenage is a town, so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Development in the parcel is not very urban in character.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel. There is some influence from Aston to the east of the parcel, where the boundary is weaker.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of the wooded inner boundary which currently gives the parcel a strong sense of separation from urbanising influences.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would create an incongruous pattern of development by significantly weakening the separation between currently distinct urban areas, increasing their combined sprawling influence on the wider Green Belt.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Development in the parcel is not very urban in character.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel. There is some influence from Aston to the east of the parcel, where the boundary is weaker.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The well-treed boundaries would limit the

Assessment Considerations	Assessment
	urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The parcel forms part of the wider agricultural landscape of Hertfordshire, but it does not currently form part of the setting of a historic town which would contribute to its heritage significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

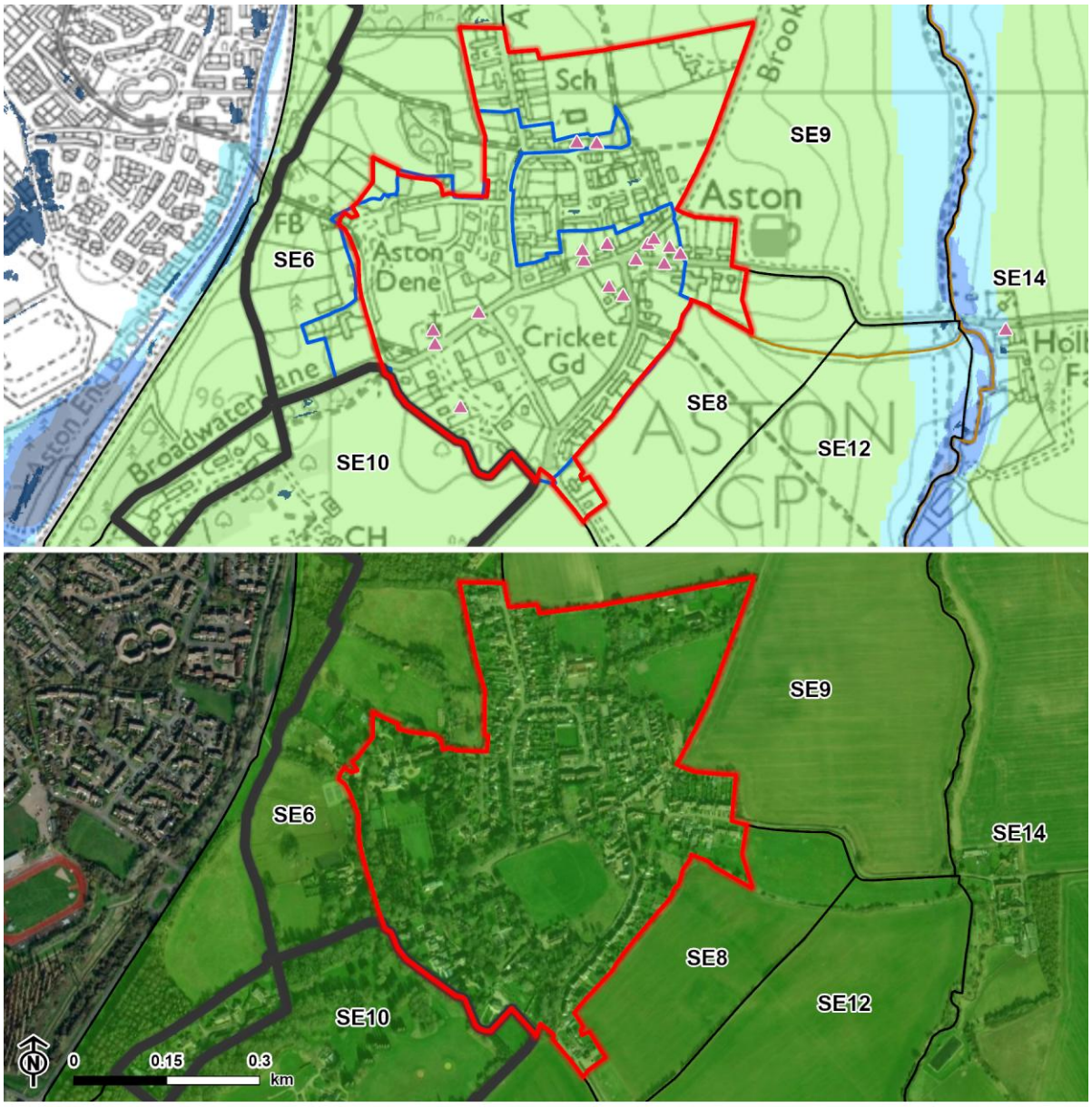
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel SE7



Parcel SE7
Neighbouring parcel
Green Belt
Local authority

NPPF Footnote 7 designations

Listed building
Chalk river
Flood zone 3b
Flood zone 3
Flood zone 2
High risk of surface water flooding
Conservation area

Contribution of land in Parcel SE7

Parcel SE7 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Weak/No	Weak/No	Weak/No	Equal	Yes

Parcel SE7 Description

Parcel Location, Land Uses and Boundaries
Land located to the east of Stevenage, forming the satellite settlement of Aston. Parcel size: 31ha. The parcel covers an isolated area of development in the open countryside, which limits openness associated with its development, land use and activity. Visual openness persists between the partially open areas and the surrounding open countryside.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Stevenage is a town, so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. The parcel contains the satellite settlement of Aston.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The parcel is already developed to the extent that further development would not significantly increase urbanising influence on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would not represent an incongruous pattern of development because of its existing level of development. The parcel comprises the satellite settlement of Aston.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Weak/No contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel lacks openness and so is part of an urban area rather than part of the countryside.
What is the extent of urbanising development in the parcel?	N/A
What is the extent of urbanising influence from outside the parcel?	N/A
Would development impact adjacent Green Belt land?	N/A

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The parcel forms part of the wider landscape of Hertfordshire, but it does not currently

Assessment Considerations	Assessment
	form part of the setting of a historic town which would contribute to its heritage significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

Parcel SE8



Parcel SE8
Neighbouring parcel
Green Belt
Local authority

NPPF Footnote 7 designations

Listed building
Chalk river
Flood zone 3b
Flood zone 3
Flood zone 2
High risk of surface water flooding
Conservation area

Contribution of land in Parcel SE8

Parcel SE8 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Weak/No	Equal	No

Parcel SE8 Description

Parcel Location, Land Uses and Boundaries
Land located to the east of Stevenage, south-east of Aston. Parcel size: 10ha.
There are no significant boundary features to separate the parcel from the settlement.
There is some change in landform which creates a sense of separation between the settlement and the parcel. Land in the parcel slopes away from Aston towards the River Beane, creating some sense of separation.
There is some perception of urban development outside of the parcel.
There is no significant urbanising development or activity in the Green Belt affecting this parcel.
There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. Landform on the other side of the River Beane valley limits perception. There is some perception in mid range views to the north.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Stevenage is defined as a large built-up area. The parcel has a strong enough relationship with Stevenage for development here to be associated with it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has only hedgerow boundaries to the outer boundaries to the east, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The lack of features to restrict and contain development mean that, although the parcel is subject to some urbanising influence, development here would have an incongruous impact.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerow boundaries, so development

Assessment Considerations	Assessment
	within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The parcel forms part of the wider agricultural landscape of Hertfordshire, but it does not currently form part of the setting of a historic town which would contribute to its heritage significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

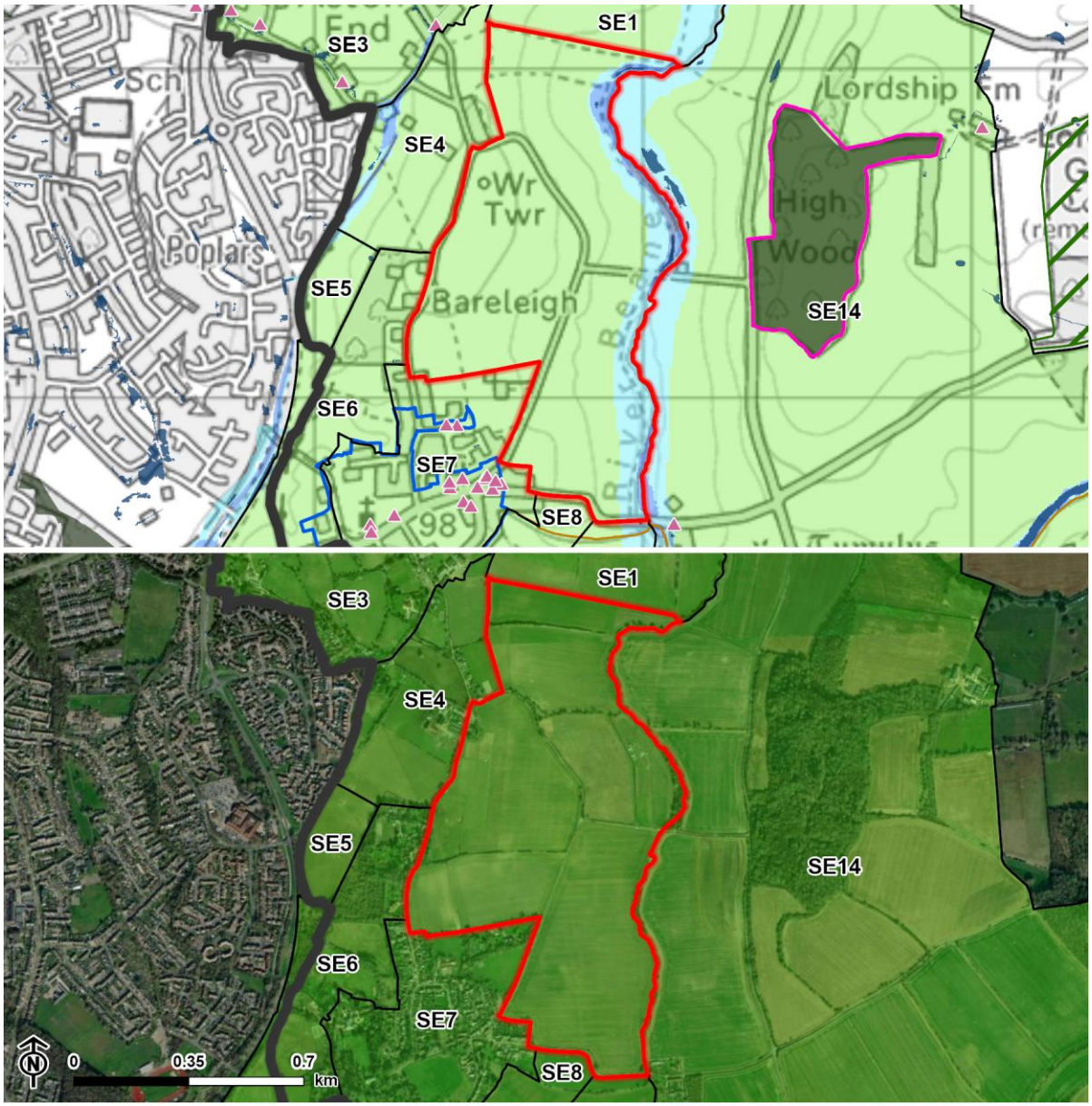
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel SE9



Parcel SE9
Neighbouring parcel
Green Belt
Local authority

NPPF Footnote 7 designations

- Listed building
- Chalk river
- Site of Special Scientific Interest
- Ancient woodland
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area
- Registered Parks and Gardens

Contribution of land in Parcel SE9

Parcel SE9 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Weak/No	Equal	No

Parcel SE9 Description

Parcel Location, Land Uses and Boundaries
Land located to the east of Stevenage. Parcel size: 75ha. There is a consistent, well-defined boundary between the settlement and the parcel. A mature, well-treed hedgerow forms a well-defined boundary feature. There is some change in landform which creates a sense of separation between the settlement and the parcel. Land in the parcel slopes away from Aston towards the River Beane, creating some sense of separation. There is a weak perception of urban development outside of the parcel. The well treed hedgerow, landform and scale of development combine to limit perception. There is no significant urbanising development or activity in the Green Belt affecting this parcel. The parcel is predominantly free from urbanising activity. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. Landform on the other side of the River Beane valley limits perception. There is some perception in mid range views to the north.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Stevenage is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has only hedgerow boundaries, so development within it would in turn increase the urbanising impact of development on adjacent open land.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would create an incongruous pattern of development by significantly weakening the separation between currently distinct urban areas, increasing their combined sprawling influence on the wider Green Belt. The lack of features to restrict and contain development mean that, although the parcel is subject to some urbanising influence, development here would have an incongruous impact.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.

Assessment Considerations	Assessment
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The parcel forms part of the wider agricultural landscape of Hertfordshire, but it does not currently form part of the setting of a historic town which would contribute to its heritage significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

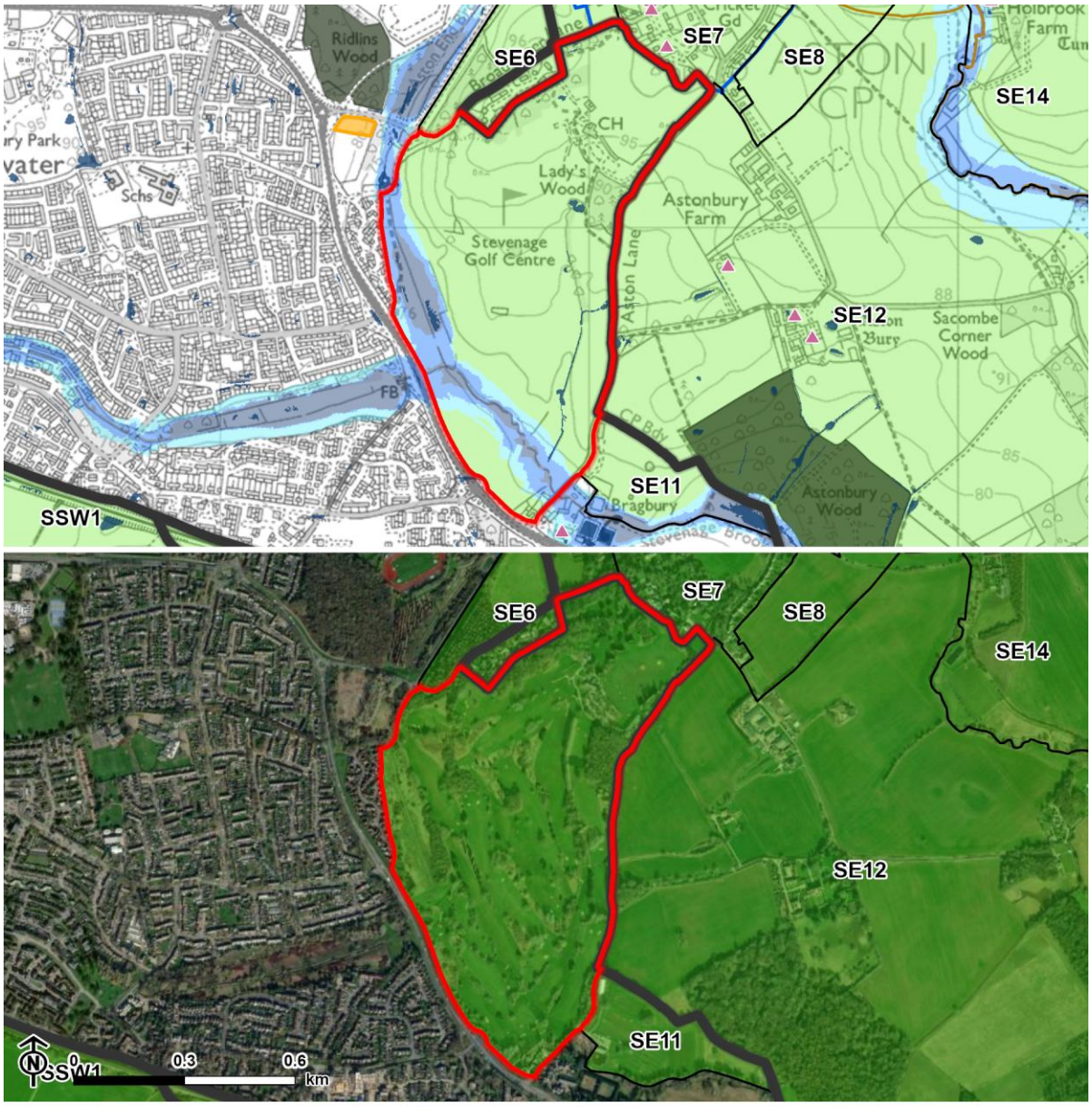
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel SE10



Parcel SE10
Neighbouring parcel
Green Belt
Local authority

NPPF Footnote 7 designations

Listed building
Chalk river
Ancient woodland
Lowland fens
Flood zone 3b
Flood zone 3
Flood zone 2
High risk of surface water flooding
Conservation area

Contribution of land in Parcel SE10

Parcel SE10 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Weak/No	Equal	No

Parcel SE10 Description

Parcel Location, Land Uses and Boundaries
Land located to the east of Stevenage, south-west of Aston. Parcel size: 64ha. There is a combination of features creating a strong boundary between the settlement and the parcel. The A602 and associated vegetation combine to form strong separation from Stevenage. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There isn't a large enough change in landform to create a sense of separation. There is some perception of urban development outside of the parcel. There isn't a strong year-round boundary feature or change in landform to reduce perception. Land use creates some association with the urban area but there is little urbanising activity in the parcel. Stevenage Golf Course creates some association with the urban area. Natural features limit perception of the wider countryside. Vegetation associated with the golf course limits perception of the wider countryside.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Stevenage is a town, so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of the A602, which currently gives the parcel a strong sense of separation from urbanising influences.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would create an incongruous pattern of development by significantly weakening the separation between currently distinct urban areas, increasing their combined sprawling influence on the wider Green Belt. The A602 between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.

Assessment Considerations	Assessment
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The parcel forms part of the wider landscape of Hertfordshire, but it does not currently form part of the setting of a historic town which would contribute to its heritage significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel SE11



Parcel SE11
Neighbouring parcel
Green Belt
Local authority

NPPF Footnote 7 designations

Listed building
Flood zone 3
Ancient woodland
Flood zone 2
Flood zone 3b
High risk of surface water flooding

Contribution of land in Parcel SE11

Parcel SE11 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Weak/No	Moderate	Weak/No	Equal	Yes

Parcel SE11 Description

Parcel Location, Land Uses and Boundaries
Land located to the south-east of Stevenage. Parcel size: 8ha. There is a moderate boundary feature between the settlement and the parcel. Stevenage Brook and its associated tree cover combine to form moderate separation from Stevenage. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. Land use creates some association with the urban area but there is little urbanising activity in the parcel. The parcel comprises Bragbury End Training Ground. Natural features limit perception of the wider countryside. Astonbury Wood limits perception of the wider countryside.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Stevenage is a town, so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. The parcel comprises Bragbury End Training Ground.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. Extensive woodland forms a strong outer boundary to the north-east of the parcel, which would limit the urbanising impact of development on adjacent open land.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. The parcel is subject to some urbanising influence and has features that would restrict and contain development, preventing any incongruous impact on the wider countryside.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel has uses associated with the urban area which limit the extent to which it is perceived as being part of the countryside.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. The parcel comprises Bragbury End Training Ground.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Extensive woodland forms a strong outer

Assessment Considerations	Assessment
	boundary to the north-east of the parcel, which would limit the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The parcel forms part of the wider landscape of Hertfordshire, but it does not currently form part of the setting of a historic town which would contribute to its heritage significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

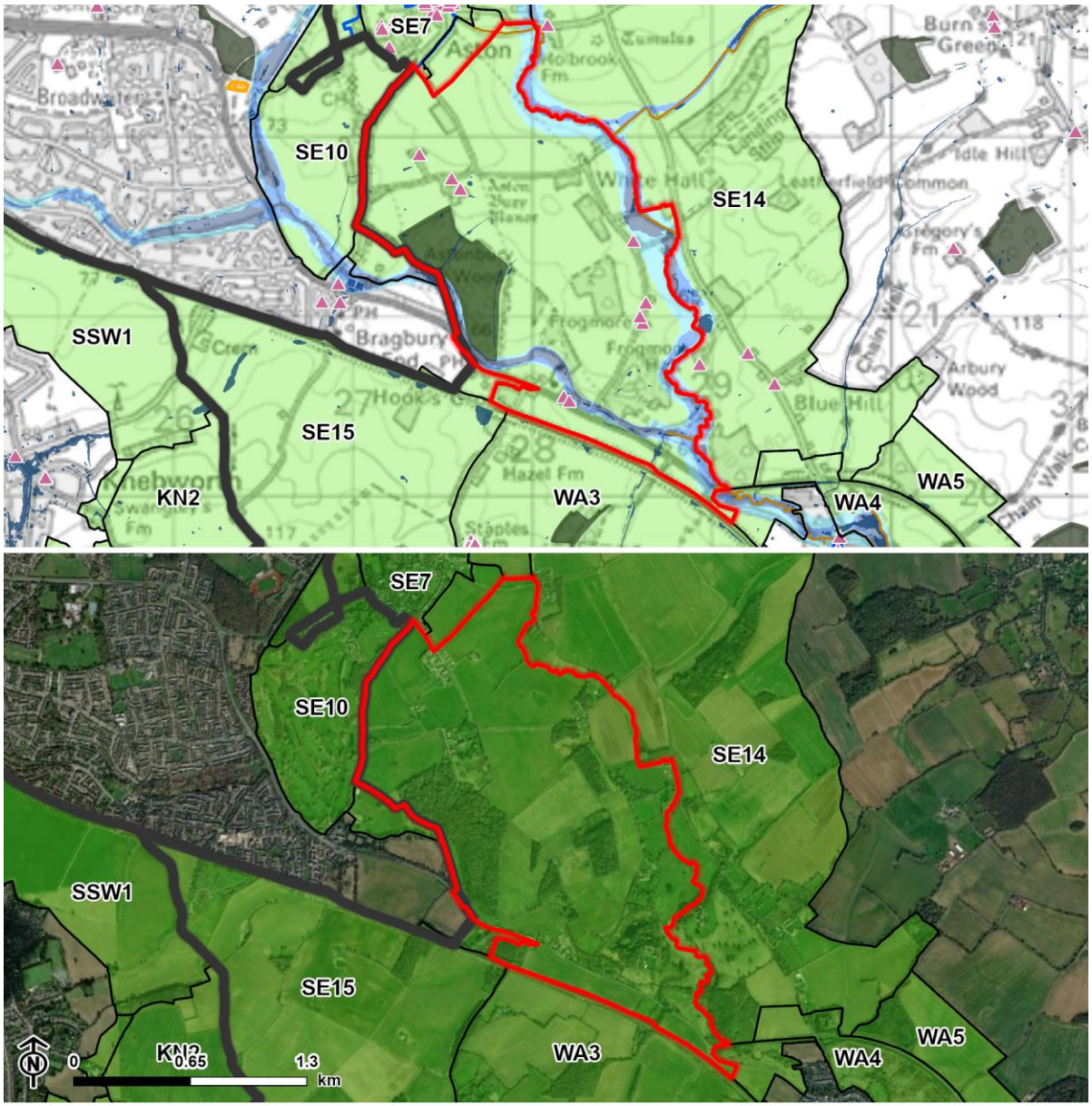
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

Parcel SE12


SE7
SE10
SE14
SSW1
SE15
KN2
WA3
WA4
WA5
0
0.65
1.3
km
Parcel SE12
Neighbouring parcel
Green Belt
Local authority
NPPF Footnote 7 designations
Listed building
Chalk river
Ancient woodland
Lowland fens
Flood zone 3b
Flood zone 3
Flood zone 2
High risk of surface water flooding
Conservation area

Contribution of land in Parcel SE12

Parcel SE12 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Weak/No	Equal	No

Parcel SE12 Description

Parcel Location, Land Uses and Boundaries
Land located to the south-east of Stevenage. Parcel size: 274ha. Boundary features within the gap between the settlement and the parcel combine to create strong separation. Woodland, tree lines, the A602 and multiple named brooks combine to form a strong boundary feature in the gap. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. Distance and boundary features combine to limit perception of Stevenage, however, the washed-over development of Aston creates some perception. There is some urbanising activity in the parcel, but land use also associates the area with the wider countryside. Development in the parcel is not very urban in character. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. The parcel is part of the wider countryside and so has a strong relationship with it. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Stevenage is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Stevenage for development here to be associated with it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development. Development in the parcel is not very urban in character.
What is the extent of urbanising influence from outside the parcel?	The parcel is free from urbanising influences associated with development outside the parcel.

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	The parcel lies beyond physical features which are restricting and containing urban development. Therefore its weakening or loss would have an adverse impact on this purpose. Development in the parcel would negate the role of the block of woodland which currently gives the parcel a strong sense of separation from urbanising influences.
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would create an incongruous pattern of development by breaching strong physical features currently restricting and containing an urban area.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development. Development in the parcel is not very urban in character.

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	The parcel is free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The parcel forms part of the wider agricultural landscape of Hertfordshire, but it does not currently form part of the setting of a historic town which would contribute to its heritage significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

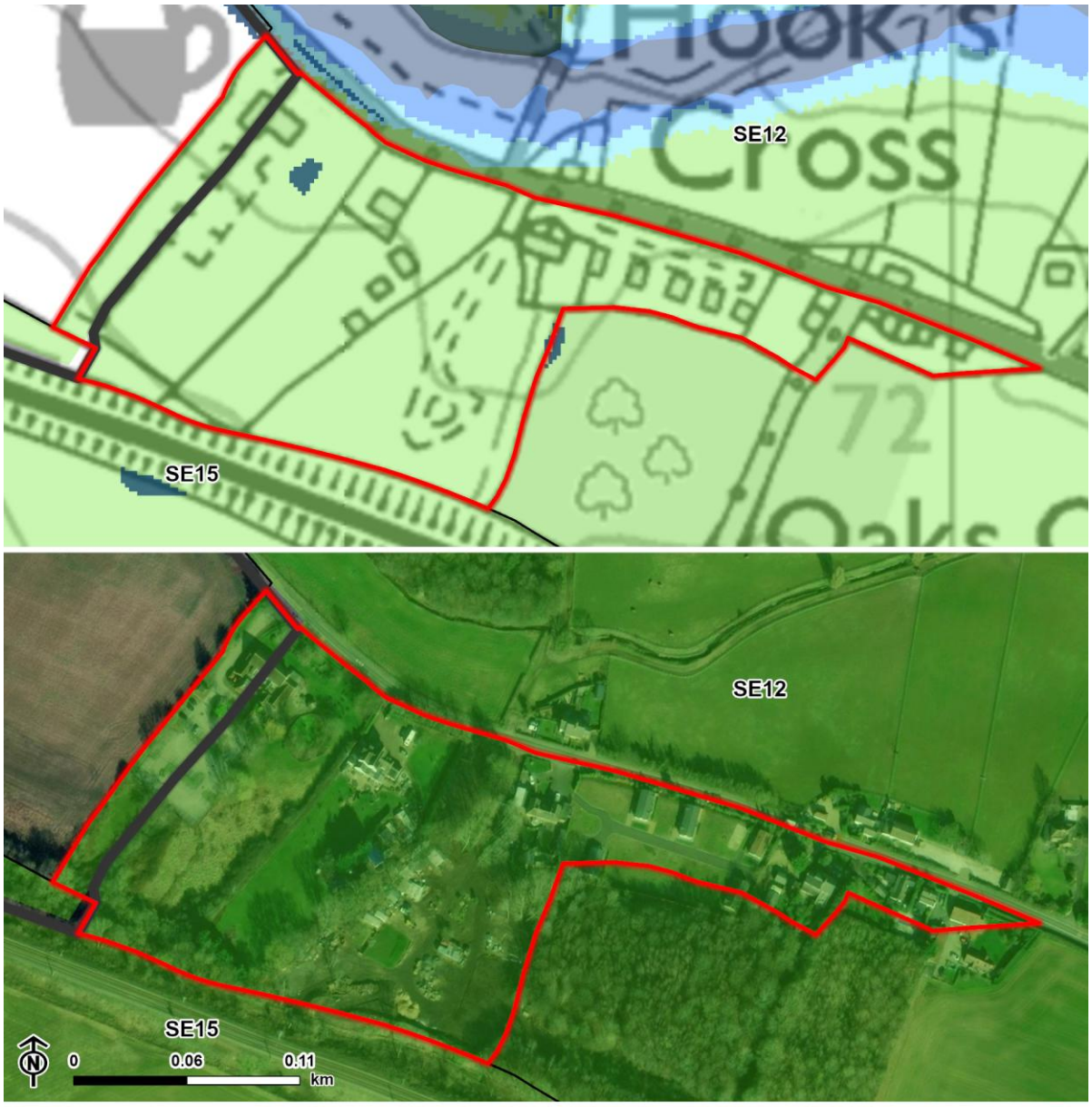
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel SE13



Parcel SE13
Neighbouring parcel
Green Belt
Local authority

NPPF Footnote 7 designations

Ancient woodland
Flood zone 2
Flood zone 3b
High risk of surface water flooding
Flood zone 3

Contribution of land in Parcel SE13

Parcel SE13 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Weak/No	Moderate	Weak/No	Equal	Yes

Parcel SE13 Description

Parcel Location, Land Uses and Boundaries
Land located to the south-east of Stevenage. Parcel size: 4ha. There are no significant boundary features to separate the parcel from the settlement. Scattered mature trees do not form a significant boundary feature to the site to the north-west. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. Infrequent mature trees do not form a year-round boundary feature to reduce perception. Existing development in the Green Belt has some urbanising influence. The Three Horseshoes pub and adjacent dwellings have some urbanising influence. Natural features limit perception of the wider countryside.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Stevenage is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The parcel is contained by the A602 to the north, woodland to the east, and the Cuffley to Stevenage rail line to the south, all of which form strong outer boundaries which would limit the urbanising impact of development on adjacent open land.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. The parcel is subject to some urbanising influence and has features that would restrict and contain development, preventing any incongruous impact on the wider countryside.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel has uses associated with the urban area which limit the extent to which it is perceived as being part of the countryside.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The woodland, railway line and A602 form a

Assessment Considerations	Assessment
	strong outer boundary which would limit the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The parcel forms part of the wider landscape of Hertfordshire, but it does not currently form part of the setting of a historic town which would contribute to its heritage significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

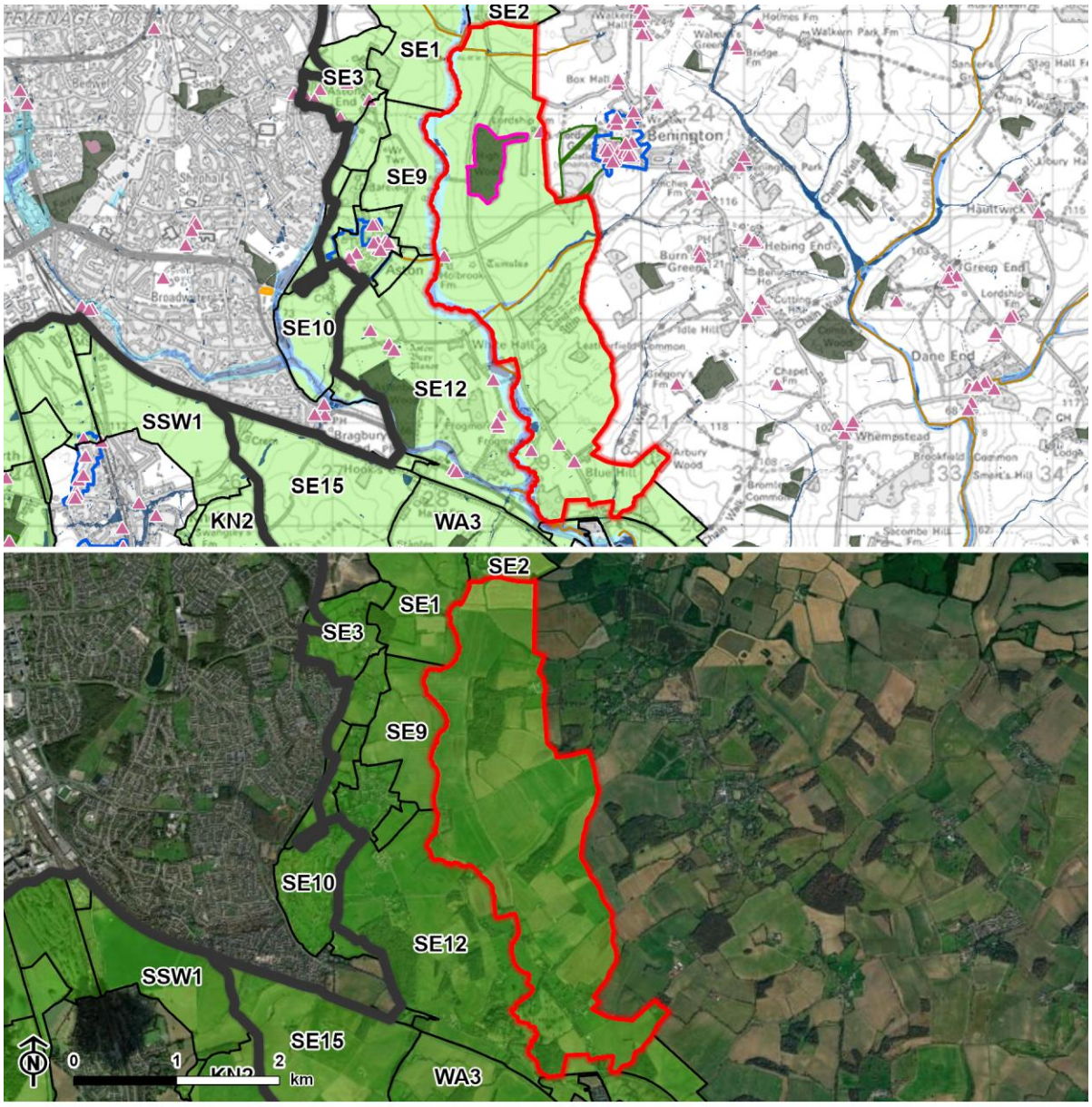
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

Parcel SE14



Parcel SE14
Neighbouring parcel
Green Belt
Local authority

NPPF Footnote 7 designations

- Listed building
- Chalk river
- Site of Special Scientific Interest
- Ancient woodland
- Lowland fens
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area
- Scheduled monument
- Registered Parks and Gardens

Contribution of land in Parcel SE14

Parcel SE14 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Weak/No	Equal	No

Parcel SE14 Description

Parcel Location, Land Uses and Boundaries
Land to the south-east of Stevenage. Parcel size: 506ha. There is a consistent strong boundary feature between the settlement and the parcel. The River Beane forms a consistent strong boundary feature. There is some change in landform which creates a sense of separation between the settlement and the parcel. The parcel encompasses the west facing valley slopes of the River Beane creating a sense of separation from Stevenage, Aston and Benington. There is a weak perception of urban development outside of the parcel. Landform, structural boundary features in the gap and distance from the developments combine to limit perception. There is no significant urbanising development or activity in the Green Belt affecting this parcel. The parcel is predominantly free from urbanising activity. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. There are long ranging views of the wider countryside in most directions.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Stevenage is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	The parcel lies beyond physical features which are restricting and containing urban development. Therefore its weakening or loss would have an adverse impact on this purpose. Development in the parcel would negate the role of several woodland blocks to the north-west and south-west of the parcel, which

Assessment Considerations	Assessment
	currently gives the parcel a strong sense of separation from urbanising influences.
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would create an incongruous pattern of development by breaching strong physical features currently restricting and containing an urban area.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerow boundaries or weaker, so development within the parcel would in turn increase

Assessment Considerations	Assessment
	the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The parcel forms part of the wider agricultural landscape of Hertfordshire, but it does not currently form part of the setting of a historic town which would contribute to its heritage significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

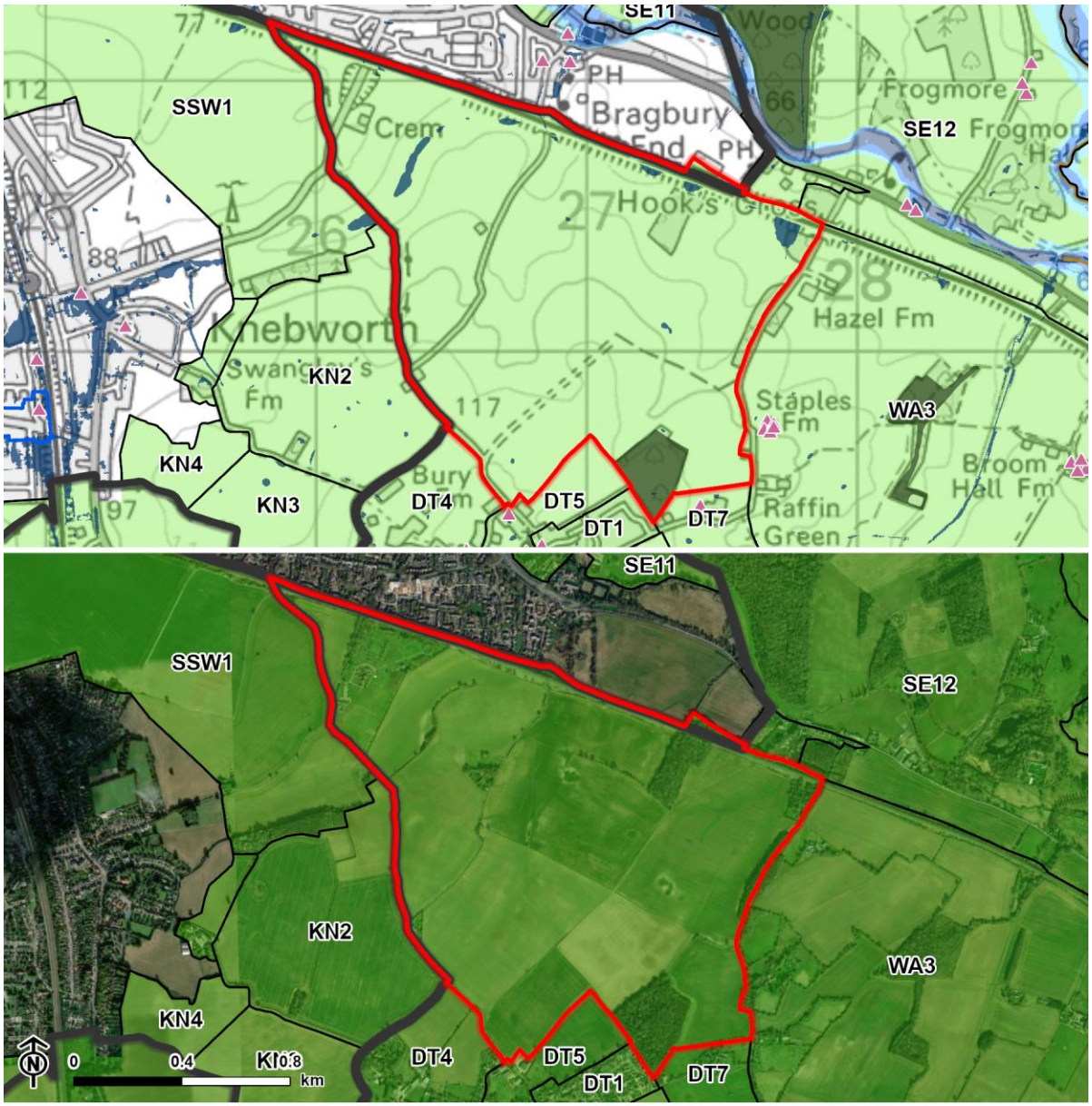
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel SE15


SE11
SSW1
Bragbury End
PH
Frogmore
SE12
Hookers Grove
Hazel Fm
Knebworth
Swangleys Fm
KN2
Staples Fm
WA3
KN4
KN3
DT4
DT5
DT1
DT7
Raffin Green
Broom Hall Fm
SE11
SSW1
SE12
KN2
WA3
KN4
DT4
DT5
DT1
DT7
0
0.4
0.8
km
Parcel SE15
Neighbouring parcel
Green Belt
Local authority
NPPF Footnote 7 designations
Listed building
Chalk river
Ancient woodland
Flood zone 3b
Flood zone 3
Flood zone 2
High risk of surface water flooding
Conservation area

Contribution of land in Parcel SE15

Parcel SE15 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Moderate	Strong	Weak/No	Equal	No

Parcel SE15 Description

Parcel Location, Land Uses and Boundaries
Land located to the south-east of Stevenage. Parcel size: 186ha. There is a combination of features creating a strong boundary between the settlement and the parcel. Multiple hedgerows and mature trees combine to create a strong boundary feature. There is some change in landform which creates a sense of separation between the settlement and the parcel. Land in the parcel slopes down away from the settlement creating some sense of separation. There is a weak perception of urban development outside of the parcel. Landform and boundary features limit perception. There is no significant urbanising development or activity in the Green Belt affecting this parcel. The parcel is predominantly free from urbanising activity. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. The parcel is part of the wider countryside and so has a strong perception of it.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Stevenage is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. There is no significant urbanising development or activity in the Green Belt affecting this parcel. The parcel is predominantly free from urbanising activity.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel. There is a weak perception of urban development outside of the parcel. Landform and boundary features limit perception.

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of the railway line which currently give the parcel a strong sense of separation from urbanising influences.
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would create an incongruous pattern of development by breaching strong physical features currently restricting and containing an urban area.

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a robust gap between towns. The parcel lies in a robust gap between towns. It lies between Stevenage and Welwyn Garden City but is located away from the core of the gap, where intervening urban areas make separation more fragile.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. There is no significant urbanising development or activity in the Green Belt affecting this parcel. The parcel is predominantly free from urbanising activity.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a small part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. There is no significant urbanising development or activity in the Green Belt affecting this

Assessment Considerations	Assessment
	parcel. The parcel is predominantly free from urbanising activity.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel. There is a weak perception of urban development outside of the parcel. Landform and boundary features limit perception.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The parcel forms part of the wider agricultural landscape of Hertfordshire, but it does not currently form part of the setting of a historic town which would contribute to its heritage significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

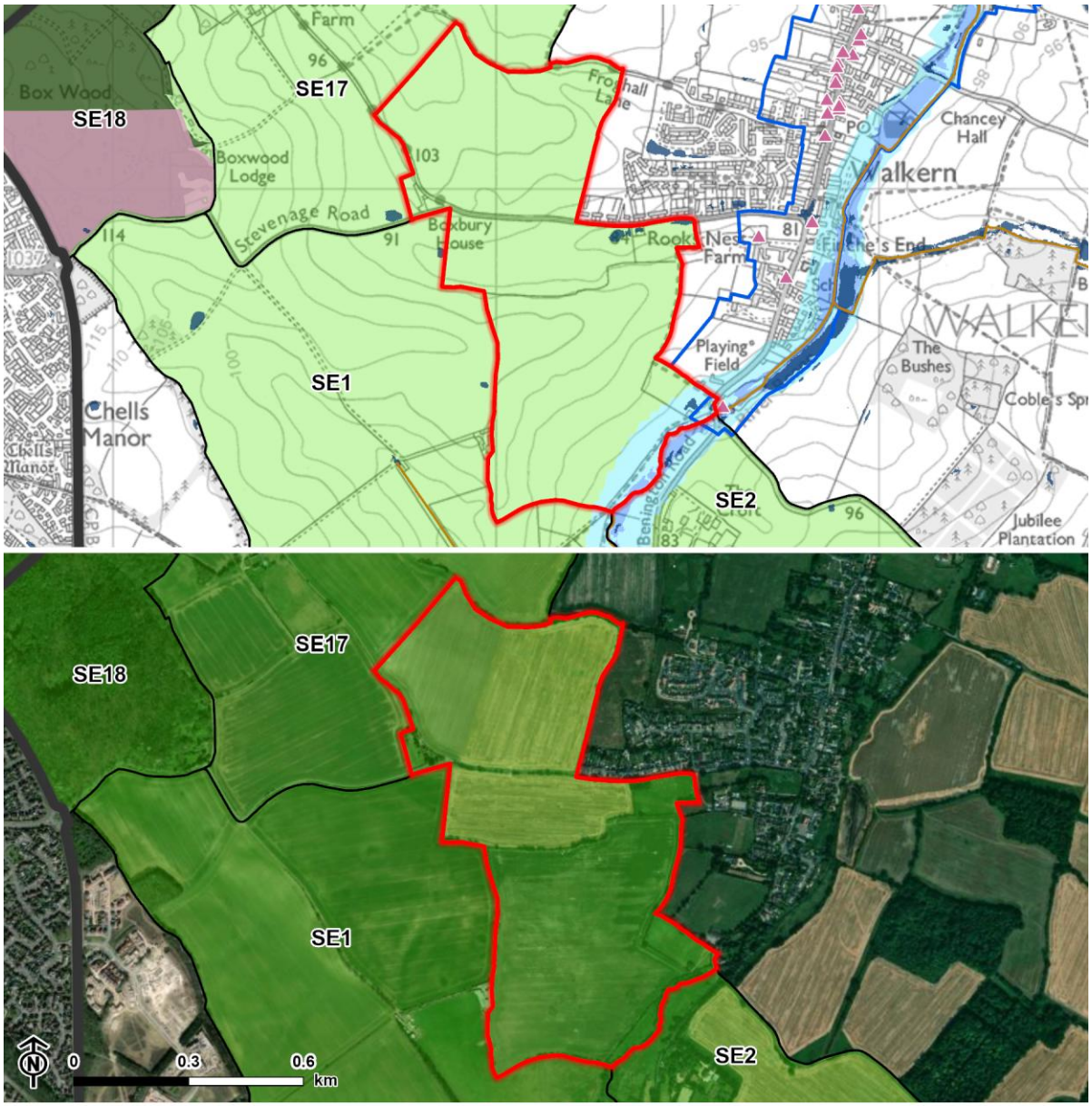
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel SE16



Parcel SE16
Neighbouring parcel
Green Belt
Local authority

NPPF Footnote 7 designations

- Listed building
- Chalk river
- Ancient woodland
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area
- Scheduled monument

Contribution of land in Parcel SE16

Parcel SE16 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Weak/No	Equal	No

Parcel SE16 Description

Parcel Location, Land Uses and Boundaries
Land located to the east of Stevenage, west of Walkern. Parcel size: 60ha. A combination of features forms a boundary of moderate strength between the settlement and the parcel. Hedgerows, minor roads and scattered mature trees combine to create a well-defined boundary. There is some change in landform which creates a sense of separation between the settlement and the parcel. Land in the parcel slopes away from the main area of Walkern, creating some sense of separation. There is some perception of urban development outside of the parcel. There isn't a strong year-round boundary feature to reduce perception. There is no significant urbanising development or activity in the Green Belt affecting this parcel. The parcel is predominantly free from urbanising activity. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. There are long-ranging, uninterrupted views of the wider countryside.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Stevenage is a town, so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. There is some urbanising influence from the adjacent settlement of Walkern.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has only hedgerows to the outer boundaries to the west and south, so development would in turn

Assessment Considerations	Assessment
	increase the urbanising impact of development on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The lack of features to restrict and contain development mean that, although the parcel is subject to some urbanising influence, development here would have an incongruous impact by slightly weakening the gap between the satellite settlement Walkern and Stevenage.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. There is some

Assessment Considerations	Assessment
	urbanising influence from the adjacent settlement of Walkern.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has predominantly hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The parcel forms part of the wider agricultural landscape of Hertfordshire, but it does not currently form part of the setting of a historic town which would contribute to its heritage significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

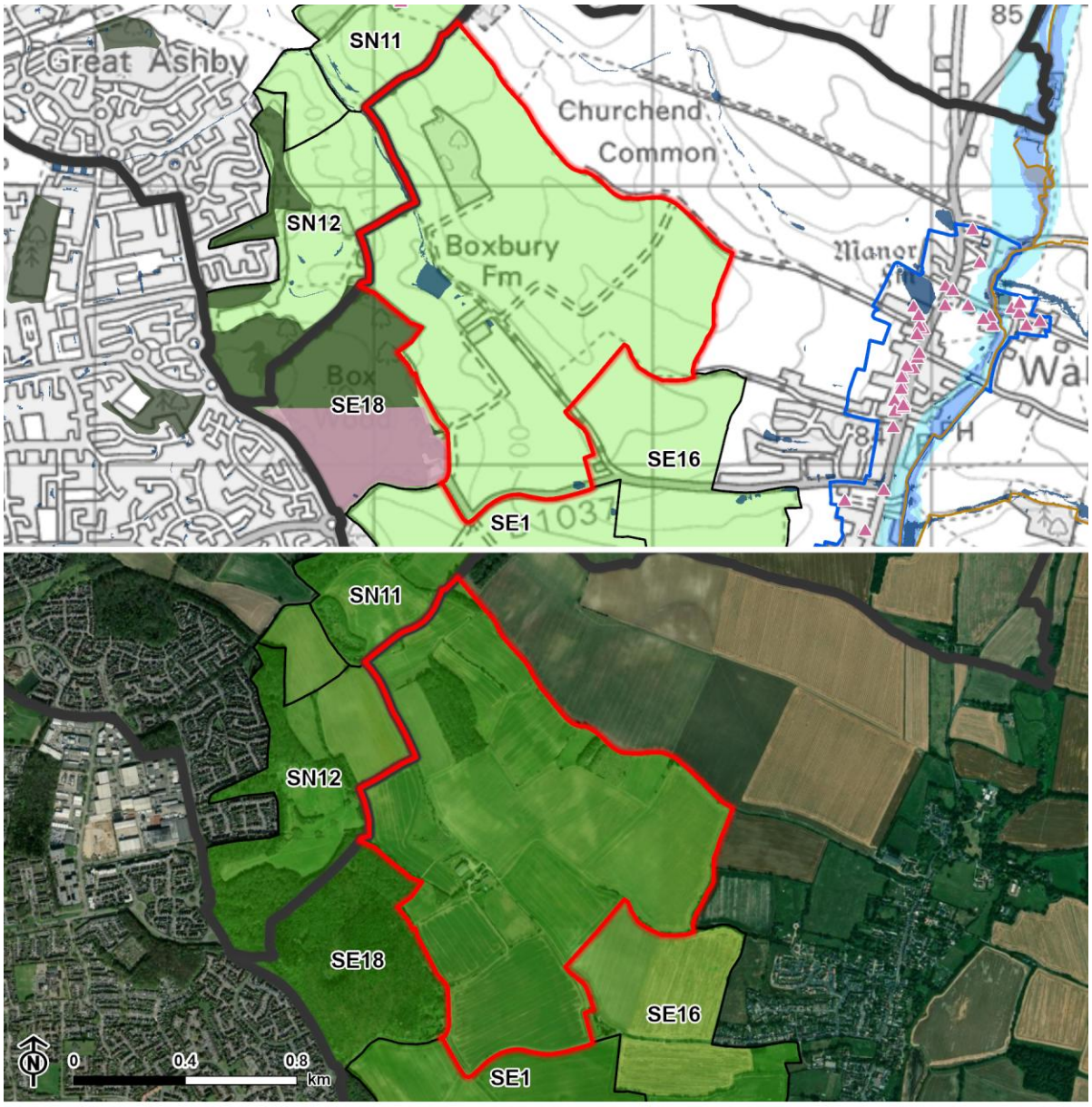
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel SE17



Parcel SE17
Neighbouring parcel
Green Belt
Local authority

NPPF Footnote 7 designations

Listed building
Chalk river
Ancient woodland
Flood zone 3b
Flood zone 3
Flood zone 2
High risk of surface water flooding
Conservation area
Scheduled monument

Contribution of land in Parcel SE17

Parcel SE17 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Weak/No	Equal	No

Parcel SE17 Description

Parcel Location, Land Uses and Boundaries
Land located to the north-east of Stevenage. Parcel size: 124ha. There is a combination of features creating a strong boundary between the settlement and the parcel. Woodland, hedgerows and tree lines combine to form a strong boundary feature. There is some change in landform which creates a sense of separation between the settlement and the parcel. Land in the parcel is undulating, creating a sense of separation from both Stevenage and Walkern. There is a weak perception of urban development outside of the parcel. Landform and boundary features limit perception of Stevenage and Walkern. There is no significant urbanising development or activity in the Green Belt affecting this parcel. The parcel is predominantly free from urbanising activity. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. There are wide and open views across the adjacent countryside.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Stevenage is a town, so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	The parcel lies beyond physical features which are restricting and containing urban development. Therefore its weakening or loss would have an adverse impact on this purpose. Development in the parcel would negate the role of various woodland blocks, forming part of Box Wood, Pryor's Wood and Great

Assessment Considerations	Assessment
	Ashby District Park, which currently give the parcel a strong sense of separation from urbanising influences.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. Distance and woodland tree cover between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The

Assessment Considerations	Assessment
	parcel has predominantly hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The parcel forms part of the wider agricultural landscape of Hertfordshire, but it does not currently form part of the setting of a historic town which would contribute to its heritage significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel SE18



Parcel SE18
Neighbouring parcel
Green Belt
Local authority

NPPF Footnote 7 designations

Ancient woodland
High risk of surface water flooding
Scheduled monument

Contribution of land in Parcel SE18

Parcel SE18 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Weak/No	Equal	No

Parcel SE18 Description

Parcel Location, Land Uses and Boundaries
Land located to the north-east of Stevenage. Parcel size: 33ha. There is a strong boundary feature between the edge of Stevenage and the parcel. Mature woodland tree cover forms a strong separating feature to the south-west. There is some change in landform which creates a sense of separation between the settlement and the parcel. Landform in the parcel slopes down away from the urban edge. There is a weak perception of urban development outside of the parcel. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Natural features limit perception of the wider Countryside. The parcels' mature tree cover limits connection to the surrounding Green Belt.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Stevenage is a town, so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	The parcel lies beyond physical features which are restricting and containing urban development. Therefore its weakening or loss would have an adverse impact on this purpose. Development in the parcel would negate the role of Gresley Way and mature tree cover of Box Wood, which currently gives the parcel a strong sense of separation from urbanising influences.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would create an incongruous pattern of development by breaching strong physical features currently restricting and containing an urban area.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The mature tree cover forms a strong outer boundary which would limit the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The parcel forms part of the wider agricultural landscape of Hertfordshire, but it does not currently form part of the setting of a historic town which would contribute to its heritage significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

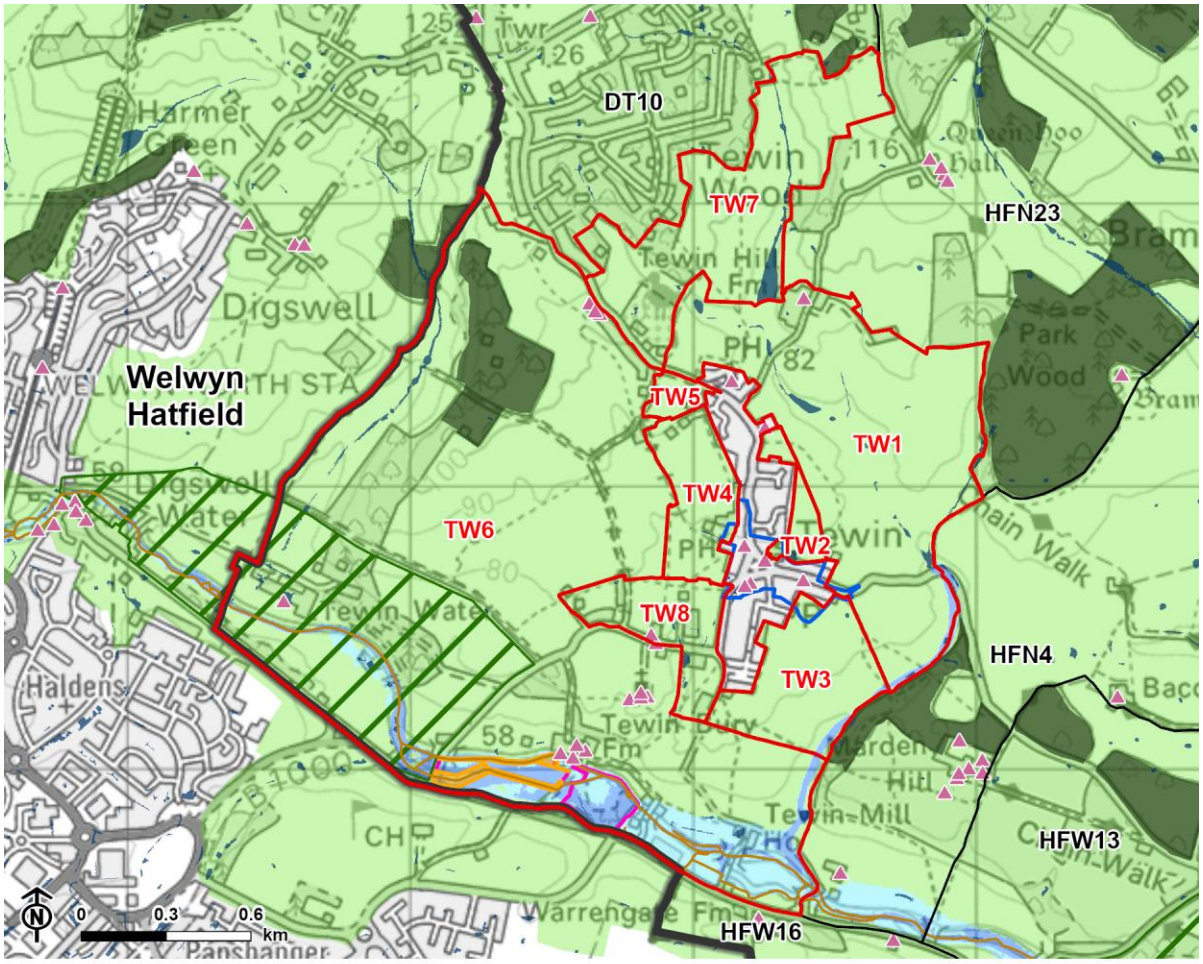
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

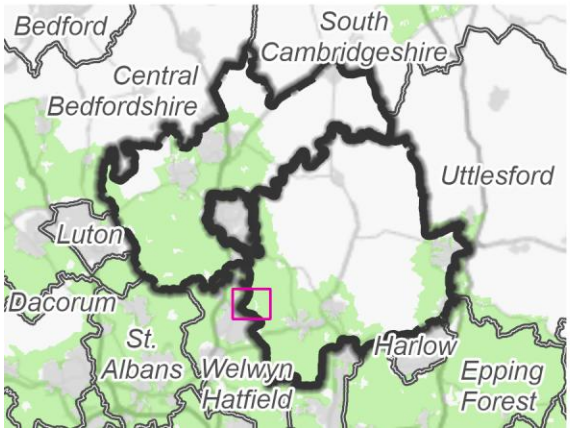
Designations in Tewin



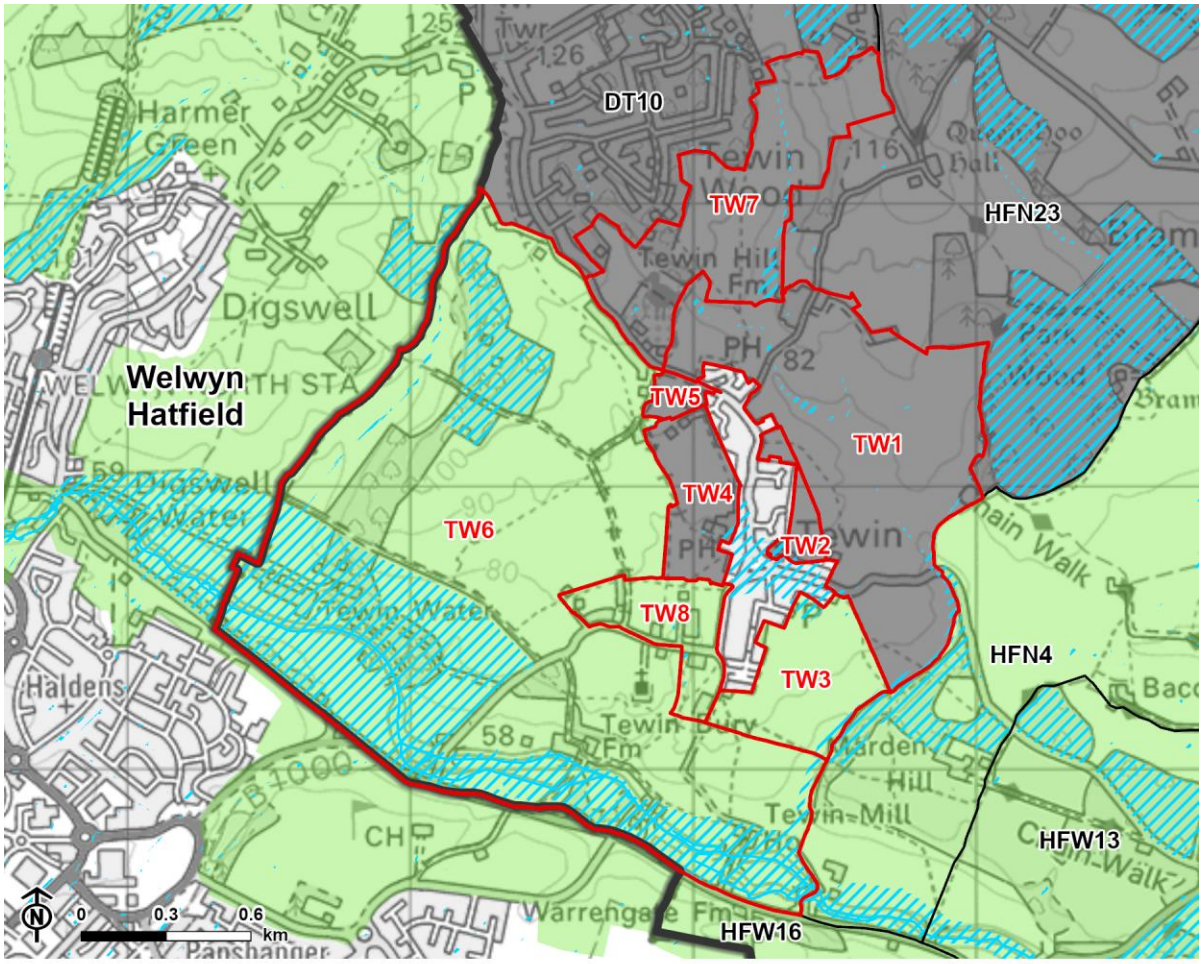
- Tewin parcel
- Neighbouring parcel
- Local authority
- Neighbouring authority
- Green Belt

NPPF Footnote 7 designations

- Listed building
- Chalk river
- Site of Special Scientific Interest
- Ancient woodland
- Lowland fens
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area
- Registered Parks and Gardens



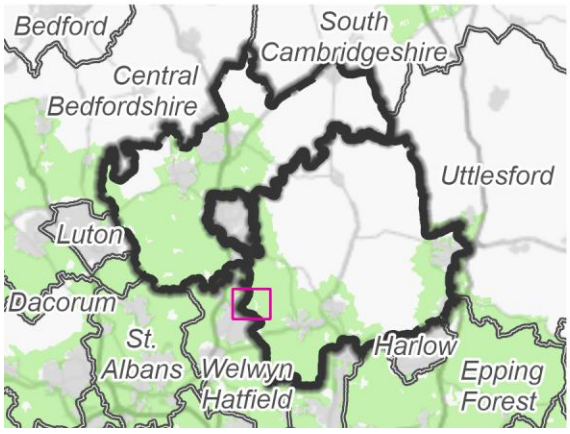
Potential grey belt in Tewin



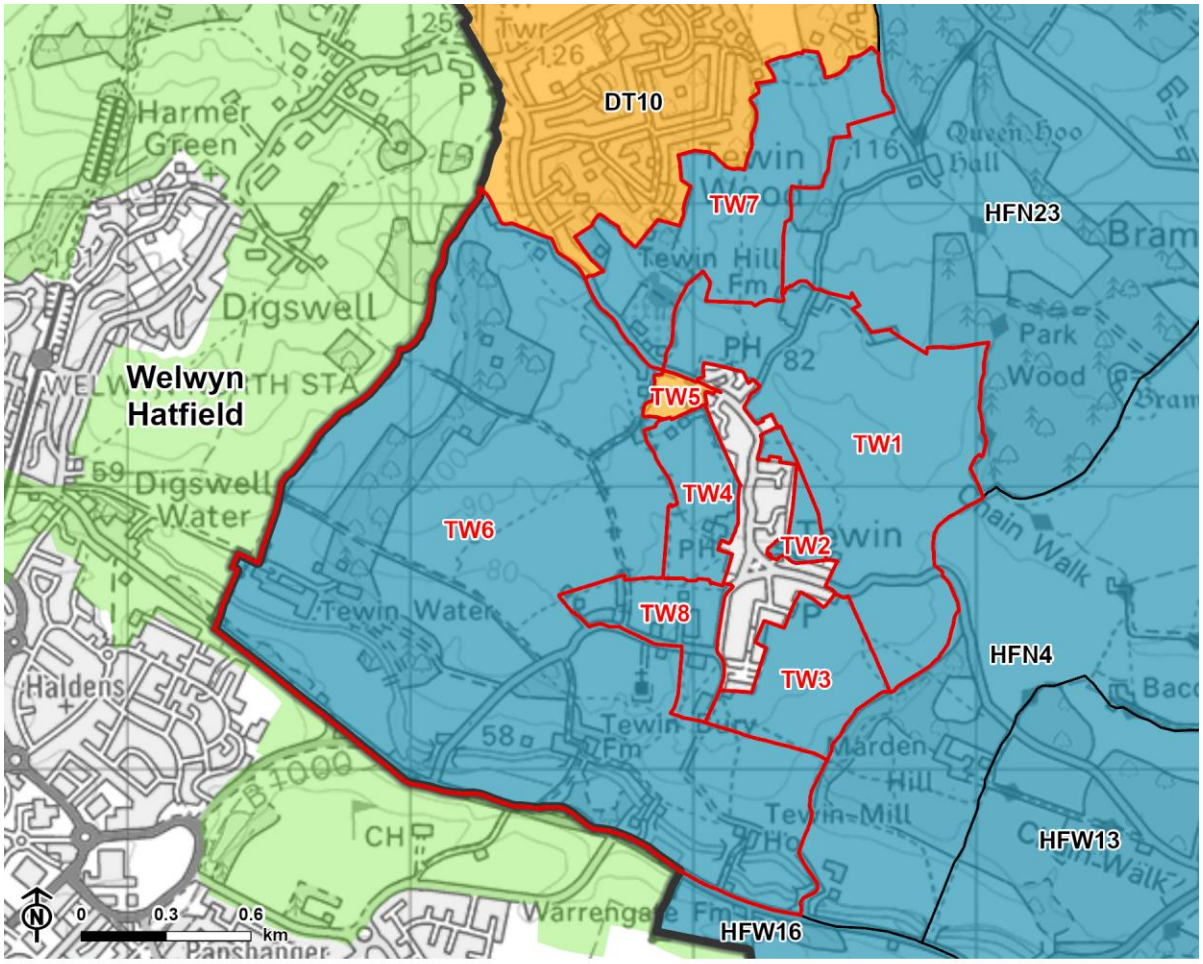
- Tewin parcel
- Neighbouring parcel
- Local authority
- Neighbouring authority
- Green Belt

Potential grey belt

- Potentially suitable for definition as grey belt land in the borough
- Footnote 7 designation



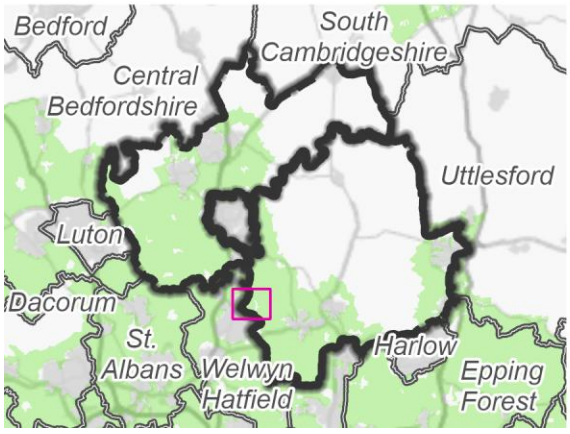
Highest rating in Tewin



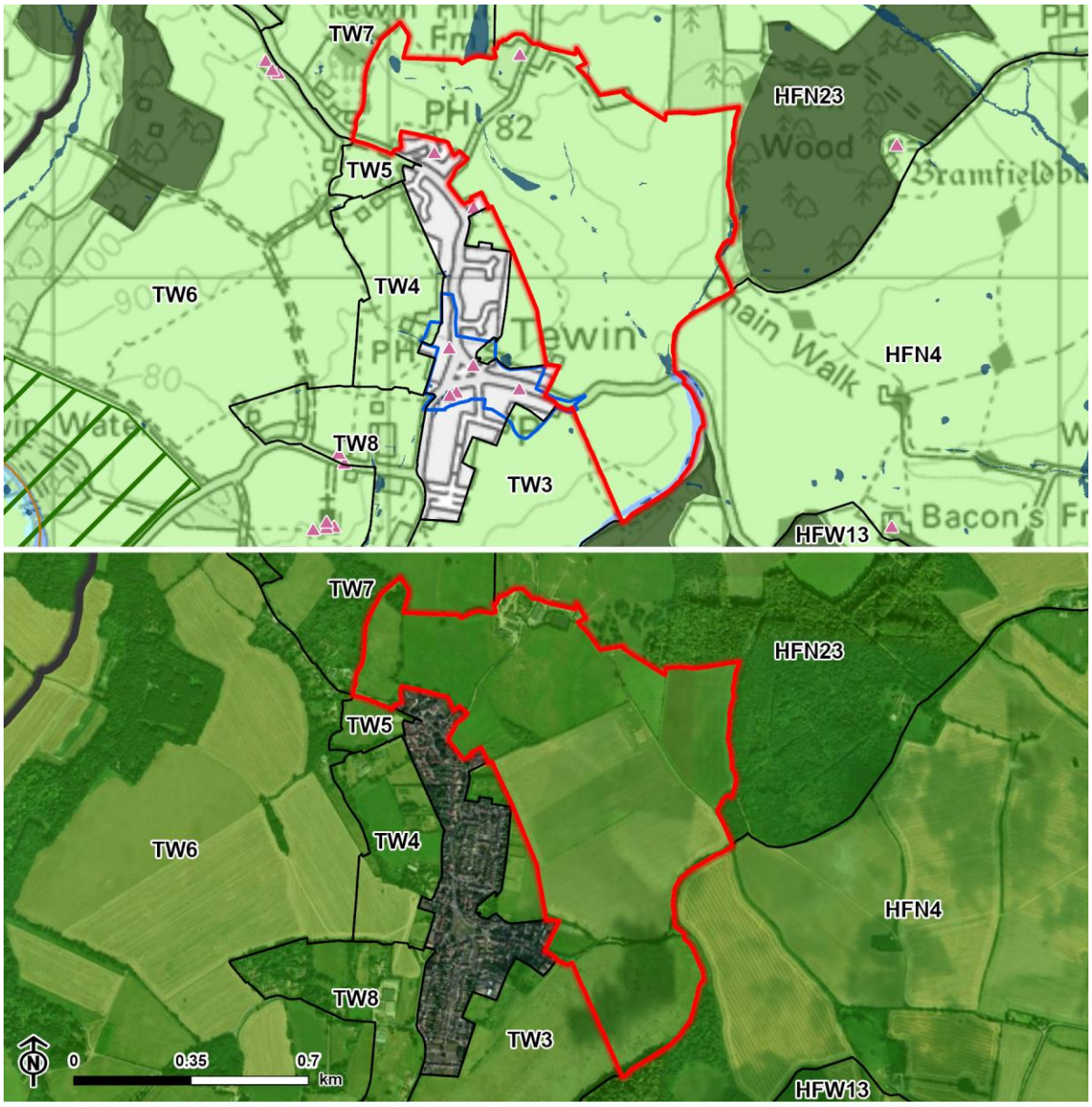
- Tewin parcel
- Neighbouring parcel
- Local authority
- Neighbouring authority
- Green Belt

Highest Contribution to NPPF purposes A, B, C and D

- Strong
- Moderate
- Weak/no



Parcel TW1


TW7
HFN23
TW5
TW6
TW4
HFN4
TW8
TW3
HFW13
0
0.35
0.7
km
Parcel TW1
Neighbouring parcel
Green Belt
Local authority
NPPF Footnote 7 designations
Listed building
High risk of surface water flooding
Chalk river
Conservation area
Ancient woodland
Registered Parks and Gardens
Flood zone 3
Flood zone 2

Contribution of land in Parcel TW1

Parcel TW1 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Weak/No	Weak/No	Strong	Weak/No	Equal	Yes

Parcel TW1 Description

Parcel Location, Land Uses and Boundaries
Land located north-east of Tewin. Parcel size: 78ha. There are no significant boundary features to separate the parcel from the settlement. Garden boundary features do not form a significant boundary feature. There is no significant change in landform to create a sense of separation between the settlement and the parcel. Land in the parcel is gently undulating but does not create a sense of separation. There is some perception of urban development outside of the parcel. There isn't a year-round boundary feature or change in landform to reduce perception. There is no significant urbanising development or activity in the Green Belt affecting this parcel. The parcel is predominantly free from urbanising activity. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. There are mid ranging views to the south-east of the parcel.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Weak/No contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is not adjacent or near enough to a large built-up area to contribute to preventing its sprawl.
What is the extent of urbanising development in the parcel?	N/A
What is the extent of urbanising influence from outside the parcel?	N/A
Are there physical features in reasonable proximity that could restrict and contain development?	N/A

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	N/A

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a robust gap between towns. The parcel lies in the gap between Hertford and Welwyn Garden City.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. There is no significant urbanising development or activity in the Green Belt affecting this parcel.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. There is no significant urbanising development or activity in the Green Belt affecting this parcel.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel. There isn't a year-round boundary feature or change in landform to reduce perception where the parcel and the urban edge meet.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has predominantly hedgerow boundaries, so

Assessment Considerations	Assessment
	development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the wider agricultural landscape of Hertfordshire, but it does not currently form part of the setting of a historic town which would contribute to its heritage significance.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. There is no significant urbanising development or activity in the Green Belt affecting this parcel.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character.

Purpose E – Assisting in urban regeneration:

Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

Parcel TW2



NPPF Footnote 7 designations

- Listed building
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area

Contribution of land in Parcel TW2

Parcel TW2 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Weak/No	Weak/No	Strong	Weak/No	Equal	Yes

Parcel TW2 Description

Parcel Location, Land Uses and Boundaries
Land to the east of Tewin, north-east of Welwyn Garden City. Parcel size: 4ha. There are no significant boundary features to separate the parcel from the settlement. Garden boundary treatments do not form a significant boundary feature. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. There isn't a year-round boundary feature or change in landform to reduce perception. The parcel is contains on two sides, however the development isn't very urban in character. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. The lack of intervening boundary features affords long ranging views across the wider countryside.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Weak/No contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is not adjacent or near enough to a large built-up area to contribute to preventing its sprawl. All land in this area is considered to have a very strong sense of separation from any large built up area. This may be as a result of the presence of strong boundary features, distance from any inset settlement, lack of urbanising visual influences or a combination of these elements.
What is the extent of urbanising development in the parcel?	N/A
What is the extent of urbanising influence from outside the parcel?	N/A

Parcel TW2

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	N/A
Would development form an incongruous pattern in relation to the large built-up area?	N/A

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a robust gap between towns. The parcel makes up part of an approximately 5km gap between Hertford and Welwyn Garden City.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. There is no significant urbanising development or activity in the Green Belt affecting this parcel.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. There is no significant urbanising development or activity in the Green Belt affecting this parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. There isn't a year-round boundary feature or change in landform to reduce perception. The parcel is contained on two

Assessment Considerations	Assessment
	sides, however the development isn't very urban in character.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only has weak boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the wider agricultural landscape of Hertfordshire, but it does not currently form part of the setting of a historic town which would contribute to its heritage significance.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. There is no significant urbanising development or activity in the Green Belt affecting this parcel.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character.

Purpose E – Assisting in urban regeneration:

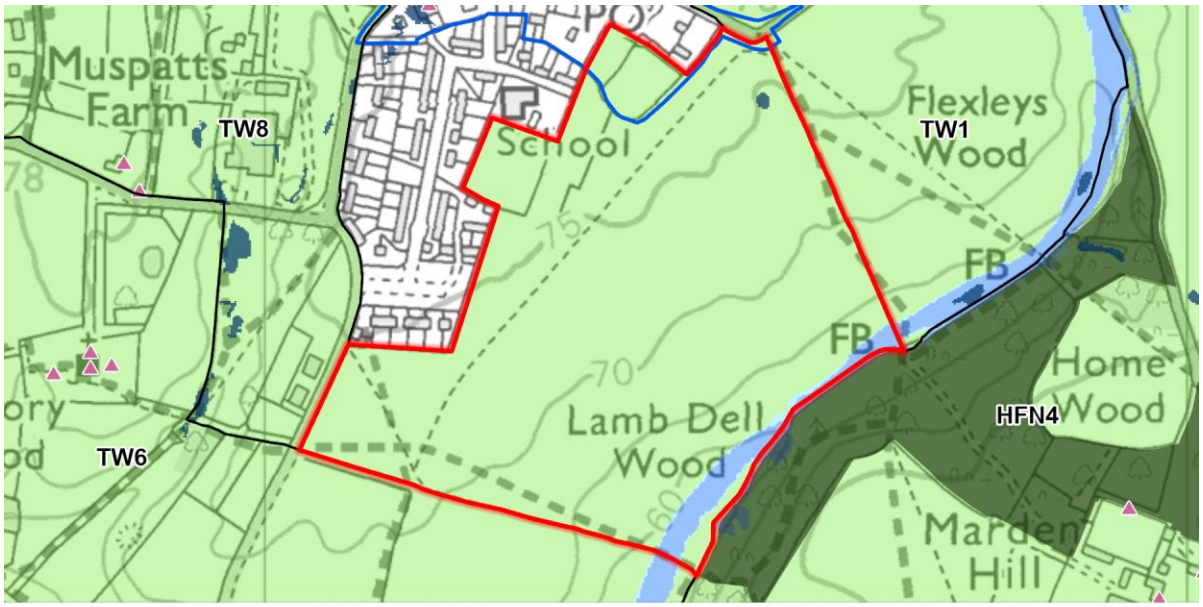
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

Parcel TW3





Parcel TW3 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Ancient woodland
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area

Contribution of land in Parcel TW3

Parcel TW3 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Moderate	Equal	No

Parcel TW3 Description

Parcel Location, Land Uses and Boundaries
Land located south-east of Tewin. Parcel size: 21ha. There are no significant boundary features to separate the parcel from the settlement. Garden boundary treatments do not form a significant boundary feature. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. There isn't a year round boundary feature or change in landform to reduce perception. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Playing fields associated with Tewin Cowper Primary School and allotments do not have a significant urbanising influence. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. Although woodland borders the east of the parcel, there are long ranging views of the wider countryside to the north and south.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is close to a small urban area but also near enough to a large built-up area to contribute to preventing its sprawl. Welwyn Garden City is a town and so is defined as a large built-up area. Tewin has a strong enough relationship with Welwyn Garden City for development around it to be associated with the large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.

Parcel TW3

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has only hedgerow boundaries, so development within it would in turn increase the urbanising impact of development on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The lack of features to restrict and contain development mean that, although the parcel is subject to some urbanising influence, development here would have an incongruous impact.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a robust gap between towns. The parcel makes up part of an approximately 5km gap between Hertford and Welwyn Garden City.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.

Parcel TW3

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has predominantly hedgerow boundaries to the north and south, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Welwyn Garden City.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes some contribution to the town's special character. A key element of Welwyn Garden City's historic setting is the agricultural belt which surrounds the settlement and was an intentional part of the 1920 masterplan, conforming to the values and ideals of the Garden City. This parcel is located within the area planned to form part of the agricultural belt of the garden city as seen in the 1920 masterplan and therefore forms part of the setting of the historic town that contributes to the special character of the town.

Purpose E – Assisting in urban regeneration:

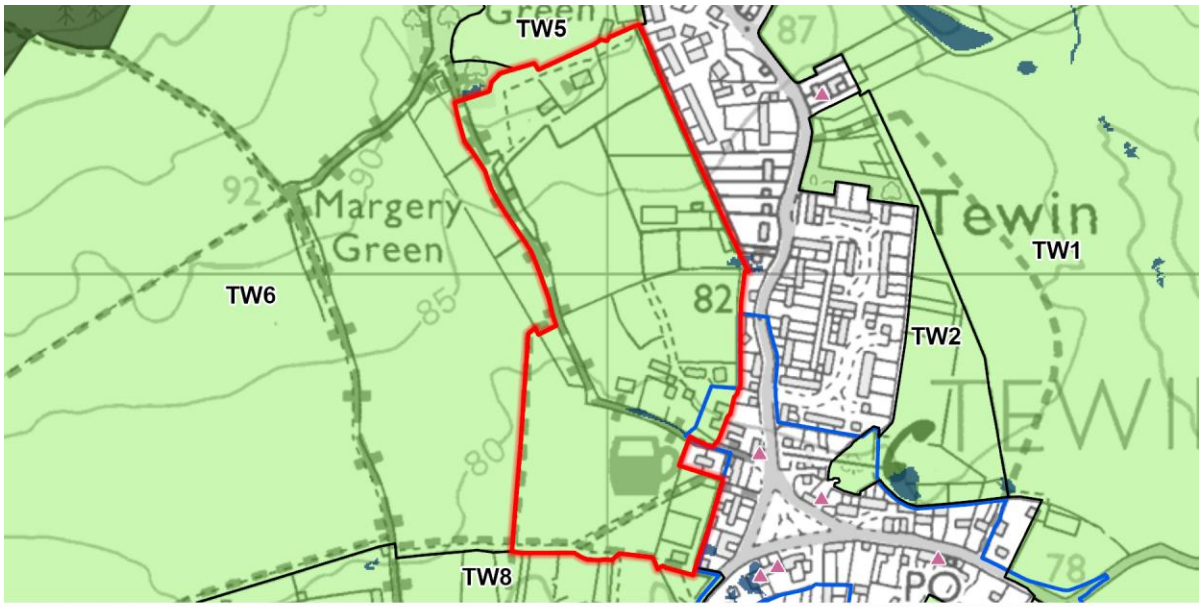
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel TW4





Parcel TW4 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Ancient woodland
- High risk of surface water flooding
- Conservation area

Contribution of land in Parcel TW4

Parcel TW4 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Weak/No	Weak/No	Strong	Moderate	Equal	Yes

Parcel TW4 Description

Parcel Location, Land Uses and Boundaries
Land located to the west of Tewin, north-east of Welwyn Garden City. Parcel size: 14ha. There are no significant boundary features to separate the parcel from the settlement. Residential garden boundaries form a weak separation between the parcel and Tewin. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. There isn't a year-round boundary feature or change in landform to reduce perception. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Weak/No contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is not adjacent or near enough to a large built-up area to contribute to preventing its sprawl.
What is the extent of urbanising development in the parcel?	N/A
What is the extent of urbanising influence from outside the parcel?	N/A
Are there physical features in reasonable proximity that could restrict and contain development?	N/A
Would development form an incongruous pattern in relation to the large built-up area?	N/A

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a robust gap between towns. The parcel lies in a robust gap between Stevenage and Welwyn Garden City.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has predominantly hedgerow boundaries with some areas completely open, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Welwyn Garden City.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes some contribution to the town's special character. A key element of Welwyn Garden City's historic setting is the agricultural belt which surrounds the settlement and was an intentional part of the 1920 masterplan, conforming to the values and ideals of the Garden City first set out in 1898 by Howard. This parcel is located within the area planned to form part of the agricultural belt of the garden city as seen in the 1920 masterplan and therefore forms part of the setting of the historic town.

Purpose E – Assisting in urban regeneration:

Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

Parcel TW5



NPPF Footnote 7 designations

▲ Listed building

Contribution of land in Parcel TW5

Parcel TW5 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Weak/No	Weak/No	Moderate	Weak/No	Equal	Yes

Parcel TW5 Description

Parcel Location, Land Uses and Boundaries
Land located north of Welwyn Garden City and west of the satellite settlement of Tewin. Parcel size: 3ha. There are no significant boundary features to separate the parcel from the settlement. Garden boundary features do not form a significant boundary feature. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. There isn't a strong year-round boundary feature or significant landform change to reduce perception. There is some urbanising activity in the parcel but land use also associates the area with the wider countryside. Sports pitches and some buildings urban in character have some urbanising influence. Natural features limit perception of the wider countryside. Mature trees on the outer parcel boundaries and beyond limit perception.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Weak/No contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is not adjacent or near enough to a large built-up area to contribute to preventing its sprawl. All land in this area is considered to have a very strong sense of separation from any large built up area. This may be as a result of the presence of strong boundary features, distance from any inset settlement, lack of urbanising visual influences or a combination of these elements.
What is the extent of urbanising development in the parcel?	N/A
What is the extent of urbanising influence from outside the parcel?	N/A

Parcel TW5

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	N/A
Would development form an incongruous pattern in relation to the large built-up area?	N/A

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a robust gap between towns. The parcel lies in a robust gap between Stevenage and Welwyn Garden City.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel has uses associated with the urban area which limit the extent to which it is perceived as being part of the countryside.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.

Assessment Considerations	Assessment
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the wider agricultural landscape of Hertfordshire, but it does not currently form part of the setting of a historic town which would contribute to its heritage significance.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character.

Purpose E – Assisting in urban regeneration:

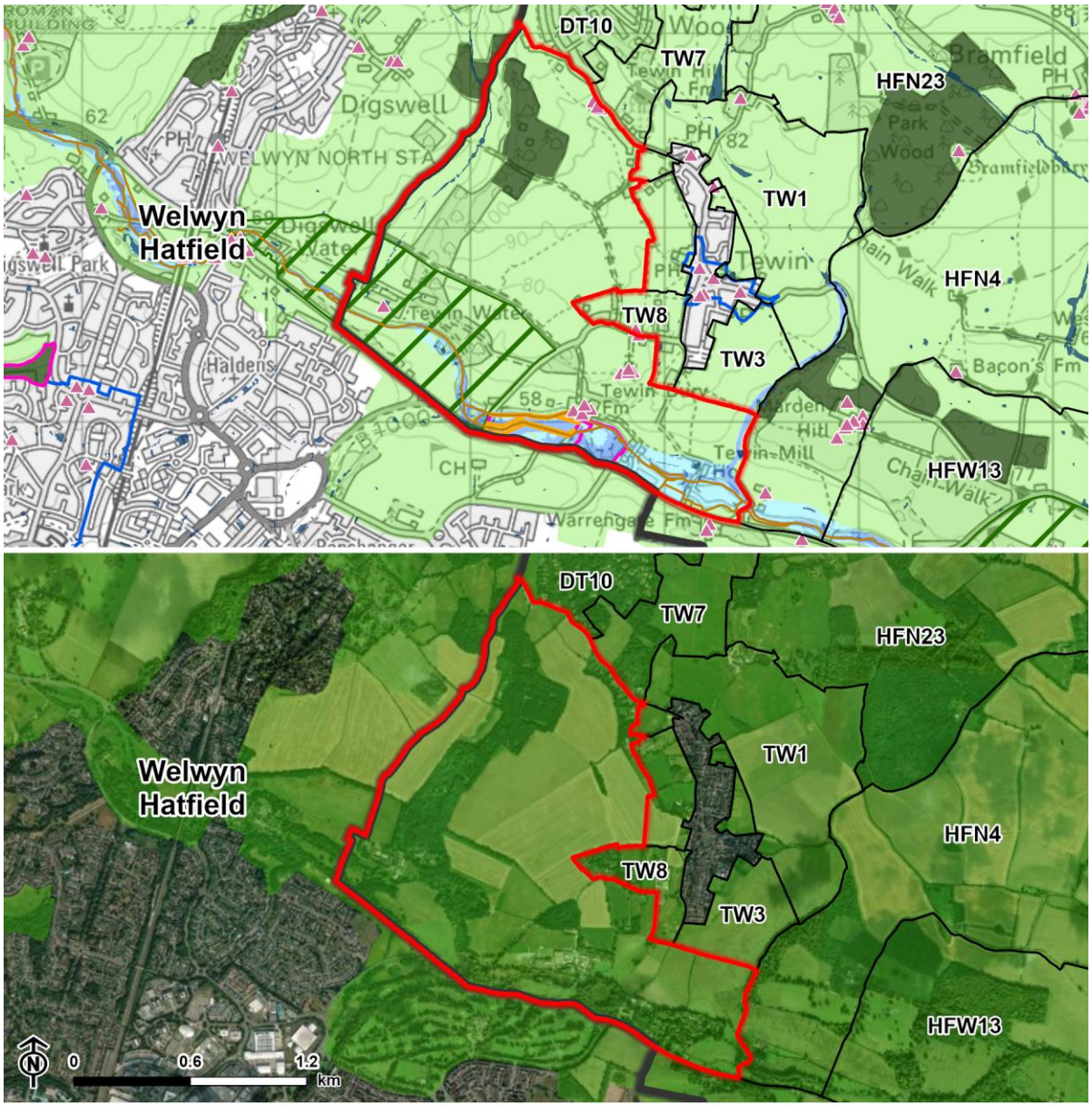
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

Parcel TW6



Parcel TW6
Neighbouring parcel
Green Belt
Local authority

NPPF Footnote 7 designations

Listed building
Lowland fens
Conservation area
Chalk river
Flood zone 3
Scheduled monument
Site of Special Scientific Interest
Flood zone 2
Registered Parks and Gardens
Ancient woodland
High risk of surface water flooding

Contribution of land in Parcel TW6

Parcel TW6 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Moderate	Strong	Moderate	Equal	No

Parcel TW6 Description

Parcel Location, Land Uses and Boundaries
Land located north of Welwyn Garden City and west of Tewin. Parcel size: 255ha. There is a consistent strong boundary feature between the settlement and the parcel. Hertford Road and associated vegetation form a strong and consistent boundary feature. There is some change in landform which creates a sense of separation between the settlement and the parcel. Land in the parcel slopes up and away from Welwyn Garden City. There is some perception of urban development outside of the parcel. Despite intervening vegetation, landform allows for views of Welwyn Garden City. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Development in the parcel is not urban in character. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. Landform allows for perception of the wider countryside.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Welwyn Garden City is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Welwyn Garden City for development here to be associated with it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	The parcel lies beyond physical features which are restricting and containing urban development. Therefore its weakening or loss would have an adverse impact on this purpose. Development in the parcel would negate the role of Hertford Road with its

Assessment Considerations	Assessment
	associated tree cover, which currently gives the parcel a strong sense of separation from urbanising influences.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. Boundary features between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a robust gap between towns. The parcel lies in the gap between Stevenage and Welwyn Garden City.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. Woodland tree cover and significant landform change, form strong separating features, both in the parcel and the remainder of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. The development of land in this parcel would be likely to increase urbanising influence on adjacent land in the gap but impact would not be significant given the strength of separation in the remainder of the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.

Parcel TW6

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has predominantly hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Welwyn Garden City.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes some contribution to the town's special character. While the parcel does contain a large open space on the edge of the town, it was not intended to form part of the agricultural belt of the garden city due to the land's function as parkland associated with the manor of Tewin, which predates the established of the garden city. However the parcel contributes to the town's special character as the open, undeveloped character of the park, while not agricultural in function, remains in line with Howard's vision for the garden city as it contributes to ensuring the settlement has a close relationship with the surrounding countryside and is separated from other settlements.

Purpose E – Assisting in urban regeneration:

Equal contribution

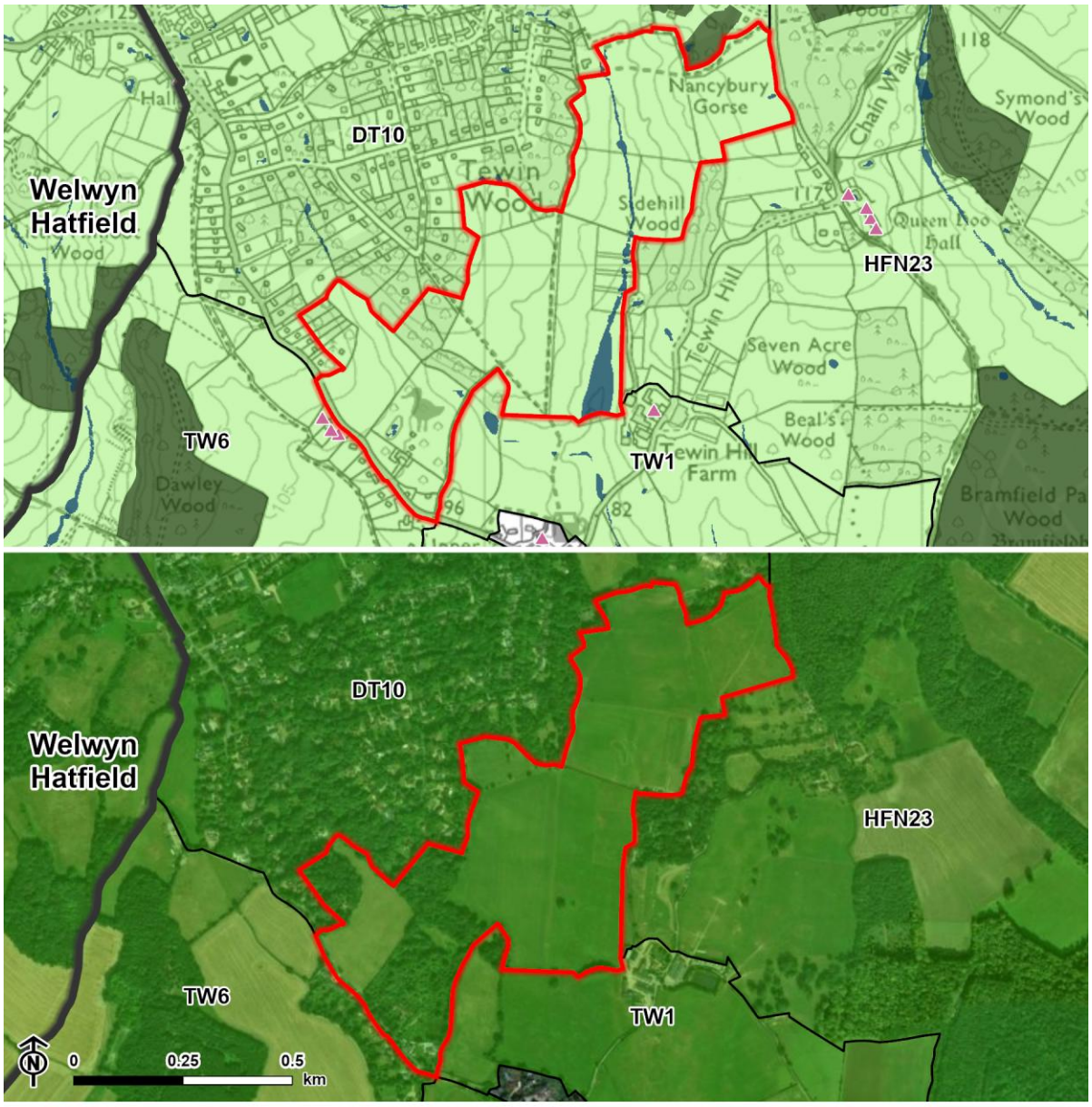
All Green Belt land plays an equal role in relation to this purpose.

Parcel TW6

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel TW7


DT10
Welwyn
Hatfield
Wood
Nancybury
Gorse
Tewin
Wood
Sidehill
Wood
Chain Walk
Symond's
Wood
Queen Hoo
Hall
HFN23
Tewin Hill
Seven Acre
Wood
Beal's
Wood
Tewin Hill
Farm
TW6
TW1
Dawley
Wood
Bramfield Pa
Wood
DT10
Welwyn
Hatfield
HFN23
TW6
TW1
0
0.25
0.5
km
Parcel TW7
Neighbouring parcel
Green Belt
Local authority
NPPF Footnote 7 designations
Listed building
Ancient woodland
High risk of surface water flooding

Contribution of land in Parcel TW7

Parcel TW7 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Weak/No	Moderate	Strong	Weak/No	Equal	Yes

Parcel TW7 Description

Parcel Location, Land Uses and Boundaries
Land located north of Welwyn Garden City and Tewin. Parcel size: 45ha. There is a combination of features creating a strong boundary between the settlement and the parcel. Woodland, hedgerows and mature tree lines create a strong boundary feature from both Tewin and Green's Bull. There is no significant change in landform to create a sense of separation between the settlement and the parcel. Land in the parcel is undulating but is not considered significant enough to create a sense of separation. There is a weak perception of urban development outside of the parcel. Boundary features limit perception from Green's Bull and distance and boundary features limit perception from Tewin. There is no significant urbanising development or activity in the Green Belt affecting this parcel. The parcel is predominantly free from urbanising activity. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. There are long ranging views of the wider countryside, particularly to the south.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Weak/No contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is not adjacent or near enough to a large built-up area to contribute to preventing its sprawl.
What is the extent of urbanising development in the parcel?	N/A
What is the extent of urbanising influence from outside the parcel?	N/A
Are there physical features in reasonable proximity that could restrict and contain development?	N/A

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	N/A

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a robust gap between towns. The parcel lies in a robust gap between Stevenage and Welwyn Garden City.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. The development of land in this parcel would be likely to increase urbanising influence on adjacent land in the gap but impact would not be significant given the strength of separation in the remainder of the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has hedgerow boundaries to thte south, so development within the parcel would in turn increase

Assessment Considerations	Assessment
	the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The parcel forms part of the wider agricultural landscape of Hertfordshire, but it does not currently form part of the setting of a historic town which would contribute to its heritage significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

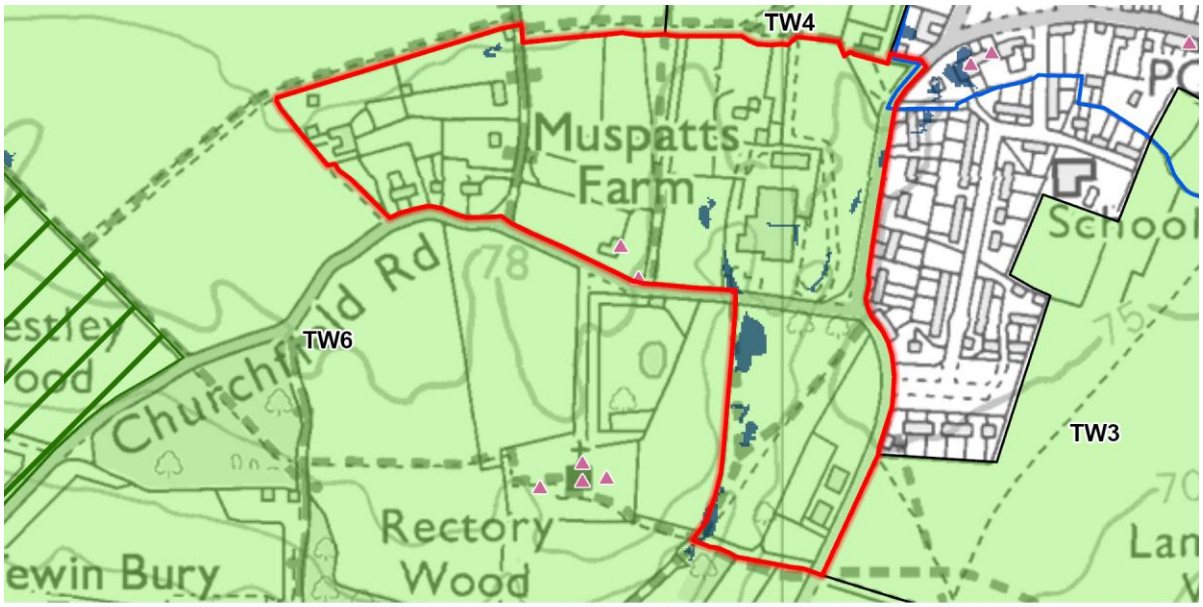
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

Parcel TW8





Parcel TW8 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Conservation area
- High risk of surface water flooding
- Registered Parks and Gardens

Contribution of land in Parcel TW8

Parcel TW8 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Moderate	Equal	No

Parcel TW8 Description

Parcel Location, Land Uses and Boundaries
Land located north-east of Welwyn Garden City and south-east of Tewin. Parcel size: 14ha. There are no significant boundary features to separate the parcel from the settlement. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Development in the parcel is not urban in character. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is close to a small urban area but also near enough to a large built-up area to contribute to preventing its sprawl. Welwyn Garden City is a town, so is defined as a large built-up area. Tewin has a strong enough relationship with Welwyn Garden City to be associated with the large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Development in the parcel is not urban in character.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. Tewin has some influence in the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has only hedgerow boundaries to the north and south, so development within it would in turn increase the urbanising impact of development on adjacent open land.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. Development within the parcel would reduce the separation between the satellite settlement Tewin and the Welwyn Garden City to the south and south-west.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a robust gap between towns. The parcel lies in a robust gap between Stevenage and Welwyn Garden City.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Development in the parcel is not urban in character.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Development in the parcel is not urban in character.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. Tewin has some influence in the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerow boundaries to the north and south, so development within the parcel would in turn

Assessment Considerations	Assessment
	increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. A key element of Welwyn Garden City's historic setting is the agricultural belt which surrounds the settlement and was an intentional part of the 1920 masterplan, conforming to the values and ideals of the Garden City. This parcel is located within the area planned to form part of the agricultural belt of the garden city as seen in the 1920 masterplan and therefore forms part of the setting of the historic town that contributes to the special character of the town.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Development in the parcel is not urban in character.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes some contribution to the town's special character.

Purpose E – Assisting in urban regeneration:

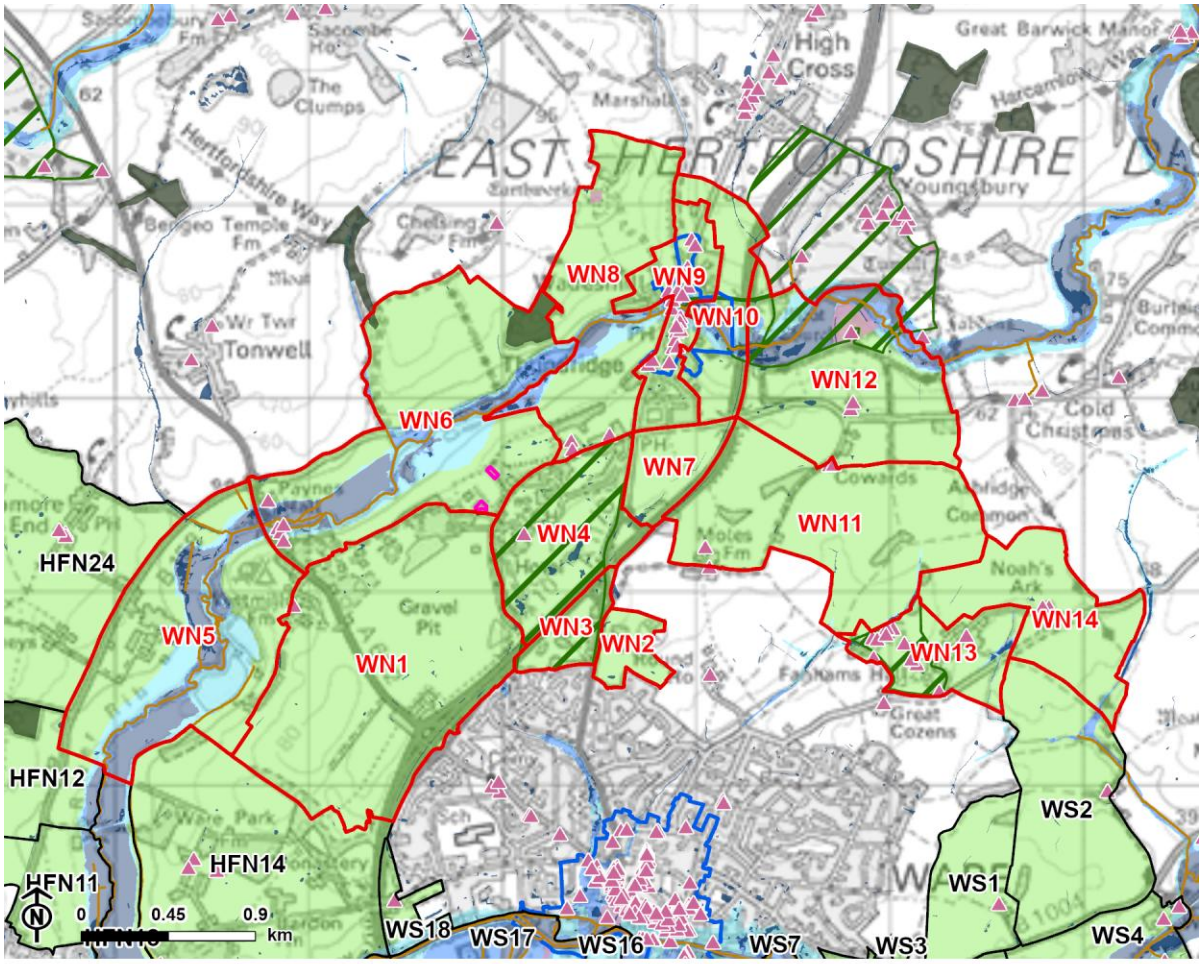
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

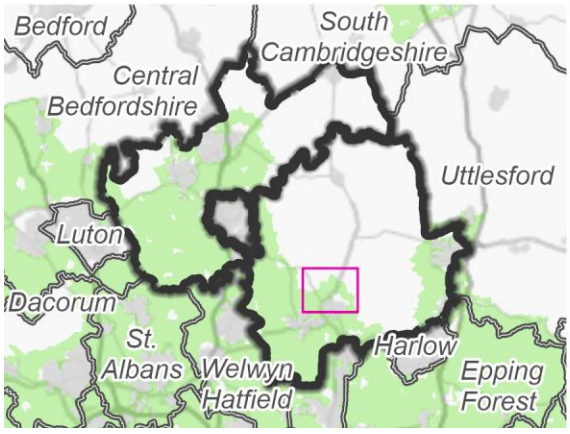
Designations in Ware North



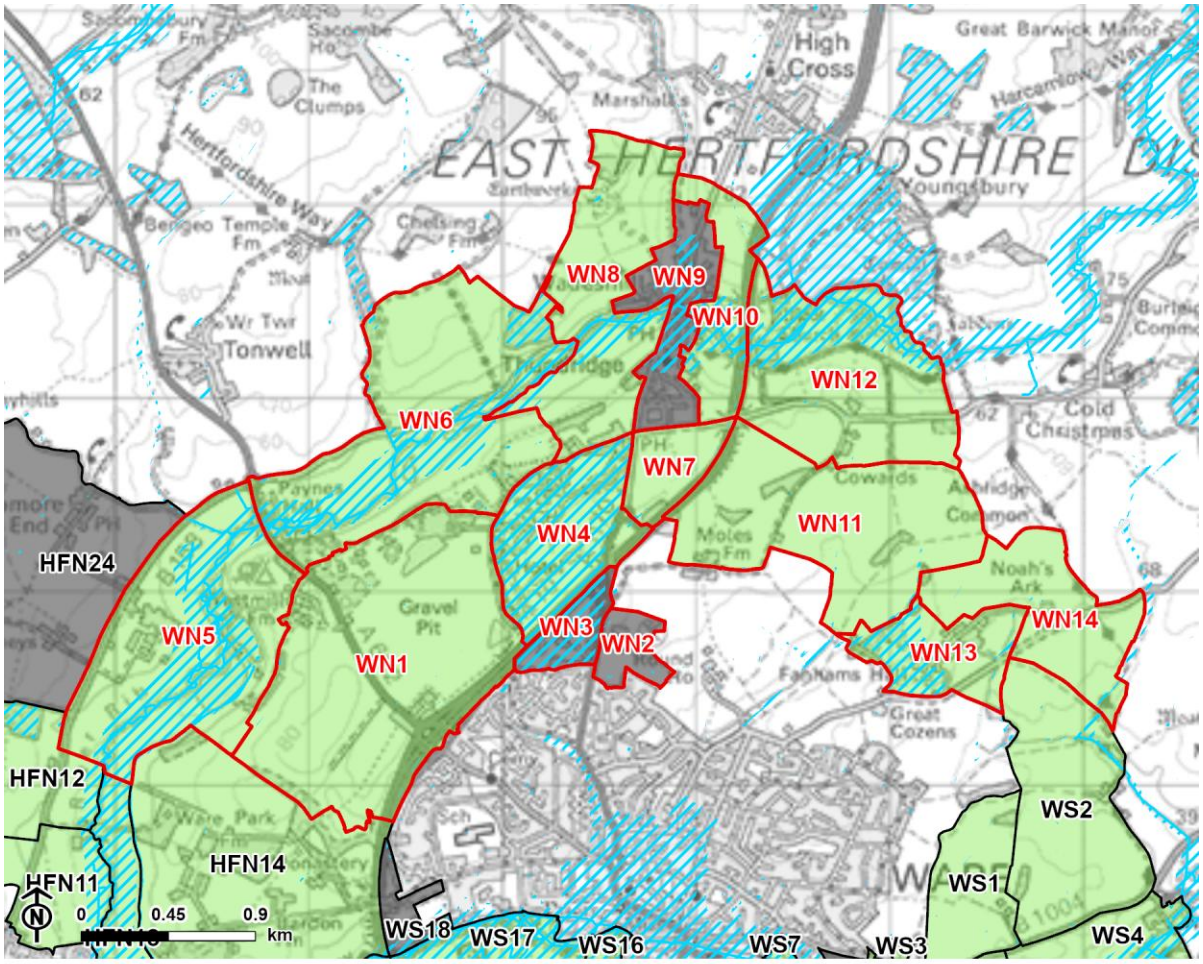
- Ware North parcel
- Neighbouring parcel
- Local authority
- Neighbouring authority
- Green Belt

NPPF Footnote 7 designations

- Listed building
- Chalk river
- Site of Special Scientific Interest
- Ancient woodland
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area
- Scheduled monument
- Registered Parks and Gardens



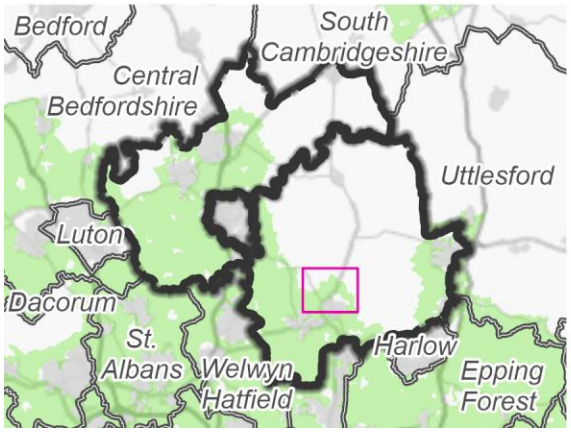
Potential grey belt in Ware North



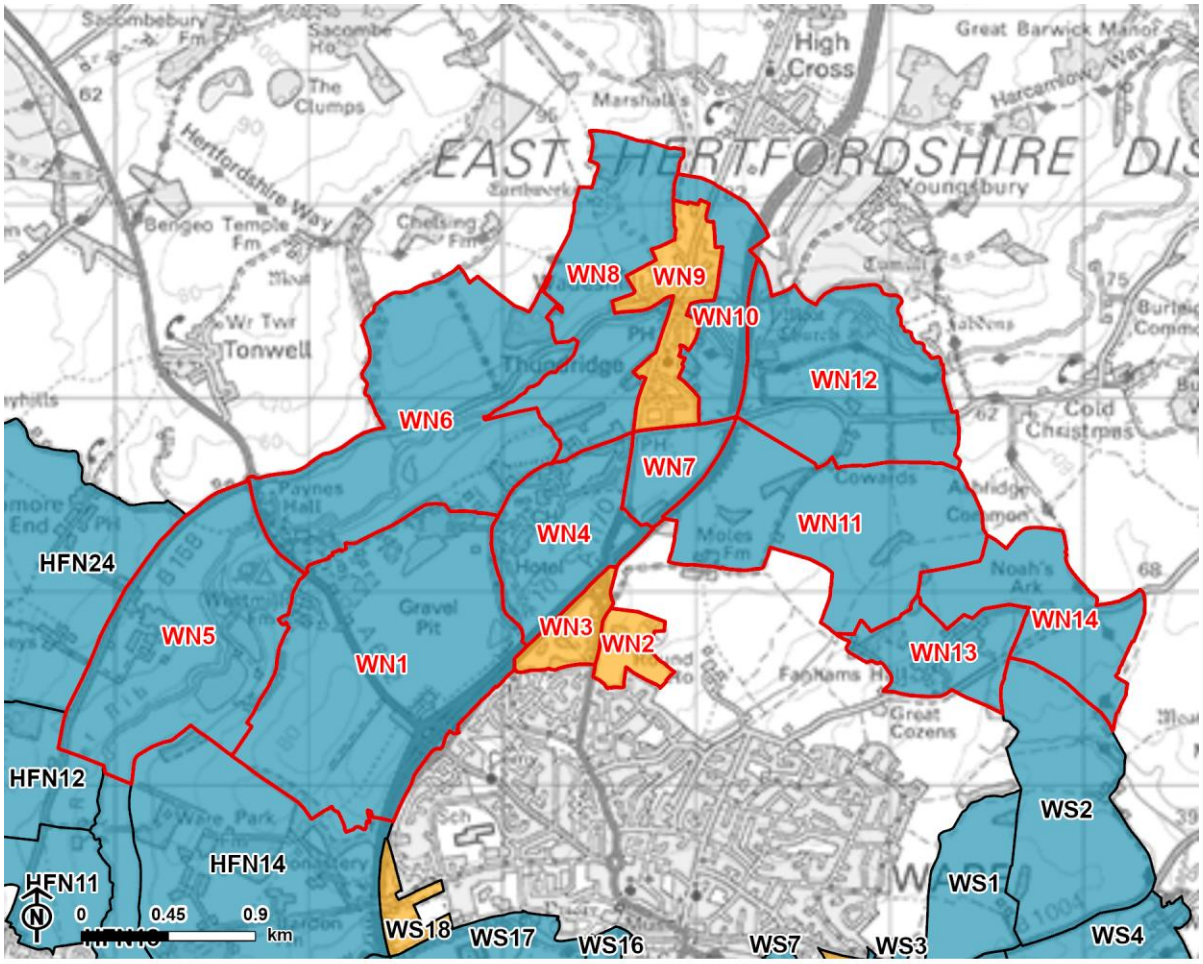
- Ware North parcel
- Neighbouring parcel
- Local authority
- Neighbouring authority
- Green Belt

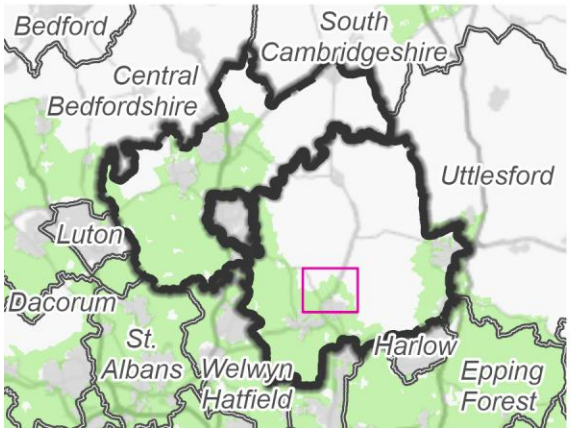
Potential grey belt

- Potentially suitable for definition as grey belt land in the borough
- Footnote 7 designation

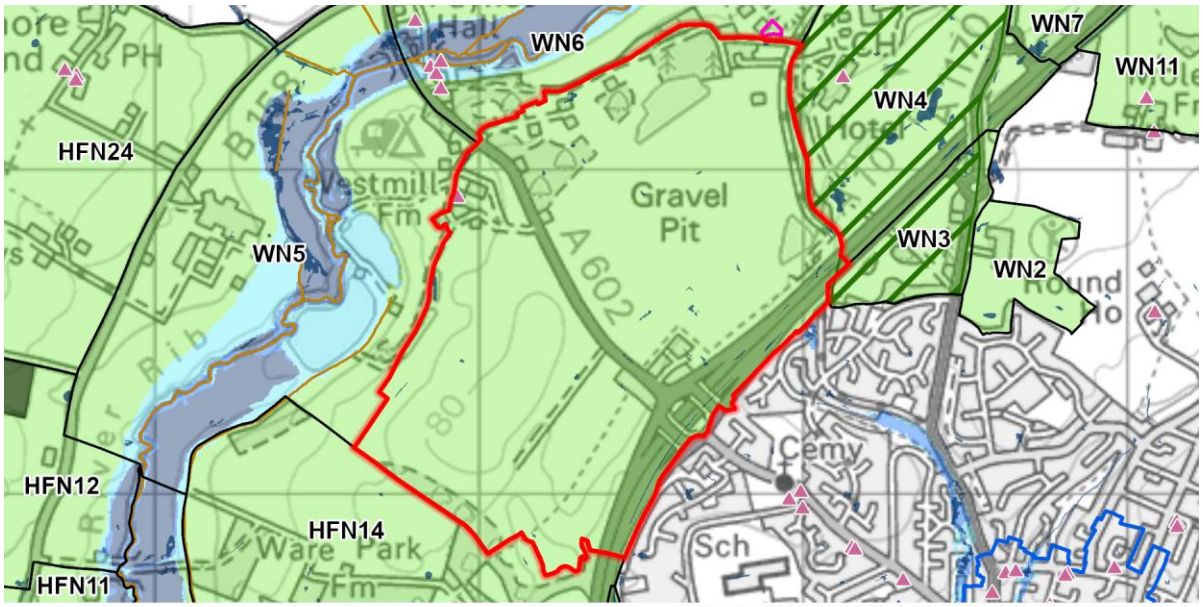


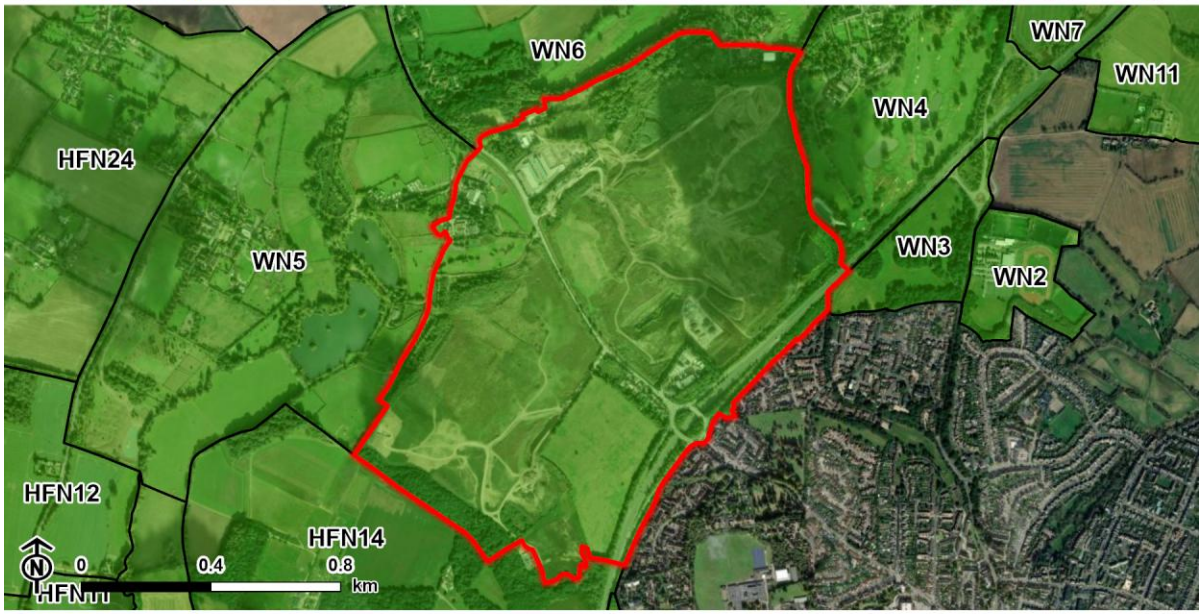
Highest rating in Ware North





Parcel WN1





Parcel WN1 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Chalk river
- Site of Special Scientific Interest
- Ancient woodland
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area
- Registered Parks and Gardens

Contribution of land in Parcel WN1

Parcel WN1 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Weak/No	Equal	No

Parcel WN1 Description

Parcel Location, Land Uses and Boundaries
Land located north-west of Ware. Parcel size: 153ha. There is a consistent strong boundary feature between the settlement and the parcel. The A10 and associated woodland combine to form a strong boundary feature. There is some change in landform which creates a sense of separation between the settlement and the parcel. Land in the parcel rises away from the settlement edge. There is a weak perception of urban development outside of the parcel. There is some urbanising activity in the parcel but land use also associates the area with the wider countryside. Urbanising influences in the parcel are predominantly appropriate Green Belt uses, including agriculture and mineral extraction. However, there is some residential and amenity development. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. The elevated landform affords long reaching views of the wider countryside to the north, east and west.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Ware is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	The parcel lies beyond physical features which are restricting and containing urban development. Therefore its weakening or loss would have an adverse impact on this purpose. Development in the parcel would negate the role of the A10 and associated woodland which currently give the parcel a strong sense of separation from urbanising influences.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would create an incongruous pattern of development by breaching strong physical features currently restricting and containing an urban area. The A10 and associated woodland between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The

Assessment Considerations	Assessment
	parcel is elevated, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Hertford and Ware.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel forms part of the wider agricultural landscape which surrounds Hertford and Ware, but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel WN2



NPPF Footnote 7 designations

- Listed building
- High risk of surface water flooding
- Registered Parks and Gardens

Contribution of land in Parcel WN2

Parcel WN2 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Weak/No	Moderate	Weak/No	Equal	Yes

Parcel WN2 Description

Parcel Location, Land Uses and Boundaries
Land located to the north of Ware. Parcel size: 11ha. There is a consistent strong boundary feature between the settlement and the parcel. Mature woodland tree cover forms a strong boundary feature in the south of the parcel. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. Woodland reduces perception of the urban area. Existing development in the Green Belt has some urbanising influence. Wodson Park Leisure Centre and associated car park and sports / athletics pitches has some urbanising influence. Natural features limit perception of the wider countryside. Tree belts define the outer parcel boundary and limit perception.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Ware is a town, so is defined as a Large built-up area.
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel. The parcel contains Wodson Park Leisure Centre with its associated sports pitches and car parking area.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel. Strong wooded boundaries limit the influence from Ware to the south.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The parcel is already developed to the extent that further development would not significantly increase urbanising influence on adjacent open land.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. The parcel is subject to significant urbanising influence.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel has uses associated with the urban area which limit the extent to which it is perceived as being part of the countryside.
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel. The parcel contains Wodson Park Leisure Centre with its associated sports pitches and car parking area.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel. Strong wooded boundaries limit the influence from Ware to the south.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Ware.
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel. The parcel contains Wodson Park Leisure Centre with its associated sports pitches and car parking area.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. Due to the modern development within the parcel it does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

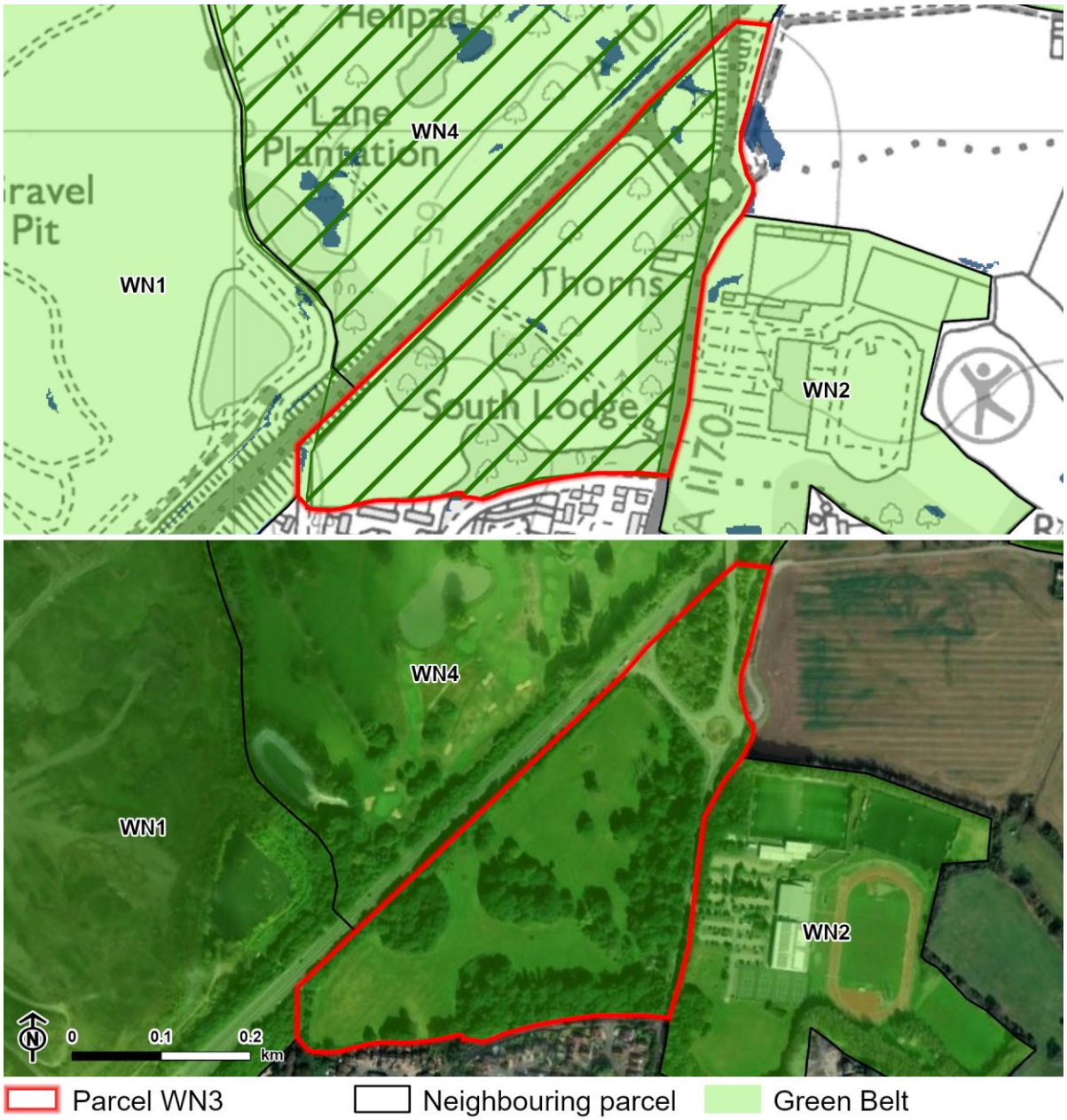
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

Parcel WN3


WN4
WN1
WN2
WN4
WN1
WN2
0
0.1
0.2
km
Parcel WN3
Neighbouring parcel
Green Belt
NPPF Footnote 7 designations
Flood zone 3
Flood zone 2
High risk of surface water flooding
Registered Parks and Gardens

Contribution of land in Parcel WN3

Parcel WN3 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Weak/No	Weak/No	Weak/No	Equal	Yes

Parcel WN3 Description

Parcel Location, Land Uses and Boundaries
Land to the north-west of Ware. Parcel size: 13ha. There is a moderate boundary feature between the settlement and the parcel. Mature trees form a well-defined boundary feature. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Natural features limit perception of the wider countryside. Vegetation associated with the A10 limits perception.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Ware is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. There is no significant urbanising development or activity in the Green Belt affecting this parcel. The parcel is predominantly free from urbanising activity.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. There is some perception of urban development outside of the parcel. There isn't a strong year-round boundary feature or change in landform to reduce perception.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The A10 and associated woodland forms a strong outer boundary which would limit the urbanising impact of development on adjacent open land.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. The parcel is subject to some urbanising influence and has features that would restrict and contain development, preventing any incongruous impact on the wider countryside.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location. The parcel lies to the side of the gap between Ware and Hertford and development within it would not significantly affect land in the gap.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Weak/No contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel, although it retains rural land uses, is entirely contained by urban edges, limiting the extent to which it can be considered part of the countryside.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. There is no significant urbanising development or activity in the Green Belt affecting this parcel. The parcel is predominantly free from urbanising activity.

Parcel WN3

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. There is some perception of urban development outside of the parcel. There isn't a strong year-round boundary feature or change in landform to reduce perception.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The woodland associated with the A10 forms a strong outer boundary which would limit the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Hertford and Ware.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. There is no significant urbanising development or activity in the Green Belt affecting this parcel. The parcel is predominantly free from urbanising activity.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel forms part of the wider agricultural landscape which surrounds Hertford and Ware, but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

Equal contribution

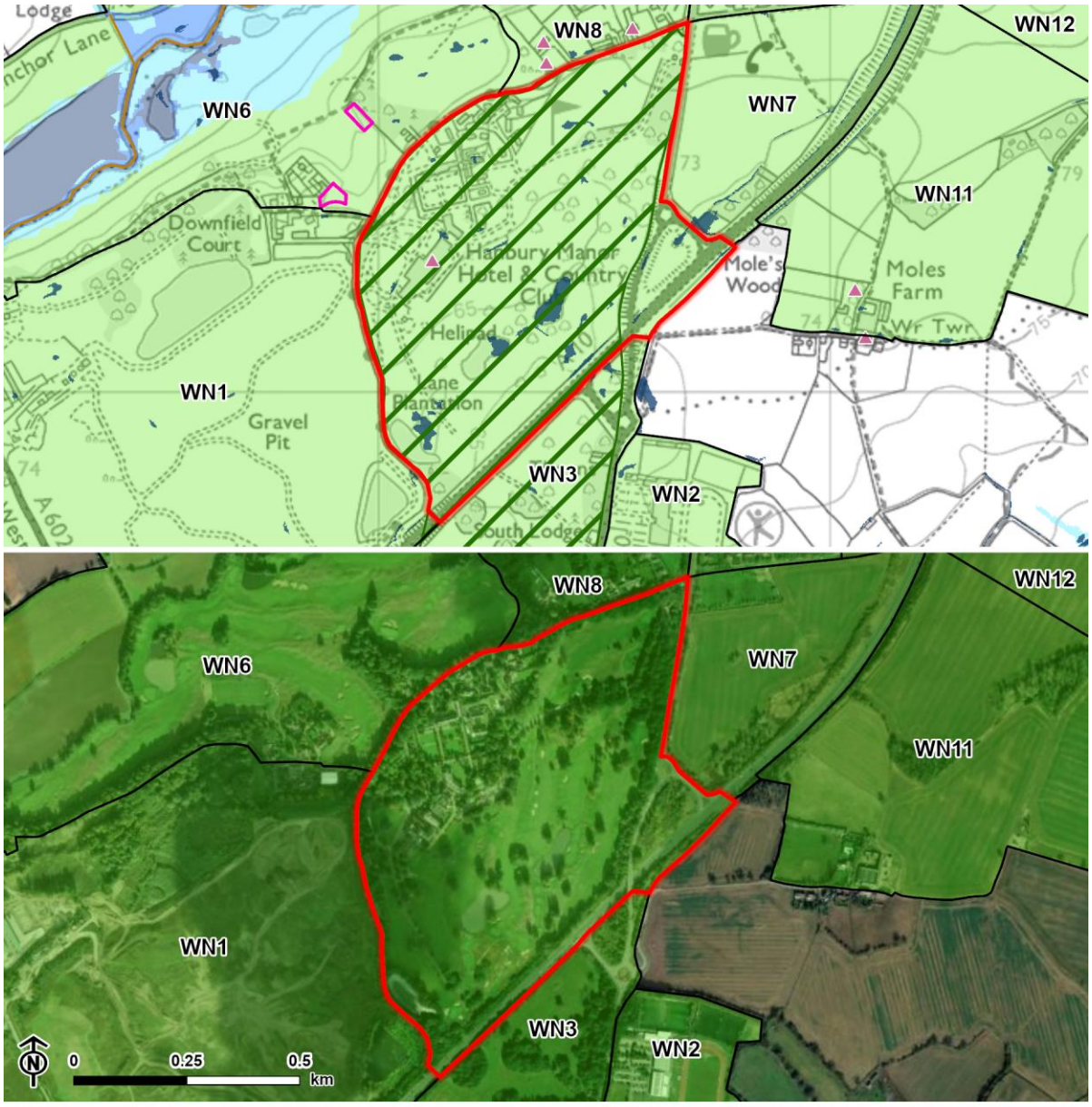
All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting

development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

Parcel WN4



Parcel WN4 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Chalk river
- Site of Special Scientific Interest
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Registered Parks and Gardens

Contribution of land in Parcel WN4

Parcel WN4 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Weak/No	Equal	No

Parcel WN4 Description

Parcel Location, Land Uses and Boundaries
Land to the north of Ware. Parcel size: 51ha. There is a consistent strong boundary feature between the settlement and the parcel. The A10 and associated woodland combine to form a strong boundary feature. There is some change in landform which creates a sense of separation between the settlement and the parcel. Land in the parcel rises away from the settlement edge. There is some perception of urban development outside of the parcel. Elevated landform means there is some perception of Ware. Land use creates some association with the urban area but there is little urbanising activity in the parcel. A large part of the parcel is in use as a golf course, while Hanbury Manor is substantial, it is not urban in character. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. The elevated landform affords long reaching views of the wider countryside to the north, east and west.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Ware is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Ware for development here to be associated with it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Development in the parcel is limited to Hanbury Manor, which, while being substantial, is not urban in character.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. There is some perception of urban development outside of the Green Belt. Elevated landform means there is some perception of Ware.

Parcel WN4

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of the A10 and associated woodland which currently give the parcel a strong sense of separation from urbanising influences.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The A10 and associated woodland between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern. The reduction in separation between Ware and Thundridge would also weaken the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.

Parcel WN4

Assessment Considerations	Assessment
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Development in the parcel is limited to Hanbury Manor, which, while being substantial, is not urban in character.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. There is some perception of urban development outside of the Green Belt. Elevated landform means there is some perception of Ware.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel is elevated, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Hertford and Ware.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Development in the parcel is limited to Hanbury Manor, which, while being substantial, is not urban in character.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel forms part of the wider agricultural landscape which surrounds Hertford and Ware, but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

Equal contribution

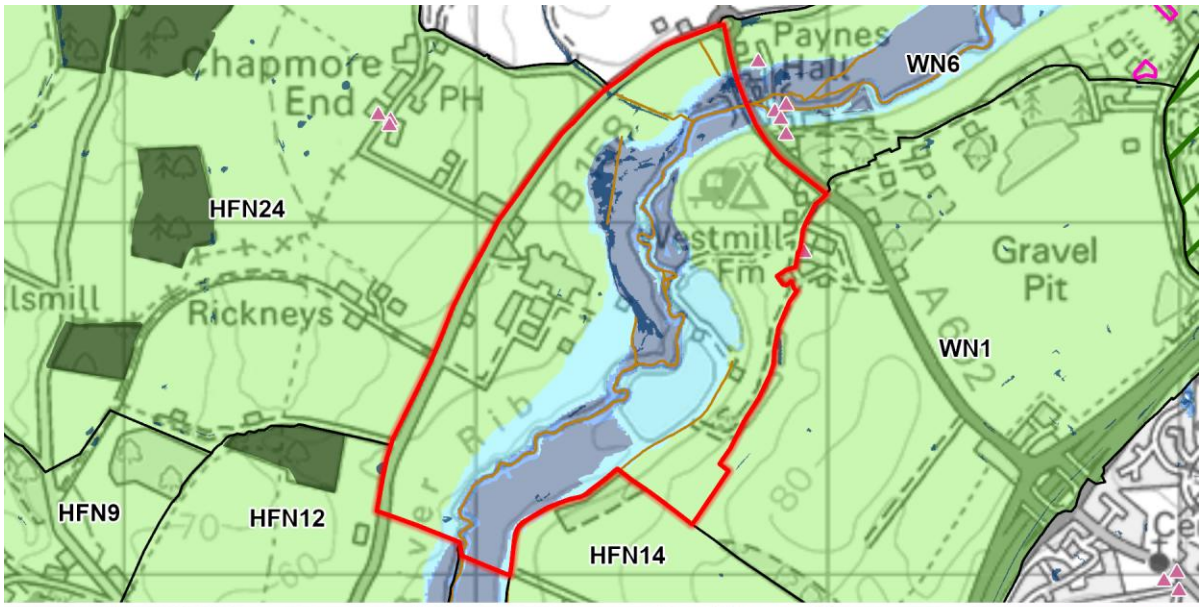
All Green Belt land plays an equal role in relation to this purpose.

Parcel WN4

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel WN5





Parcel WN5 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Chalk river
- Site of Special Scientific Interest
- Ancient woodland
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Registered Parks and Gardens

Contribution of land in Parcel WN5

Parcel WN5 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Weak/No	Equal	No

Parcel WN5 Description

Parcel Location, Land Uses and Boundaries
Land located north-west of Ware. Parcel size: 108ha. Strong consistent boundary features within the gap between the settlement and the parcel combine to create strong separation. The A10 and woodland from consistent strong boundary features in the gap. There is a significant change in landform which creates a clear sense of separation between the settlement and the parcel. There is intervening landform in the gap that creates a strong sense of separation from Ware. There is a weak perception of urban development outside of the parcel. Woodland and landform combine to limit perception. There is some washed over development in the west of the parcel that increases perception locally. There is some urbanising activity in the parcel but land use also associates the area with the wider countryside. Crouchfields has some urbanising influence however land use associates more strongly with the wider countryside. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. The parcel is part of the wider countryside and so has a strong relationship with it.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Ware and Hertford are both defined as large built-up areas. The parcel has a strong enough relationship with both for development here to be associated with them.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. Crouchfields has some urbanising influence, however, land use associates more strongly with the wider countryside.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel. There is a weak perception of urban

Assessment Considerations	Assessment
	development outside of the parcel. Woodland and landform combine to limit perception.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of the distance to Ware and Hertford which currently give the parcel a strong sense of separation from urbanising influences.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The distance between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.

Parcel WN5

Assessment Considerations	Assessment
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. Crouchfields has some urbanising influence, however, land use associates more strongly with the wider countryside.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel. There is a weak perception of urban development outside of the parcel. Woodland and landform combine to limit perception.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Hertford and Ware.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. Crouchfields has some urbanising influence, however, land use associates more strongly with the wider countryside.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel forms part of the wider agricultural landscape which surrounds Hertford and Ware, but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

Equal contribution

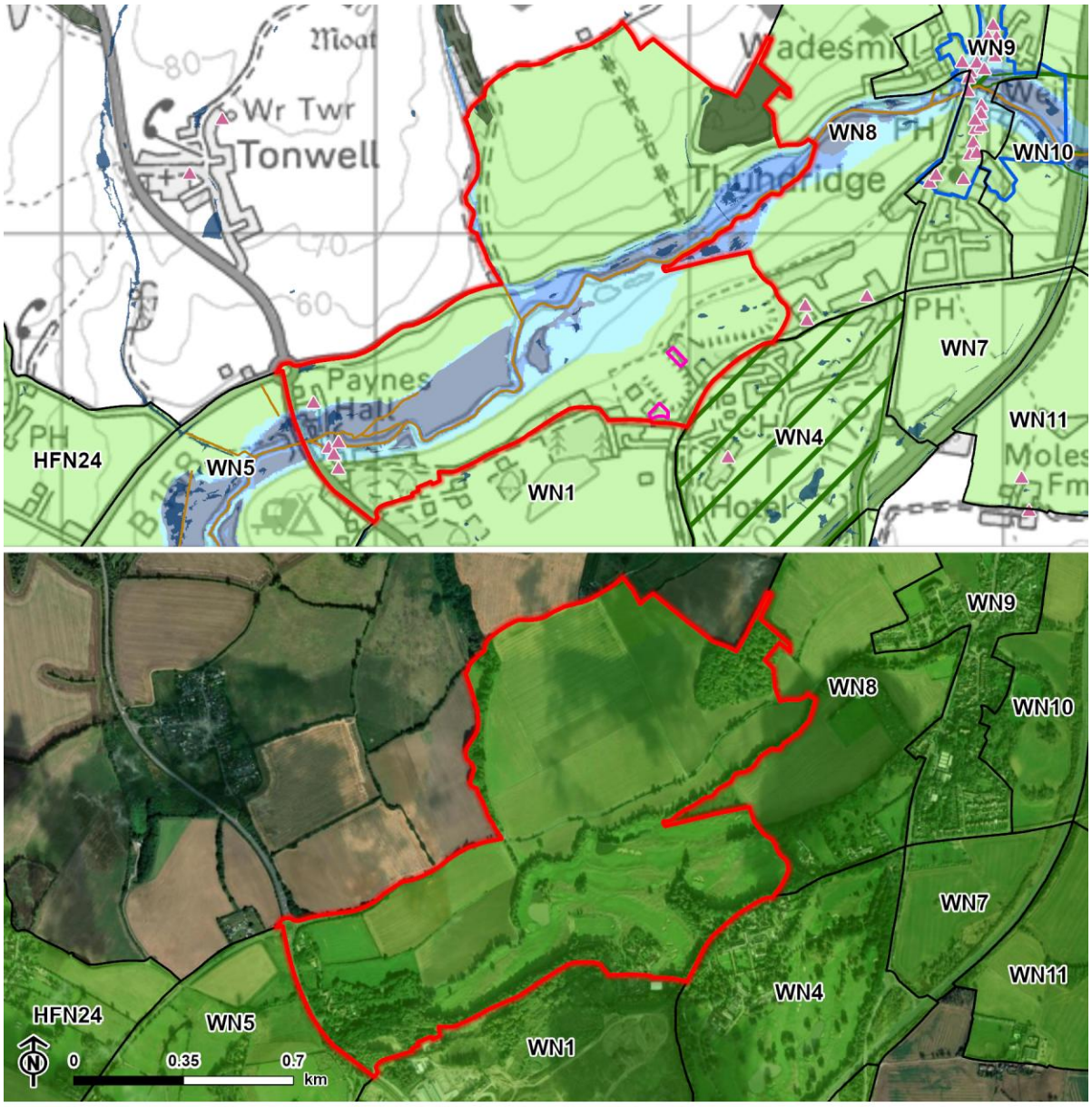
All Green Belt land plays an equal role in relation to this purpose.

Parcel WN5

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel WN6



Parcel WN6 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Chalk river
- Site of Special Scientific Interest
- Ancient woodland
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area
- Registered Parks and Gardens

Contribution of land in Parcel WN6

Parcel WN6 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Weak/No	Equal	No

Parcel WN6 Description

Parcel Location, Land Uses and Boundaries
Land located north of Ware. Parcel size: 131ha. Strong consistent boundary features within the gap between the settlement and the parcel combine to create strong separation. The A10 and woodland from consistent strong boundary features in the gap. There is a significant change in landform which creates a clear sense of separation between the settlement and the parcel. There is intervening landform in the gap that creates a strong sense of separation from Ware. There is a weak perception of urban development outside of the parcel. Woodland and landform combine to limit perception. There is some washed over development in the west of the parcel that increases perception locally. There is some urbanising activity in the parcel but land use also associates the area with the wider countryside. Crouchfields has some urbanising influence however land use associates more strongly with the wider countryside. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. The parcel is part of the wider countryside and so has a strong relationship with it.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Ware is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Ware for development here to be associated with it.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. Crouchfields has some urbanising influence however land use associates more strongly with the wider countryside.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel. There is a weak perception of urban

Assessment Considerations	Assessment
	development outside of the parcel. Woodland and landform combine to limit perception.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has only hedgerow boundaries, so development within it would in turn increase the urbanising impact of development on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The lack of features to restrict and contain development mean that, although the parcel is subject to some urbanising influence, development here would have an incongruous impact.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.

Parcel WN6

Assessment Considerations	Assessment
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. Crouchfields has some urbanising influence however land use associates more strongly with the wider countryside.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel. There is a weak perception of urban development outside of the parcel. Woodland and landform combine to limit perception.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Hertford and Ware.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. Crouchfields has some urbanising influence however land use associates more strongly with the wider countryside.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel forms part of the wider agricultural landscape which surrounds Hertford and Ware, but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Parcel WN6

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel WN7





Parcel WN7 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- High risk of surface water flooding
- Registered Parks and Gardens

Contribution of land in Parcel WN7

Parcel WN7 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Moderate	Weak/No	Equal	No

Parcel WN7 Description

Parcel Location, Land Uses and Boundaries
Land to the east of Wadesmill and Thundridge. Parcel size: 19ha. There are no significant boundary features to separate the parcel from the settlement. There is no significant change in landform to create a sense of separation between the settlement and the parcel. The land in the parcel is undulating but follows the elevation of the settlement edge. There is some perception of urban development outside of the parcel. There isn't a strong year-round boundary feature or change in landform to reduce perception. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Natural features limit perception of the wider countryside. Vegetated outer boundary features limit perception of the wider countryside.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Ware is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Ware for development here to be associated with it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has a clear and strong boundary but the narrowness of the gap between Wadesmill/Thundridge and Ware means that development here would still weaken the integrity of Wadesmill/Thundridge as a settlement distinct from Ware.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would create an incongruous pattern of development by significantly weakening the separation between currently distinct urban areas, increasing their combined sprawling influence on the wider Green Belt.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The well-treed outer boundaries would limit the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Ware.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel forms part of the wider agricultural landscape which surrounds Ware, but it does not contribute significantly to its special character as a historic town.

Purpose E – Assisting in urban regeneration:

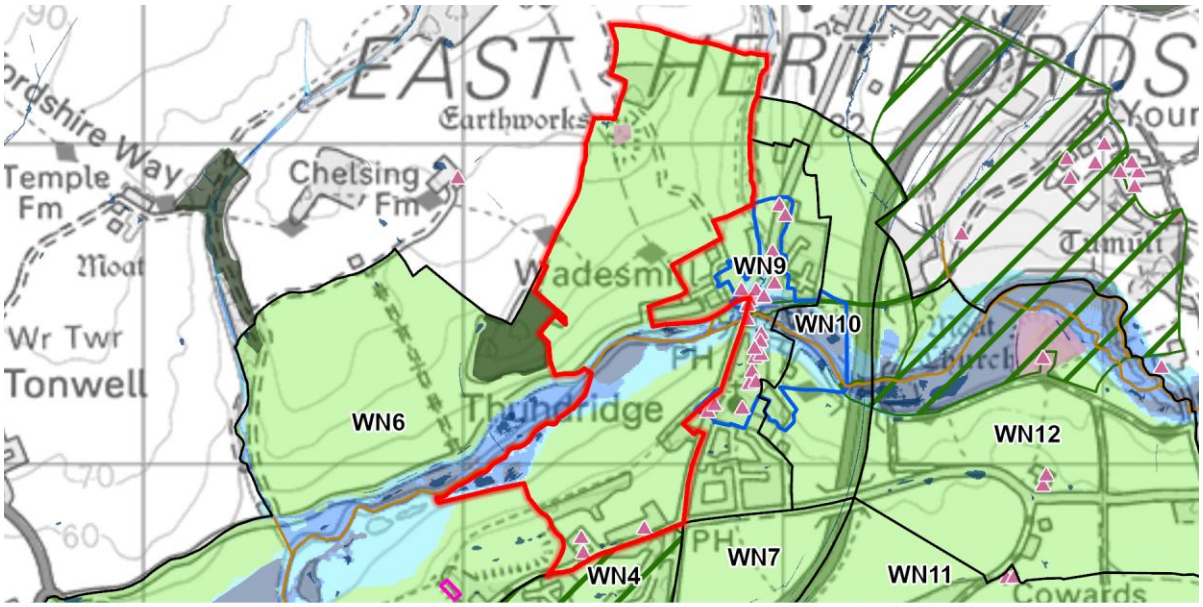
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel WN8





Parcel WN8 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Chalk river
- Site of Special Scientific Interest
- Ancient woodland
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area
- Scheduled monument
- Registered Parks and Gardens

Contribution of land in Parcel WN8

Parcel WN8 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Weak/No	Equal	No

Parcel WN8 Description

Parcel Location, Land Uses and Boundaries
Land located to the west of Thundridge and Wadesmill, north of Ware. Parcel size: 77ha. There are no significant boundary features to separate the parcel from the Thundridge/Wadesmill. Garden boundaries and minor roads do not form a significant boundary feature. There is no significant change in landform to create a sense of separation between the settlement and the parcel. The land in the parcel is undulating but follows the elevation of the settlement edge to the east. There is some perception of urban development outside of the parcel. There isn't a strong year-round boundary feature or change in landform to reduce perception. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Allotments and a cricket ground in the south of the parcel create some connection to the urban area. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. There are some glimpsed views of the wider countryside to the west.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is close to a small urban area but also near enough to a large built-up area to contribute to preventing its sprawl. Ware is a town, so is defined as a large built-up area. Thundridge/Wadesmill has a strong enough relationship with Ware to be associated with the large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.

Parcel WN8

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has a clear and strong boundary but the narrowness of the gap between Wadesmill/Thundridge and Ware means that development here would still weaken the integrity of Wadesmill/Thundridge as a settlement distinct from Ware.
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would create an incongruous pattern of development by significantly weakening the separation between currently distinct urban areas, increasing their combined sprawling influence on the wider Green Belt.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has predominantly hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Ware.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel forms part of the wider agricultural landscape which surrounds Ware, but it does not contribute significantly to its special character as a historic town.

Purpose E – Assisting in urban regeneration:

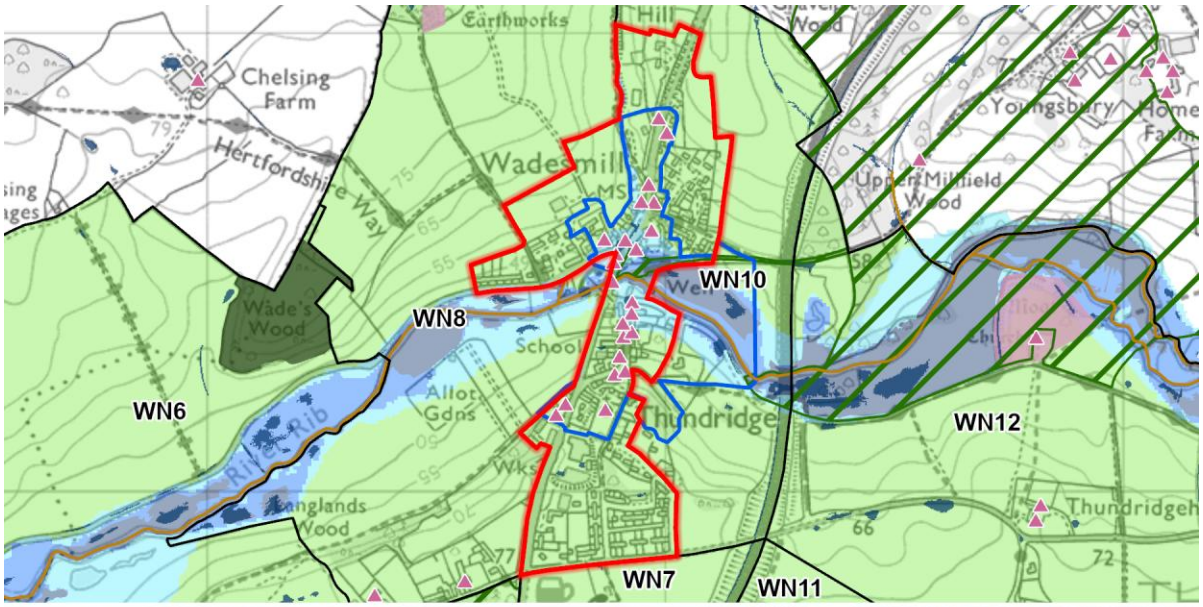
Equal contribution

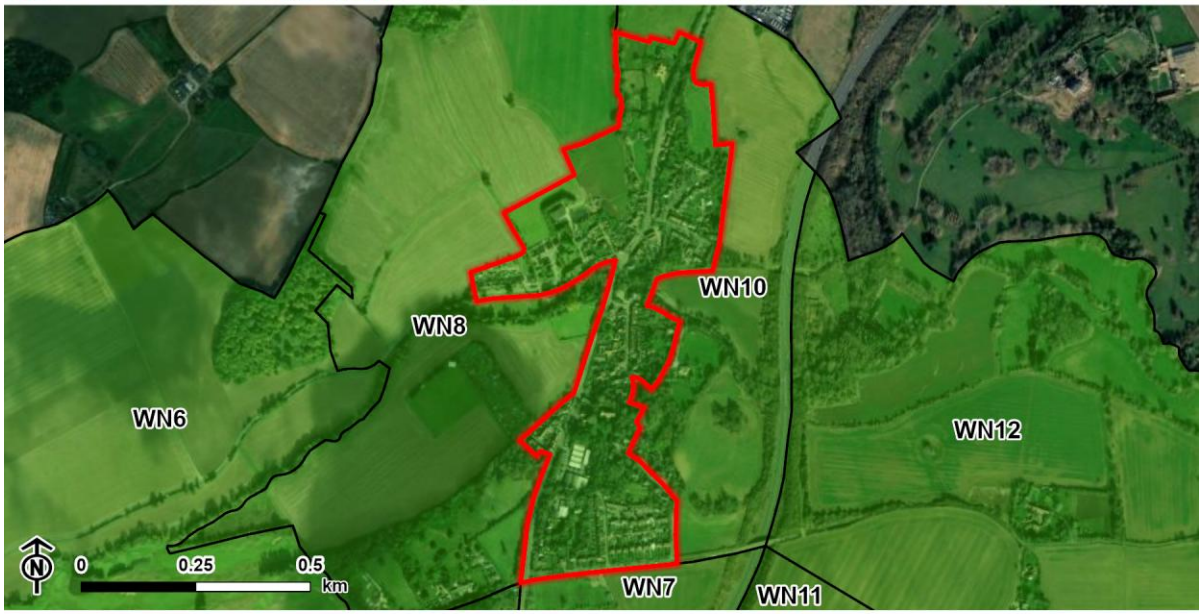
All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel WN9





Parcel WN9 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Chalk river
- Ancient woodland
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area
- Scheduled monument
- Registered Parks and Gardens

Contribution of land in Parcel WN9

Parcel WN9 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Weak/No	Weak/No	Weak/No	Equal	Yes

Parcel WN9 Description

Parcel Location, Land Uses and Boundaries
Land to the north-west of Ware. Parcel size: 31ha. The parcel covers an isolated area of development in the open countryside, which limits openness associated with its development, land use and activity. Visual openness persists between the partially open areas and the surrounding open countryside.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Ware is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Ware for development here to be associated with it.
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel. The parcel comprises the residential areas of Wadesmill and Thundridge.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The parcel is already developed to the extent that further development would not significantly increase urbanising influence on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. The parcel is subject to significant urbanising influence.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Weak/No contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel lacks openness and so is part of an urban area rather than part of the countryside.
What is the extent of urbanising development in the parcel?	N/A
What is the extent of urbanising influence from outside the parcel?	N/A
Would development impact adjacent Green Belt land?	N/A

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Ware.

Parcel WN9

Assessment Considerations	Assessment
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel. The parcel comprises the residential areas of Wadesmill and Thundridge.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. While the parcel forms part of Ware's wider surroundings, due to the majority of the parcel being occupied by the separate settlement of Wadesmill it contributes little to the significance of the historic town of Ware.

Purpose E – Assisting in urban regeneration:

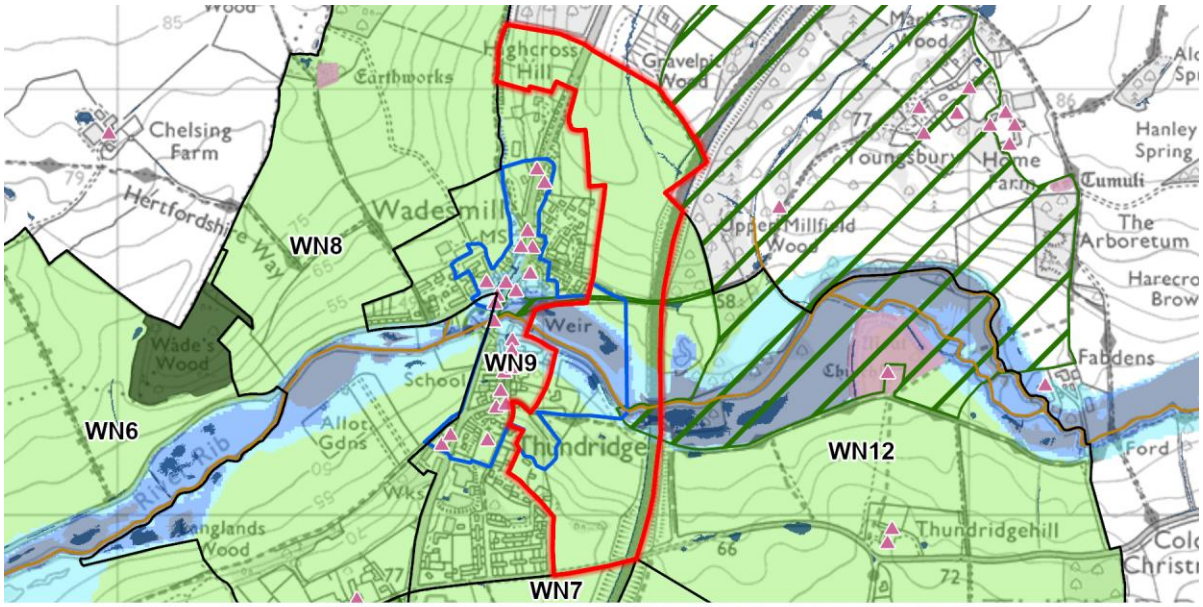
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

Parcel WN10





Parcel WN10 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Chalk river
- Ancient woodland
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area
- Scheduled monument
- Registered Parks and Gardens

Contribution of land in Parcel WN10

Parcel WN10 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Weak/No	Equal	No

Parcel WN10 Description

Parcel Location, Land Uses and Boundaries
Land to the east of Wadesmill and Thundridge. Parcel size: 31ha. There are no significant boundary features to separate the parcel from the Thundridge/Wadesmill. Garden boundaries and minor roads do not form a significant boundary feature. There is no significant change in landform to create a sense of separation between the settlement and the parcel. The land in the parcel is undulating but follows the elevation of the settlement edge to the west. There is some perception of urban development outside of the parcel. There isn't a strong year-round boundary feature or change in landform to reduce perception. There is no significant urbanising development or activity in the Green Belt affecting this parcel. The parcel is predominantly free from urbanising activity. Natural features limit perception of the wider countryside. Vegetated outer boundary features limit perception of the wider countryside.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is close to a small urban area but also near enough to a large built-up area to contribute to preventing its sprawl. Ware is a town, so is defined as a large built-up area. Thundridge/Wadesmill has a strong enough relationship with Ware to be associated with the large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.

Parcel WN10

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has a clear and strong boundary but the narrowness of the gap between Wadesmill/Thundridge and Ware means that development here would still weaken the integrity of Wadesmill/Thundridge as a settlement distinct from Ware.
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would create an incongruous pattern of development by significantly weakening the separation between currently distinct urban areas, increasing their combined sprawling influence on the wider Green Belt.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The A10 and associated woodland forms a strong outer boundary to the west that would limit the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Ware.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel forms part of the wider agricultural landscape which surrounds Ware, but it does not contribute significantly to its special character as a historic town.

Purpose E – Assisting in urban regeneration:

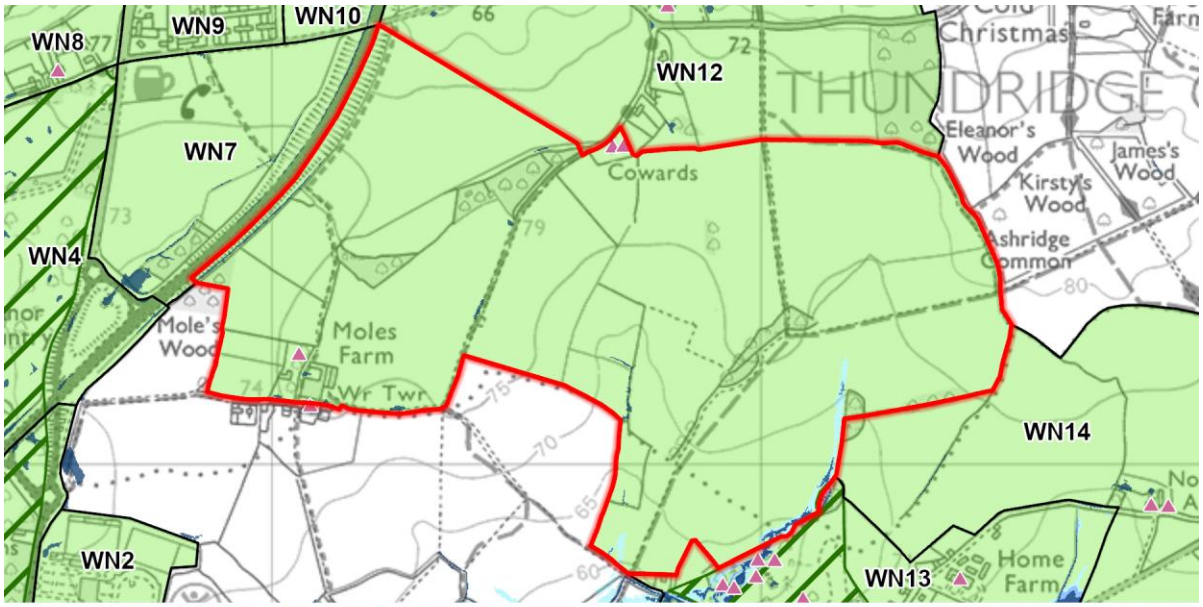
Equal contribution

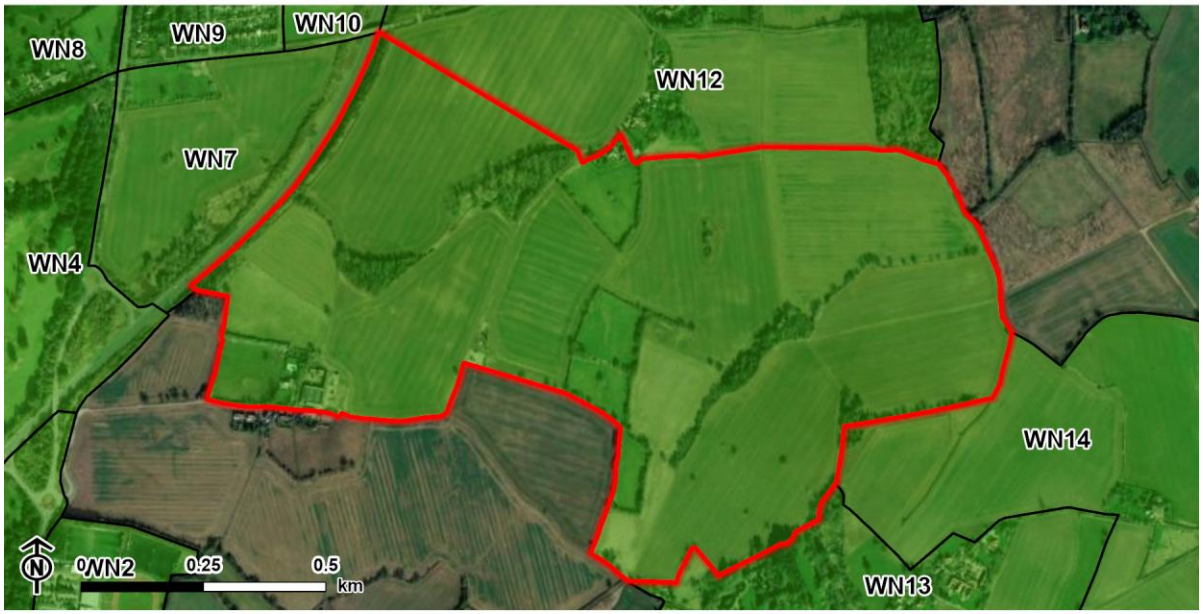
All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel WN11





Parcel WN11 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Registered Parks and Gardens

Contribution of land in Parcel WN11

Parcel WN11 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Weak/No	Equal	No

Parcel WN11 Description

Parcel Location, Land Uses and Boundaries
Land located to the north-east of Ware. Parcel size: 99ha. There are no significant boundary features to separate the parcel from the settlement. Sometimes open boundary to forthcoming development to the north-east of Ware. There is no significant change in landform to create a sense of separation between the settlement and the parcel. Landform does not change enough in the parcel to be considered to create a sense of separation. There is some perception of urban development outside of the parcel. There isn't a strong year-round boundary feature or change in landform to reduce perception. There is no significant urbanising development or activity in the Green Belt affecting this parcel. The parcel is predominantly free from urbanising influence. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Ware is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. The lack of a boundary feature to the south-west of the parcel would allow some influence from the forthcoming development.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has only hedgerow boundaries, so development within it would in turn increase the urbanising impact of development on adjacent open land.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. Boundary features and connection to the countryside mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. The lack of a boundary feature to the south-west of the parcel would allow some influence from the forthcoming development.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The

Assessment Considerations	Assessment
	parcel has only hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Ware.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel forms part of the wider agricultural landscape which surrounds Ware, but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

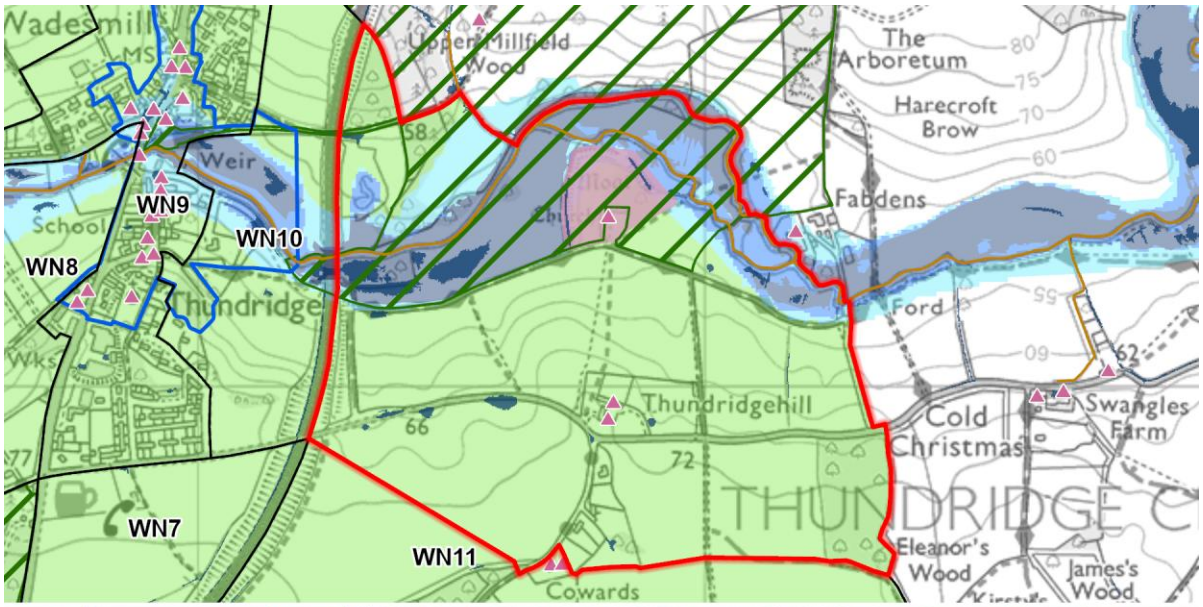
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel WN12





Parcel WN12 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Chalk river
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area
- Scheduled monument
- Registered Parks and Gardens

Contribution of land in Parcel WN12

Parcel WN12 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Weak/No	Equal	No

Parcel WN12 Description

Parcel Location, Land Uses and Boundaries
Land located to the north-east of Ware. Parcel size: 84ha. Boundary features within the gap between the settlement and the parcel combine to create strong separation. Hedgerows, mature tree lines and woodland copses in the gap combine to create strong separation. There is some change in landform which creates a sense of separation between the settlement and the parcel. Land in the parcel slopes down to the north, creating some sense of separation from Ware. There is a weak perception of urban development outside of the parcel. There is some urbanising activity in the parcel but land use also associates the area with the wider countryside. Development in the parcel is rural in character. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Ware is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Ware for development here to be associated with it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Development at Cold Christmas is rural in character.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of vegetation and landform which currently give the parcel a strong sense of separation from urbanising influences.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. Boundary features and connection to the countryside mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Development at Cold Christmas is rural in character.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has predominantly hedgerow boundaries, so development within the parcel would in turn increase

Assessment Considerations	Assessment
	the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The parcel forms part of the setting of the historic town of Ware.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

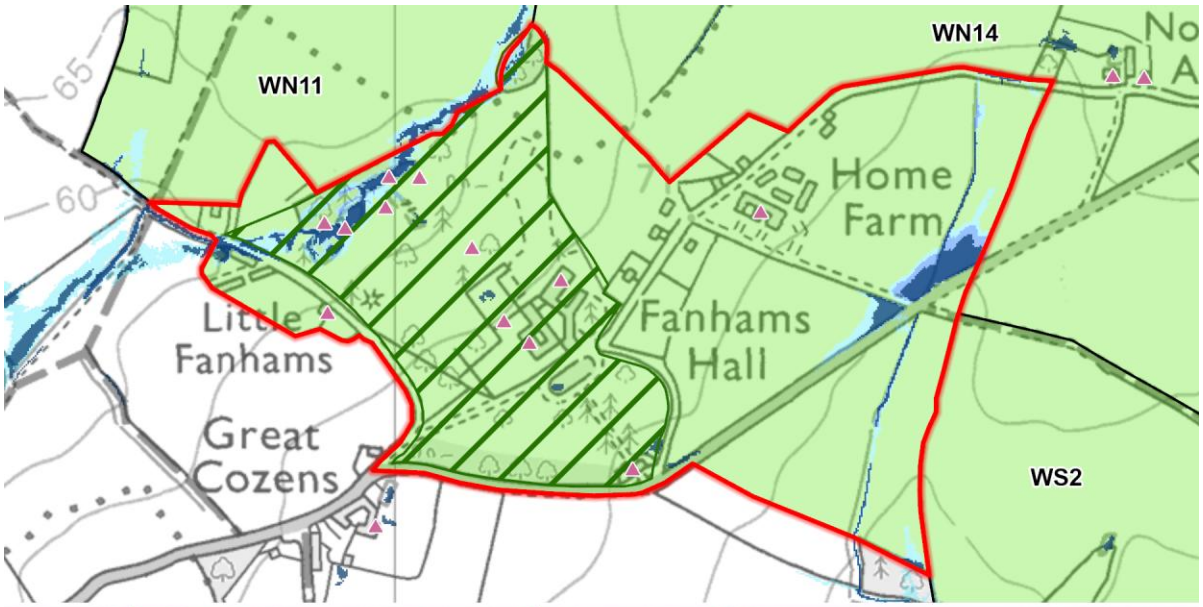
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel WN13





Parcel WN13 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Registered Parks and Gardens

Contribution of land in Parcel WN13

Parcel WN13 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Weak/No	Equal	No

Parcel WN13 Description

Parcel Location, Land Uses and Boundaries
Land located to the north-east of Ware. Parcel size: 32ha. There is a moderate boundary feature between the settlement and the parcel. A hedgerow with mature trees forms a well-defined boundary feature. There is no significant change in landform to create a sense of separation between the settlement and the parcel. Land in the parcel is generally at the same elevation of Ware. There is some perception of urban development outside of the parcel. There isn't a strong year-round visual barrier or change in landform to reduce perception. There is also some washed over development in the parcel that increases perception. There is some urbanising activity in the parcel but land use also associates the area with the wider countryside. Development and land associated with Fanhams Hall has some urbanising influence. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. There are occasional mid ranging views to the north of the parcel across the wider countryside.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Ware is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Development in the parcel is not urban in character.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. There is some perception of urban development outside of the parcel. There isn't a strong year-round visual barrier or change in landform to reduce perception.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has only low hedgerow boundaries, so development within it would in turn increase the

Assessment Considerations	Assessment
	urbanising impact of development on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The lack of features to restrict and contain development mean that, although the parcel is subject to some urbanising influence, development here would have an incongruous impact.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Development in the parcel is not urban in character.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. There is some perception of urban development outside of the parcel. There isn't a strong year-round visual barrier or change in landform to reduce perception.

Assessment Considerations	Assessment
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only low hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Ware.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Development in the parcel is not urban in character.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel forms part of the wider agricultural landscape which surrounds Ware, but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel WN14





Parcel WN14 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Chalk river
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Scheduled monument
- Registered Parks and Gardens

Contribution of land in Parcel WN14

Parcel WN14 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Weak/No	Equal	No

Parcel WN14 Description

Parcel Location, Land Uses and Boundaries
Land located to the north-east of Ware. Parcel size: 52ha. Boundary features within the gap between the settlement and the parcel combine to create strong separation. Woodland copses, hedgerows with mature trees and rural roads combine to create strong separation. There is no significant change in landform to create a sense of separation between the settlement and the parcel. Land in the parcel is gently undulating but is not significant enough to create a sense of separation. There is a weak perception of urban development outside of the parcel. Distance and a combination of boundary features limit perception of Ware. However there is some washed over development to the south-west that increases perception. There is no significant urbanising development or activity in the Green Belt affecting this parcel. The parcel is predominantly free from urbanising activity. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. There are long-ranging views across the wider countryside in most directions.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Ware is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Ware for development here to be associated with it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. There is no significant urbanising development or activity in the Green Belt affecting this parcel.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has only hedgerow boundaries, so development within it would in turn increase the urbanising impact of development on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. Boundary features and connection to the countryside mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. There is no significant urbanising development or activity in the Green Belt affecting this parcel.

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Ware.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. There is no significant urbanising development or activity in the Green Belt affecting this parcel.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel forms part of the wider agricultural landscape which surrounds Ware, but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

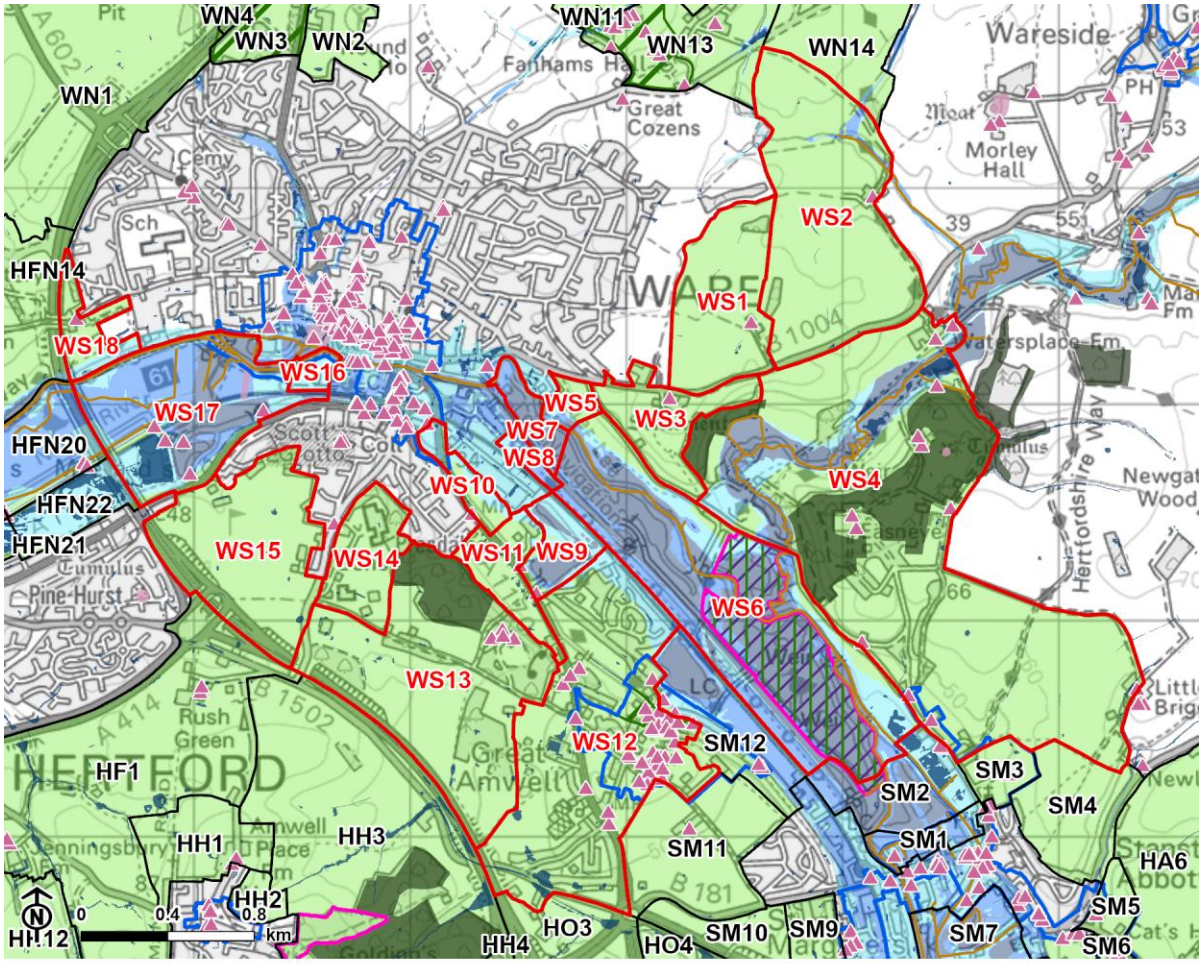
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

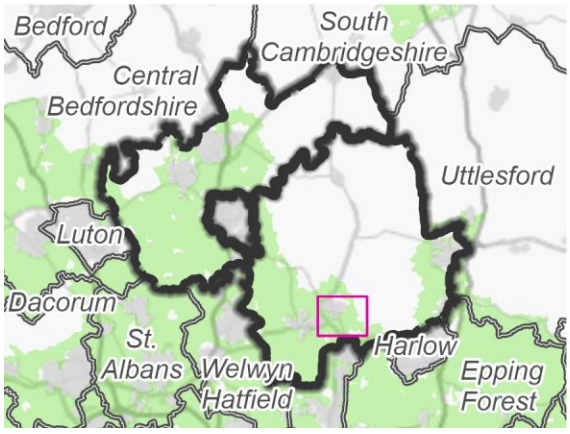
Designations in Ware South



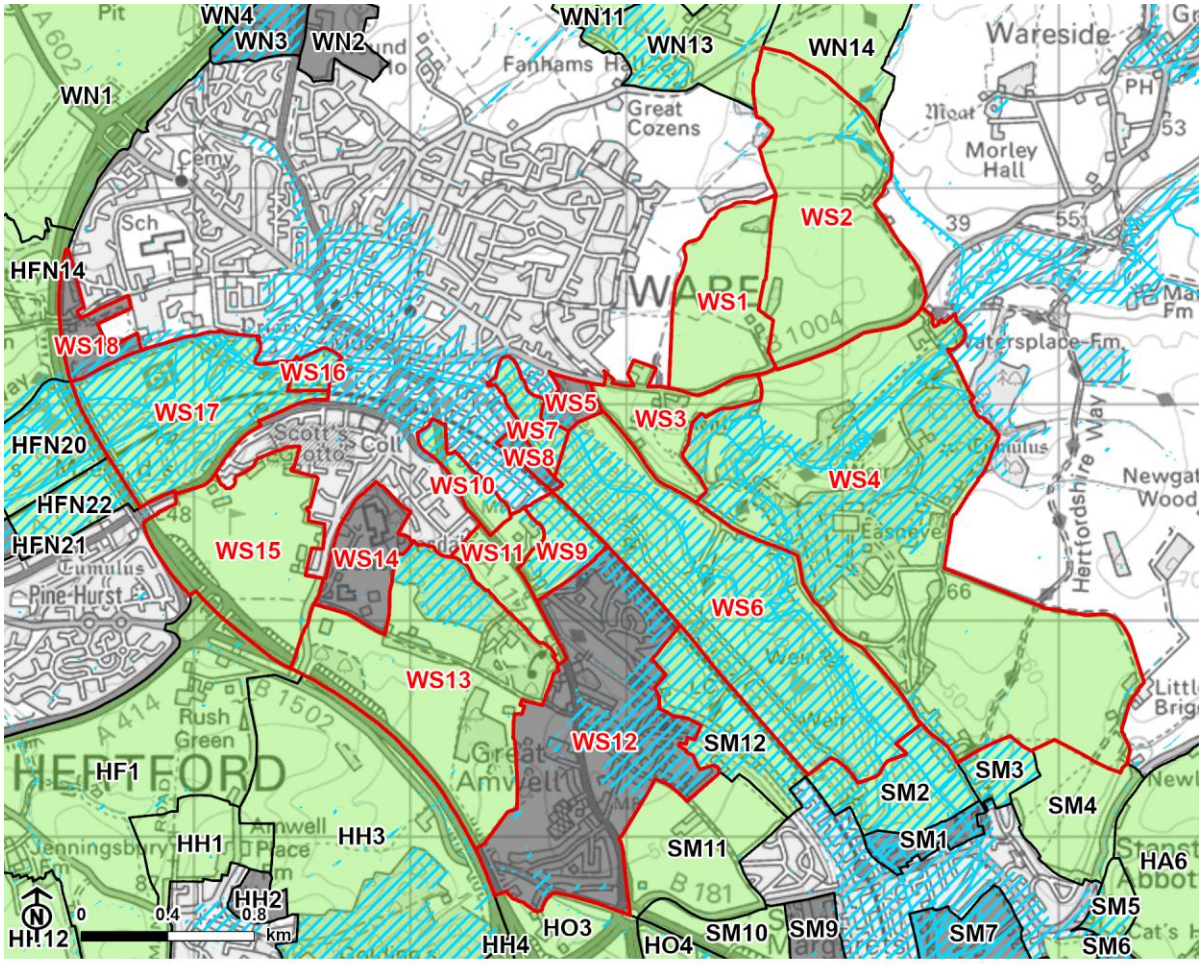
- Ware South parcel
- Neighbouring parcel
- Local authority
- Neighbouring authority
- Green Belt

NPPF Footnote 7 designations

- Listed building
- Chalk river
- Special Protection Area
- Ramsar site
- Site of Special Scientific Interest
- Ancient woodland
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area
- Scheduled monument
- Registered Parks and Gardens



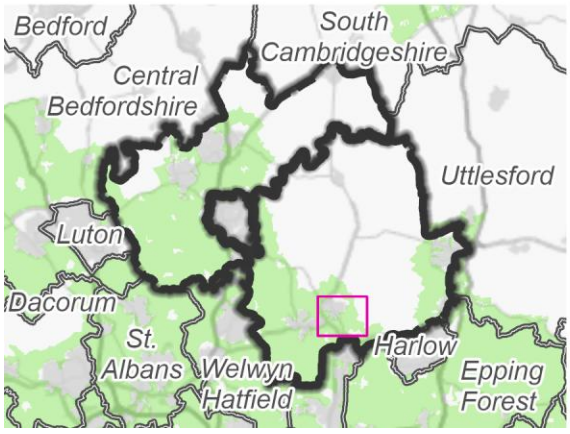
Potential grey belt in Ware South



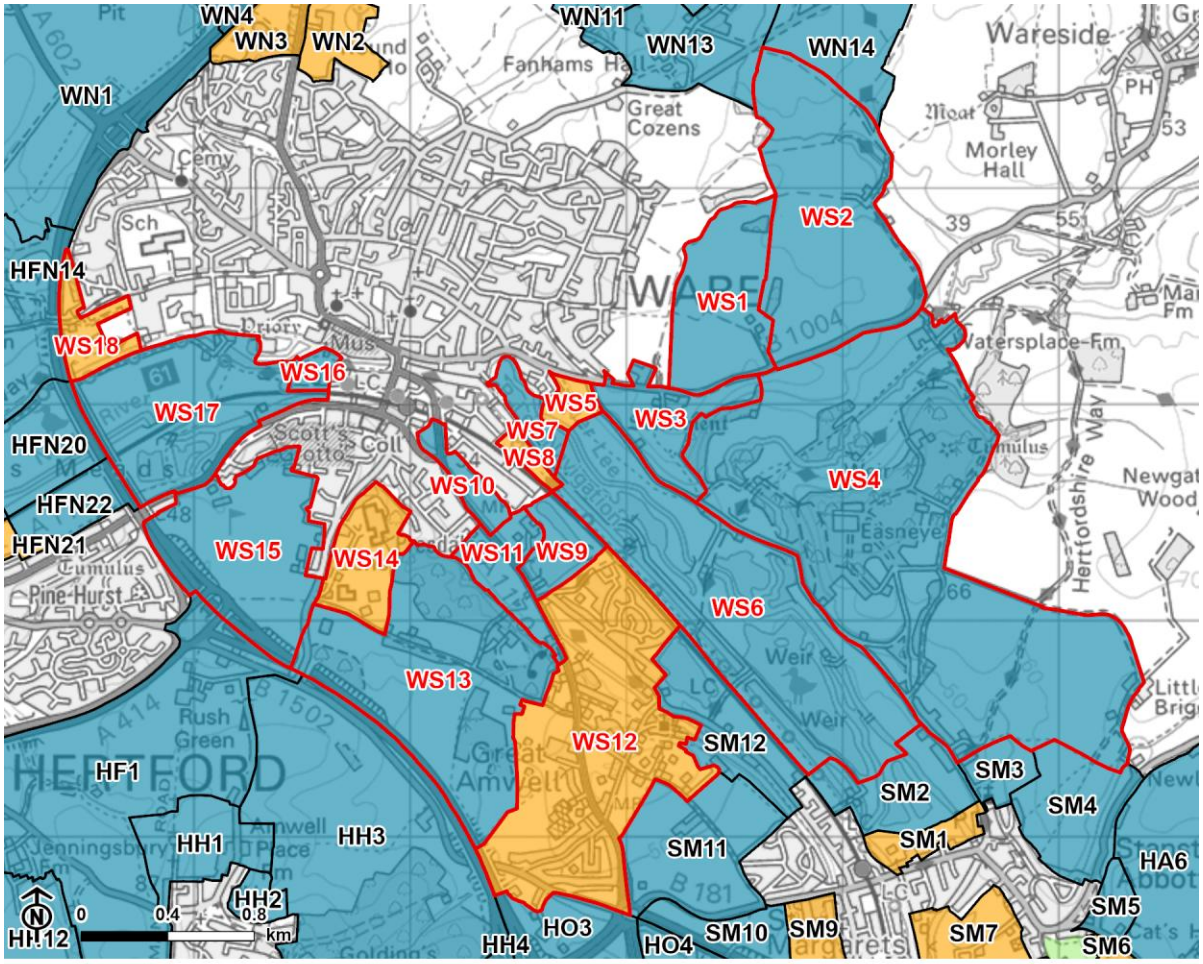
- Ware South parcel
- Neighbouring parcel
- Local authority
- Neighbouring authority
- Green Belt

Potential grey belt

- Potentially suitable for definition as grey belt land in the borough
- Footnote 7 designation



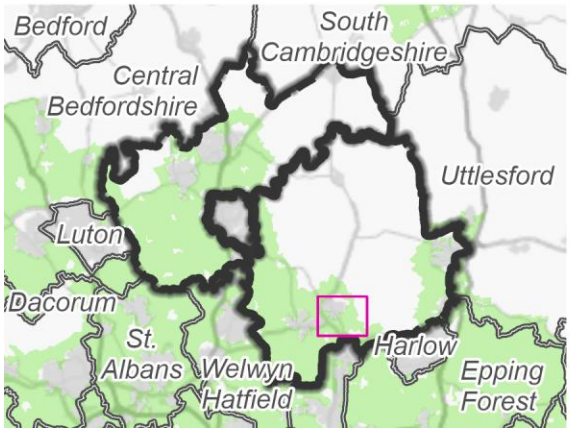
Highest rating in Ware South



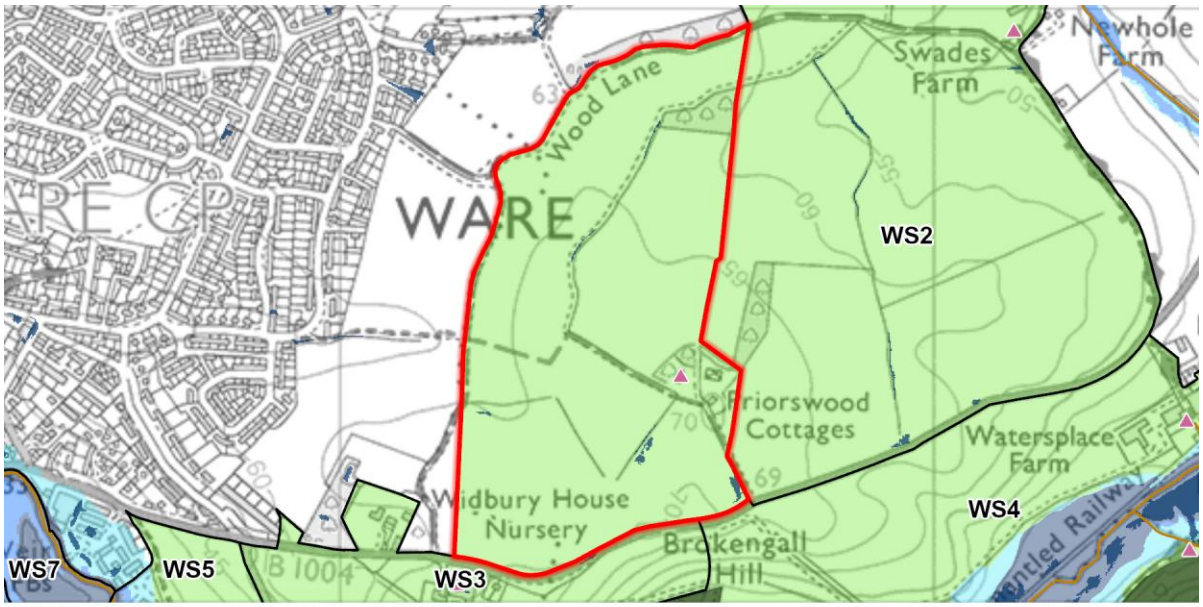
- Ware South parcel
- Neighbouring parcel
- Local authority
- Neighbouring authority
- Green Belt

Highest Contribution to NPPF purposes A, B, C and D

- Strong
- Moderate
- Weak/no



Parcel WS1





Parcel WS1 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Chalk river
- Ancient woodland
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding

Contribution of land in Parcel WS1

Parcel WS1 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Weak/No	Equal	No

Parcel WS1 Description

Parcel Location, Land Uses and Boundaries
Parcel located to the east of Ware. Parcel size: 34ha. There is a moderate boundary feature between the settlement and the parcel. Mature hedgerows provide a moderate boundary to the forthcoming development. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. Due to the lack of a strong boundary feature, there is some perception of the urban area to the west. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. The lack of strong outer boundary features allows for some connection to the wider Green Belt.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Ware is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has predominantly hedgerow boundaries, so development within it would in turn increase the urbanising impact of development on adjacent open land.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The lack of features to restrict and contain development mean that, although the parcel is subject to some urbanising influence, development here would have an incongruous impact.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel is peripheral to a moderate gap between towns. The parcel is peripheral to the gap between Ware and Hoddesdon to the south.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has predominantly hedgerow boundaries, so development within the parcel would in turn increase

Assessment Considerations	Assessment
	the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Ware.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel forms part of the wider agricultural landscape which surrounds Ware, but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

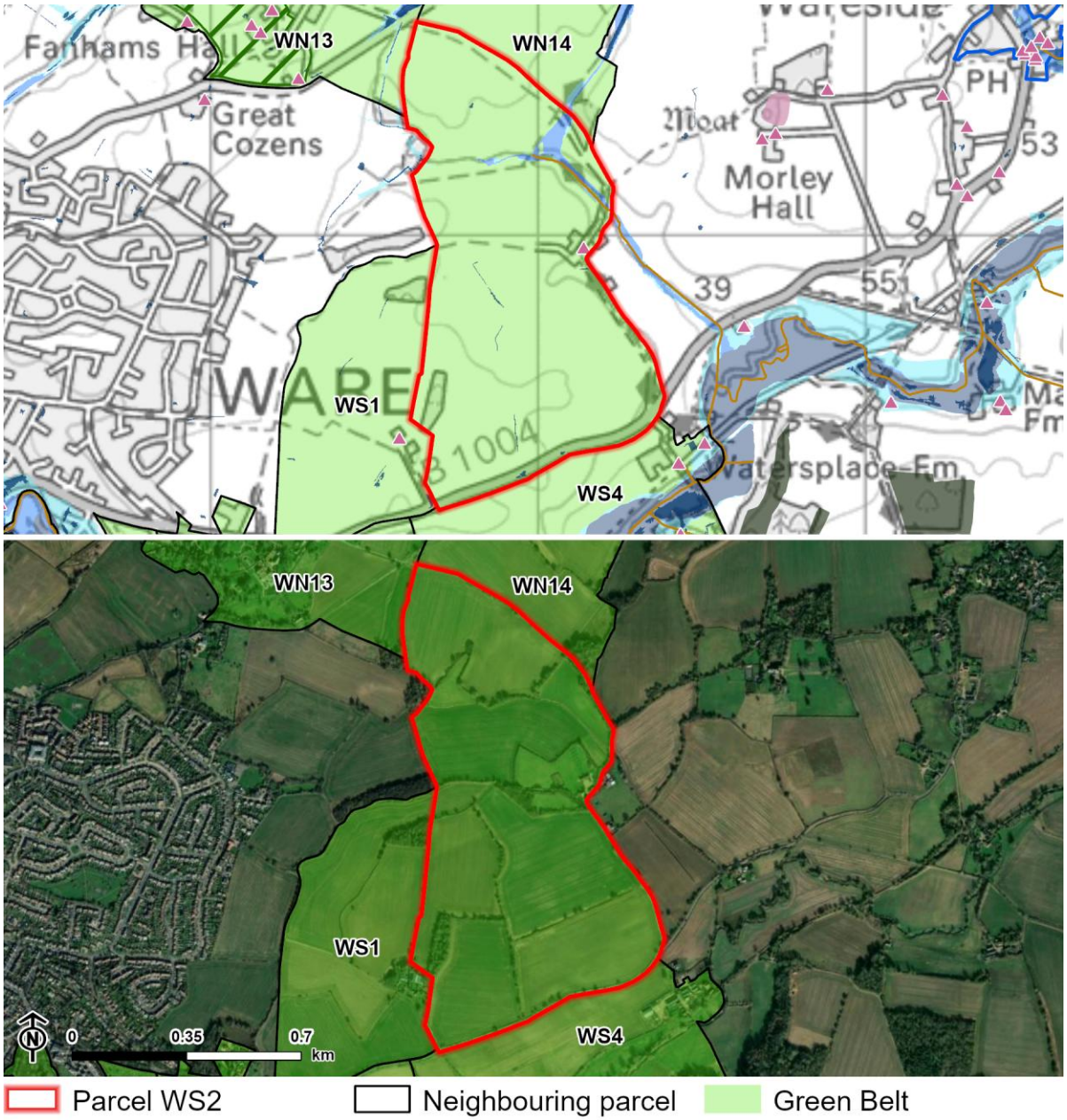
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel WS2



NPPF Footnote 7 designations

- Listed building
- Chalk river
- Ancient woodland
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area
- Scheduled monument
- Registered Parks and Gardens

Contribution of land in Parcel WS2

Parcel WS2 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Weak/No	Equal	No

Parcel WS2 Description

Parcel Location, Land Uses and Boundaries
Land located east of Ware. Parcel size: 75ha. There is a moderate boundary feature between the settlement and the parcel. Mature hedgerows and areas of mature tree cover form a moderate boundary feature. There is some change in landform which creates a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. Weak outer boundaries and local landform allow for some connection to the wider Green Belt.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Ware is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has only hedgerow boundaries, so development within it would in turn increase the urbanising impact of development on adjacent open land.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The lack of features to restrict and contain development mean that, although the parcel is subject to some urbanising influence, development here would have an incongruous impact.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel is peripheral to a moderate gap between towns. The parcel lies to the east of the gap between Ware and Hoddesdon.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The parcel does not lie in the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerow boundaries, so development

Assessment Considerations	Assessment
	within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Ware.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel forms part of the wider agricultural landscape which surrounds Ware, but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

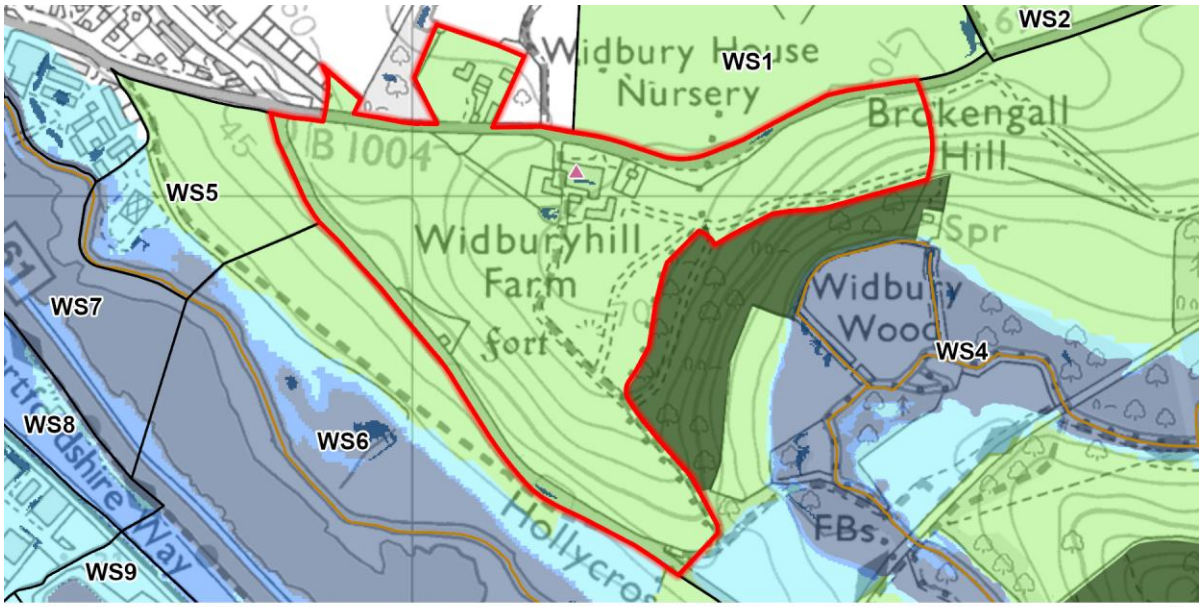
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel WS3





Parcel WS3 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Chalk river
- Ancient woodland
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding

Contribution of land in Parcel WS3

Parcel WS3 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Moderate	Strong	Weak/No	Equal	No

Parcel WS3 Description

Parcel Location, Land Uses and Boundaries
Land located to the south-east of Ware. Parcel size: 20ha. A combination of features forms a boundary of moderate strength between the settlement and the parcel. Widbury Hill and associated vegetation form a moderate boundary feature. There is some change in landform which creates a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. The elevated nature of the parcel allows for a view towards Ware. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. The elevated nature of the parcel affords sweeping views across the wider countryside.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Ware is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development. Development in the parcel is not urban in character.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. The parcel's elevated position and lack of a strong inner boundary feature allows for some influence from the urban edge.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has only hedgerow boundaries, so development within it would in turn increase the urbanising impact of development on adjacent open land.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The lack of features to restrict and contain development mean that, although the parcel is subject to some urbanising influence, development here would have an incongruous impact.

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel lies in the gap between Ware and Hoddesdon.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development. Development in the parcel is not urban in character.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. The development of land in this parcel would be unlikely to significantly increase urbanising influence on adjacent land in the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development. Development in the parcel is not urban in character.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. The parcel's elevated position and lack of a strong inner boundary feature allows for some influence from the urban edge.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The

Assessment Considerations	Assessment
	parcel has predominantly weak outer boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Ware.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development. Development in the parcel is not urban in character.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel forms part of the wider agricultural landscape which surrounds Ware, but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

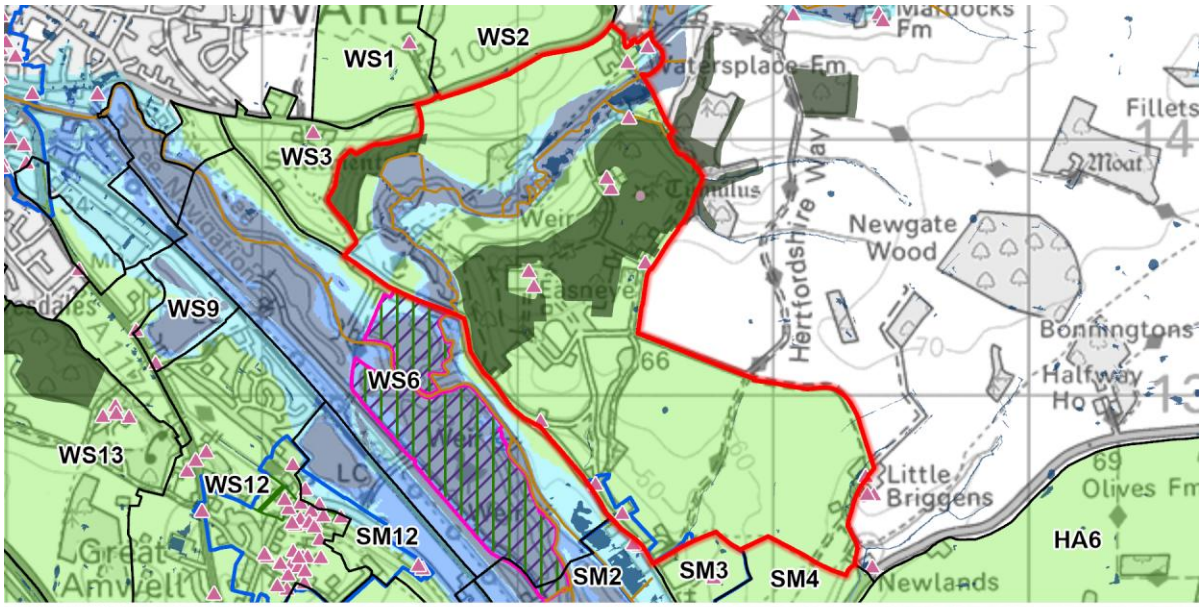
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel WS4





Parcel WS4 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Chalk river
- Special Protection Area
- Ramsar site
- Site of Special Scientific Interest
- Ancient woodland
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area
- Scheduled monument
- Registered Parks and Gardens

Contribution of land in Parcel WS4

Parcel WS4 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Weak/No	Equal	No

Parcel WS4 Description

Parcel Location, Land Uses and Boundaries
Land located to the south-east of Ware. Parcel size: 206ha. There is a combination of features creating a strong boundary between the settlement and the parcel. Woodland, Well treed hedgerows and minor roads combine to create strong Separation from Ware and Saint Margarets. There is a significant change in landform which creates a clear sense of separation between the settlement and the parcel. Land in the parcel occupies a steep sided valley of the River Ash and sloping land north of Stanstead Abbotts, creating a clear sense of separation. There is a weak perception of urban development outside of the parcel. Landform, distance and boundary features combine to limit perception. There is some urbanising activity in the parcel, but land use also associates the area with the wider countryside. Farms are considered to be appropriate in the Green Belt. Easneye College is not considered to be significantly urbanising in this context. There is some ribbon development extending from the north of Stanstead Abbots. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. Elevated valley sides afford for long ranging views across the wider countryside, though these views are occasionally blocked by woodland associated with Easneye Wood.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Ware is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Ware for development here to be associated with it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Development in the parcel is not very urban in character.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel. There is a weak perception of urban

Assessment Considerations	Assessment
	development outside of the parcel. Landform change, distance and boundary features combine to limit perception.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of the distance between the parcel and Ware, which currently gives the parcel a strong sense of separation from urbanising influences.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The distance between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.

Parcel WS4

Assessment Considerations	Assessment
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Development in the parcel is not very urban in character.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel. There is a weak perception of urban development outside of the parcel. Landform change, distance and boundary features combine to limit perception.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerow and minor road boundaries in the east, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Ware.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Development in the parcel is not very urban in character.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel forms part of the wider agricultural landscape which surrounds Ware, but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

Equal contribution

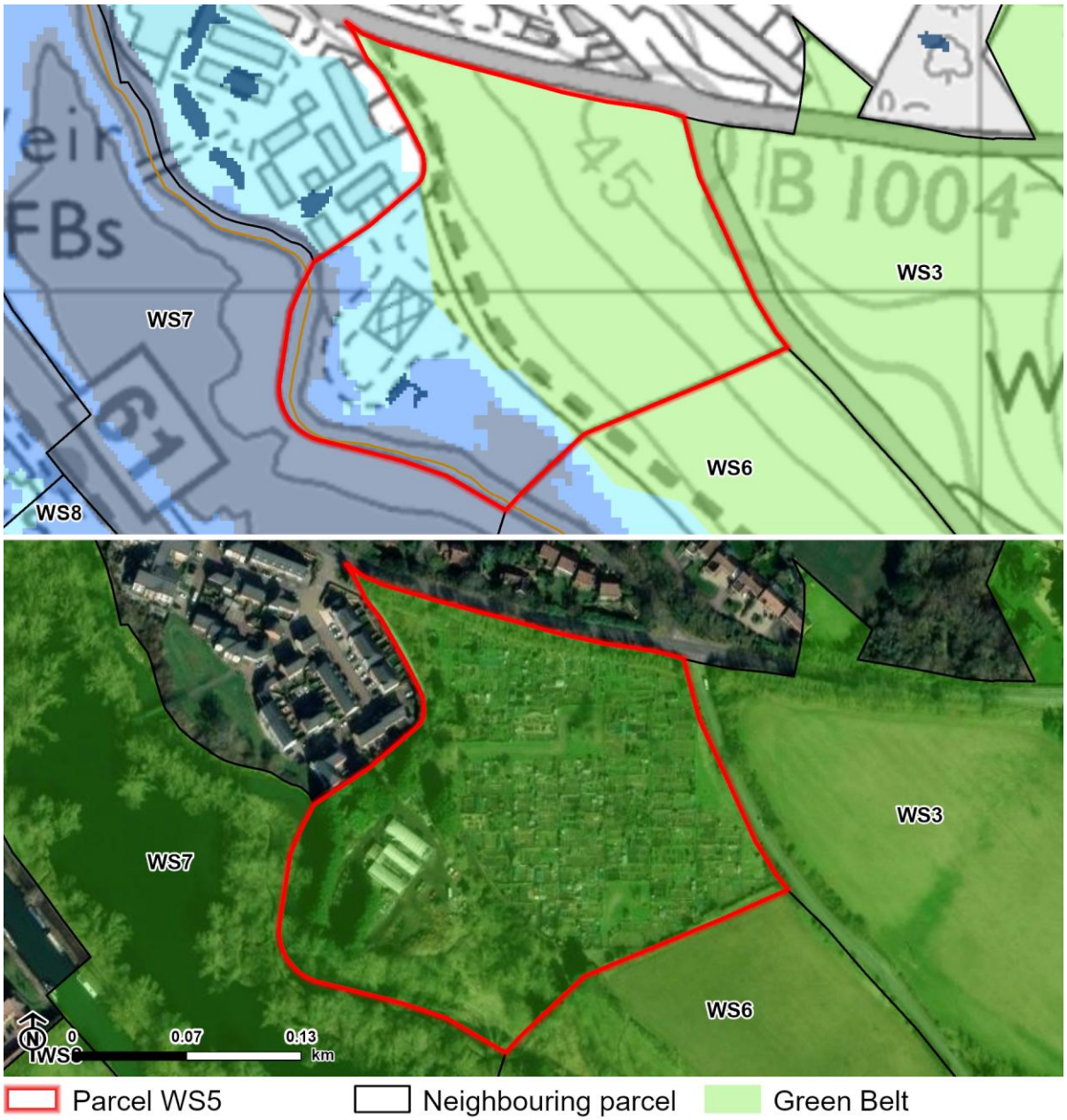
All Green Belt land plays an equal role in relation to this purpose.

Parcel WS4

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel WS5



NPPF Footnote 7 designations

- Chalk river
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding

Contribution of land in Parcel WS5

Parcel WS5 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Weak/No	Moderate	Weak/No	Equal	Yes

Parcel WS5 Description

Parcel Location, Land Uses and Boundaries
Land located to the south-east of Ware. Parcel size: 5ha. There is a consistent, well-defined boundary between the settlement and the parcel. Widbury Hill and associated vegetation form a consistent well-defined boundary feature. There is no significant change in landform to create a sense of separation between the settlement and the parcel. Land in the parcel occupies the same west facing slope as Ware. There is some perception of urban development outside of the parcel. There isn't a strong year-round boundary feature or change in landform to reduce perception. Land use creates some association with the urban area but there is little urbanising activity in the parcel. Allotments create some association with Ware. Natural features limit perception of the wider countryside. Vegetation and landform limits connection to the wider Green Belt.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Ware is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. Due to the lack of a strong boundary feature, there is some influence from the urban area to the west.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has hedgerow boundaries, so development within it would in turn increase the urbanising impact of development on adjacent open land.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. Although development in the parcel would not be restricted and contained, there is sufficient urbanising containing influence to limit the extent to which it would be incongruous with the current pattern.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel is peripheral to a moderate gap between towns. The parcel is adjacent to the gap between Ware and Hoddesdon.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The parcel does not lie inside the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. Due to the lack of a strong boundary feature, there is some influence from the urban area to the west.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Development in the parcel would not increase

Assessment Considerations	Assessment
	urbanising influence on any land which is not already subject to at least as much urbanising influence as this parcel.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Ware.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel forms part of the wider agricultural landscape which surrounds Ware, but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

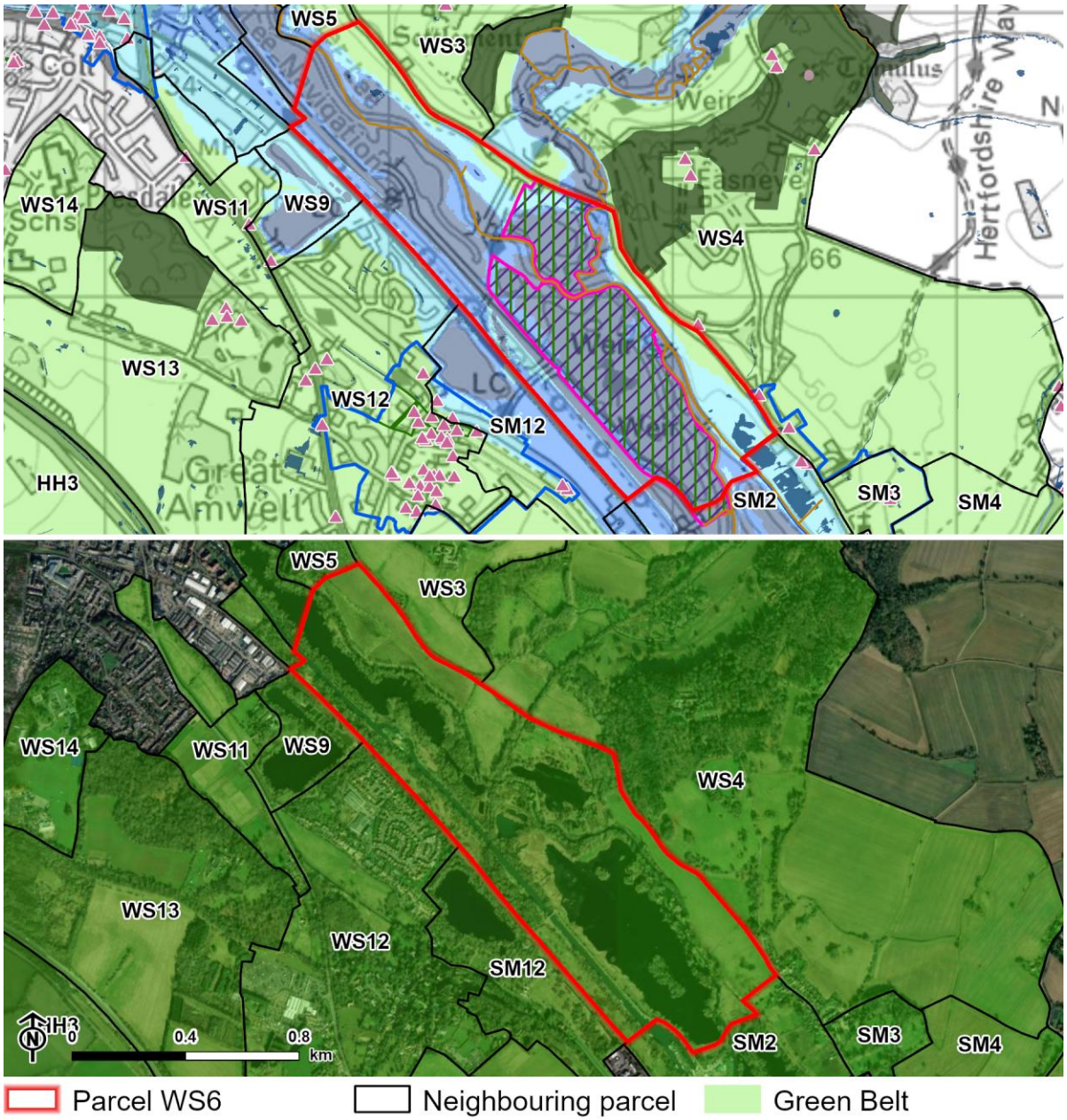
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

Parcel WS6


WS5
WS3
WS14
WS11
WS9
WS4
WS13
WS12
SM12
HH3
SM2
SM3
SM4
Hertfordshire Way
Great Amwell
0
0.4
0.8
km
Parcel WS6
Neighbouring parcel
Green Belt
NPPF Footnote 7 designations
Listed building
Chalk river
Special Protection Area
Ramsar site
Site of Special Scientific Interest
Ancient woodland
Flood zone 3b
Flood zone 3
Flood zone 2
High risk of surface water flooding
Conservation area
Scheduled monument
Registered Parks and Gardens

Contribution of land in Parcel WS6

Parcel WS6 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Strong	Strong	Moderate	Equal	No

Parcel WS6 Description

Parcel Location, Land Uses and Boundaries
Land located to south-east of Ware. Parcel size: 102ha. There is a combination of features creating a strong boundary between the settlement and the parcel. Woodland, tree lines and water bodies combine to create strong separation from both Ware and Saint Margarets. The Railway line forms a consistent strong boundary feature to Great Amwell. There is some change in landform which creates a sense of separation between the settlement and the parcel. Water bodies associated with Amwell Nature Reserve indicate a change in landform. There is a weak perception of urban development outside of the parcel. Woodland surrounding the nature reserve forms a strong year-round visual barrier. There is no significant urbanising development or activity in the Green Belt affecting this parcel. The parcel is predominantly free from urbanising activity. Natural features limit perception of the wider countryside. Woodland surrounding the nature reserve forms a strong year-round visual barrier, limiting perception of the wider countryside.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Ware is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Ware for development here to be associated with it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of physical boundaries which currently give the parcel a strong sense of separation from urbanising influences.
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would create an incongruous pattern of development by breaching strong physical features currently restricting and containing an urban area.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel lies in the gap between Ware and Hoddesdon.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. In addition to the loss of visual separating features the development of land in this parcel would also be likely to increase urbanising influence on remaining land in the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.

Parcel WS6

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Woodland surrounding the nature reserve forms a strong outer boundary which would limit the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel contains part of the River Lea and the River Lee Navigation canal which was an important trade route for the historic town of Ware in 19th century. This feature has a direct relationship with the historic development of the town and therefore contributes to its special character. However due to its separation from the historic core of the town its contribution reduces with distance. The parcel does not contribute to the significance of any other historic towns identified as part of this assessment. The parcel does not contain any key elements which would form part of the setting of a historic town and it does not contain any heritage assets which have direct relationships with any historic town identified within this assessment.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes some contribution to the town's special character.

Parcel WS6

Purpose E – Assisting in urban regeneration:

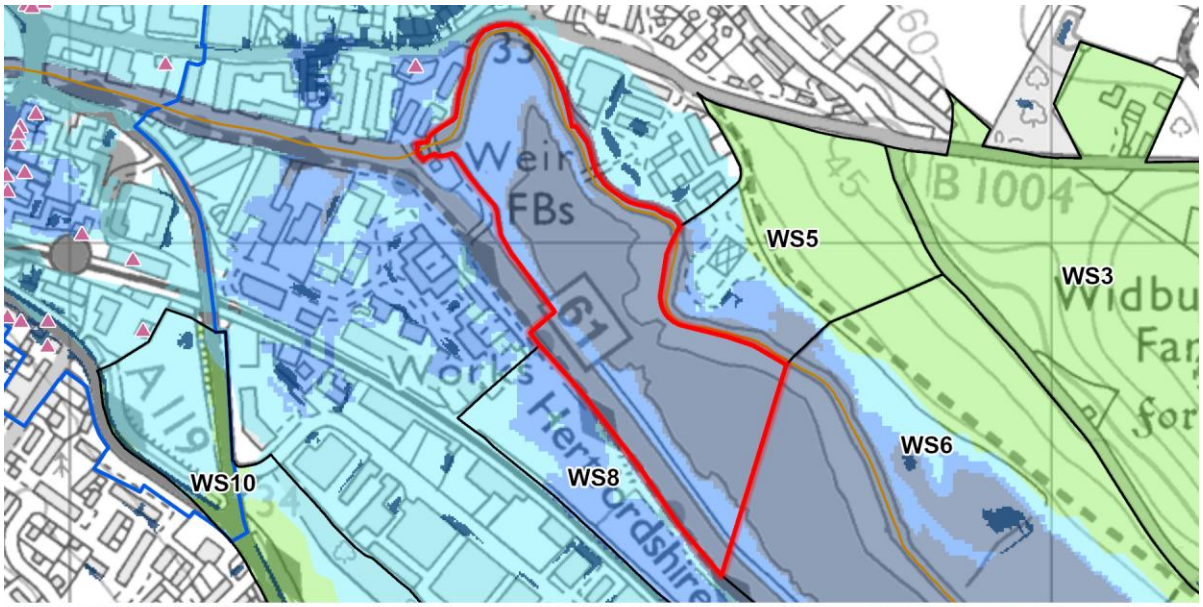
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purposes A and B and therefore does not meet the definition of grey belt land.

Parcel WS7





Parcel WS7 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Chalk river
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area

Contribution of land in Parcel WS7

Parcel WS7 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Strong	Equal	No

Parcel WS7 Description

Parcel Location, Land Uses and Boundaries
Land located to the south of Ware. Parcel size: 7ha. There is a strong boundary feature between the settlement and the parcel. Mature tree cover forms a strong boundary feature around the parcel. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Natural features limit perception of the wider Countryside. Mature tree cover limits connection to the wider Green Belt.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Ware is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel. The strong inner boundary limits the influence from the urban area to the north-west.
Are there physical features in reasonable proximity that could restrict and contain development?	The parcel contains physical features in reasonable proximity to the urban area restricting and containing development. Therefore its weakening or loss would have an adverse impact on this purpose. Development in the parcel would negate the role of the strong inner boundary, which currently gives the parcel a strong sense of separation from urbanising influences.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. Mature woodland tree cover between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel. The strong inner boundary limits the influence from the urban area to the north-west.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Woodland and water bodies forms a strong outer

Assessment Considerations	Assessment
	boundary which would limit the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Strong contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Ware.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes a considerable contribution to the town's special character. The parcel contains part of the River Lea and the River Lee Navigation canal which was an important trade route for the historic town of Ware in 19th century. This feature has a direct relationship with the historic development of the town and therefore contributes to its special character.

Purpose E – Assisting in urban regeneration:

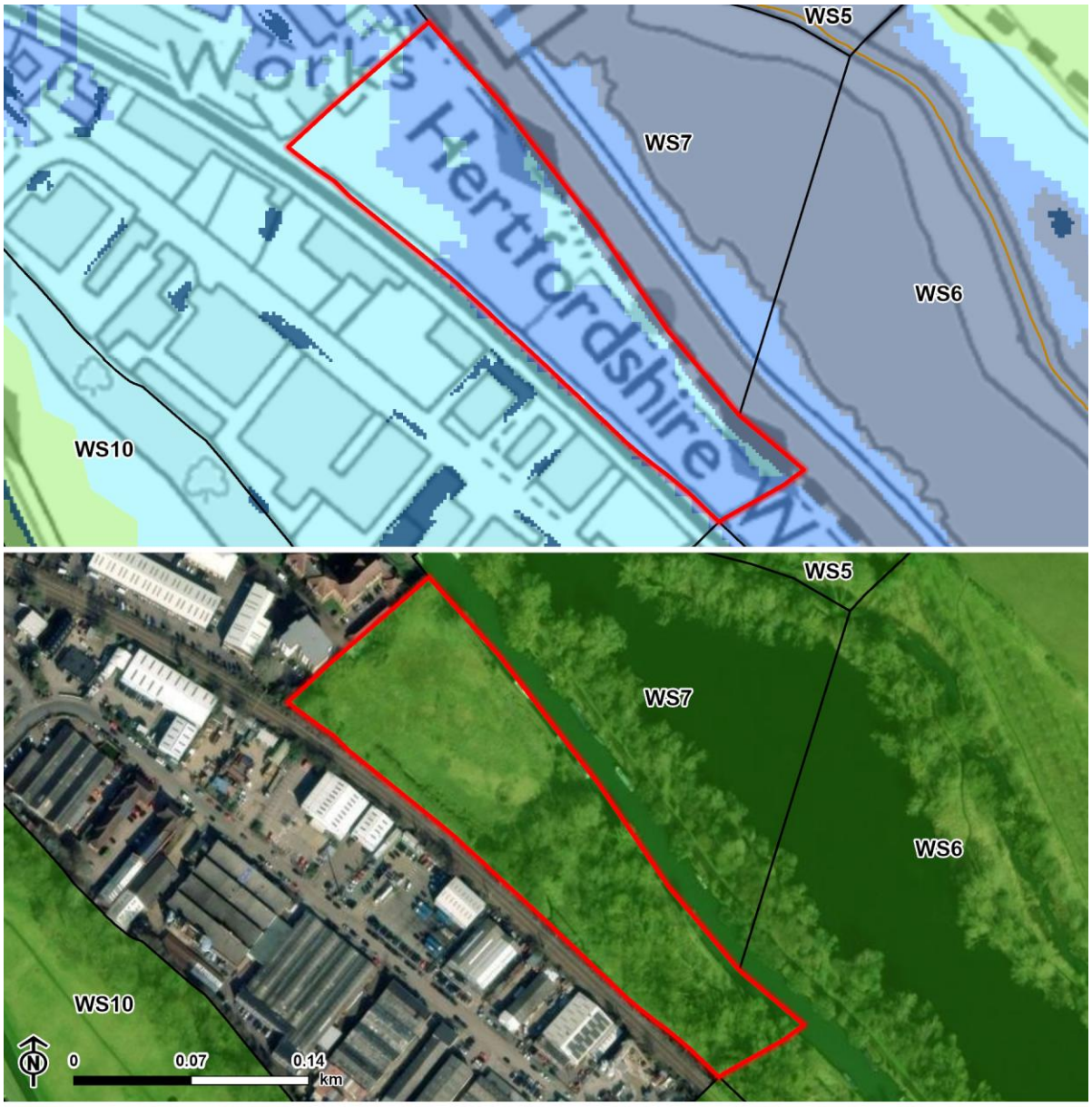
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purposes A and D and therefore does not meet the definition of grey belt land.

Parcel WS8



NPPF Footnote 7 designations

- Chalk river
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding

Contribution of land in Parcel WS8

Parcel WS8 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Weak/No	Moderate	Weak/No	Equal	Yes

Parcel WS8 Description

Parcel Location, Land Uses and Boundaries
Land located to the south of Ware. Parcel size: 3ha. There are no significant boundary features to separate the parcel from the settlement. Light tree cover on the north-western boundary provides a weak separating feature to the urban edge. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. The lack of a strong boundary feature allows for some perception of the urban area to the north-west. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Natural features limit perception of the wider Countryside. Tree cover associated with the River Lea limits connection to the wider Green Belt.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Ware is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. Due to the lack of a strong boundary feature, there is some influence from the urban area to the north-west.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The River Lee navigation forms a strong outer boundary which would limit the urbanising impact of development on adjacent open land.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. The parcel is subject to some urbanising influence and has features that would restrict and contain development, preventing any incongruous impact on the wider countryside.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel is peripheral to a fragile gap between towns. The parcel is adjacent to the gap between Ware and Hoddesdon.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The parcel does not lie in the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. Due to the lack of a strong boundary feature, there is some influence from the urban area to the north-west.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Development in the parcel would not increase

Assessment Considerations	Assessment
	urbanising influence on any land which is not already subject to at least as much urbanising influence as this parcel.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Ware.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel forms part of the wider agricultural landscape which surrounds Ware, but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

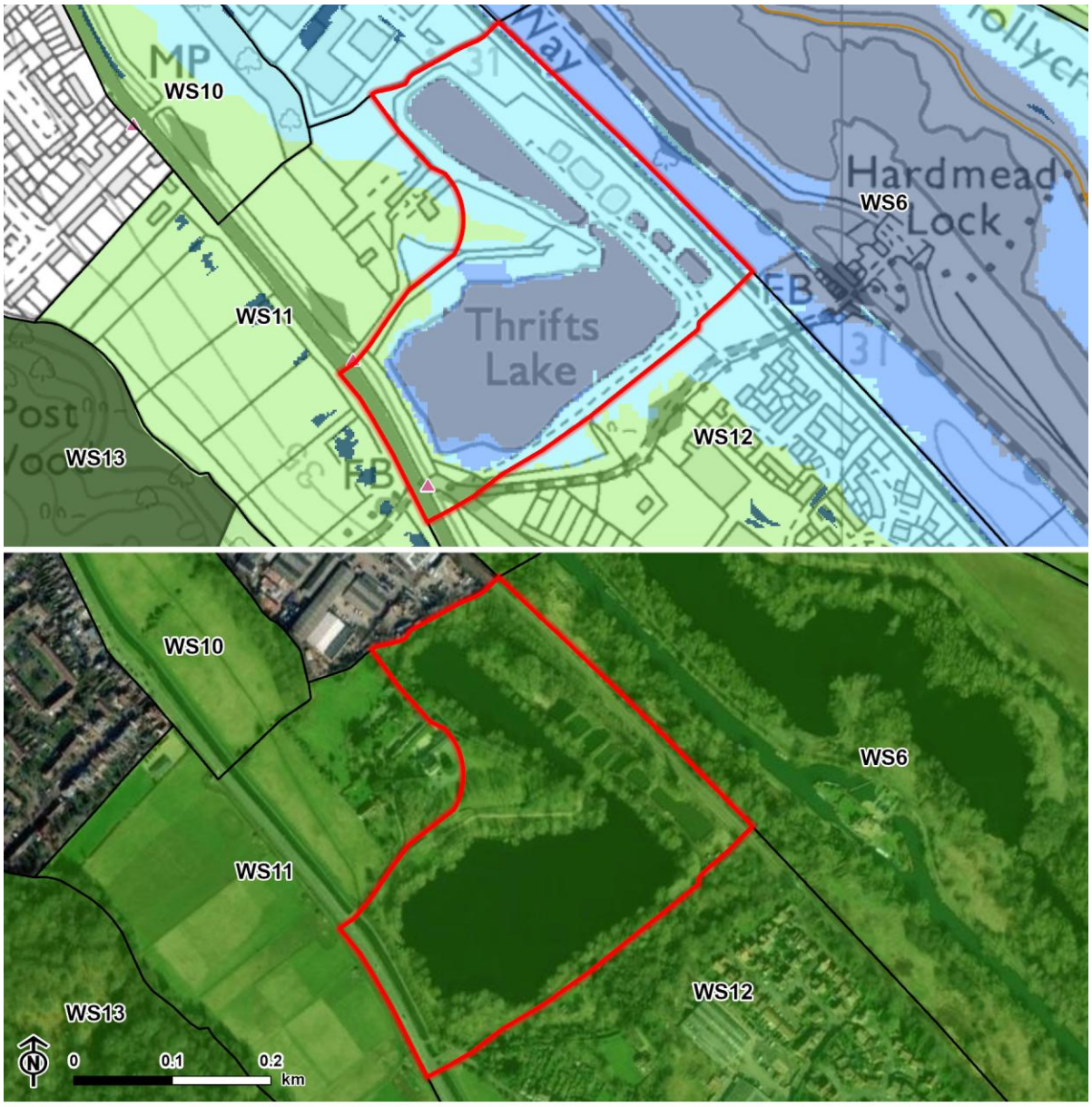
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

Parcel WS9



NPPF Footnote 7 designations

- Listed building
- Chalk river
- Ancient woodland
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding

Contribution of land in Parcel WS9

Parcel WS9 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Strong	Strong	Weak/No	Equal	No

Parcel WS9 Description

Parcel Location, Land Uses and Boundaries
Land to the south-east of Ware. Parcel size: 11ha. There is a moderate boundary feature between the settlement and the parcel. A hedgerow with mature trees form a well defined boundary feature. There is a change in landform which creates a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. The lack of a strong boundary feature allows for some perception of the urban area to the north-west. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Natural features limit perception of the wider countryside. Woodland to the east and landform to the west limit perception.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Ware is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The lack of features to restrict and contain development mean that, although the parcel is subject to some urbanising

Assessment Considerations	Assessment
	influence, development here would have an incongruous impact.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a fragile gap between towns. The parcel lies in the gap between Ware and Hoddesdon.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. In addition to the loss of visual separating features the development of land in this parcel would also be likely to increase urbanising influence on remaining land in the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The Railway line and River Lea with associated tree cover forms a strong outer boundary which would limit the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Ware.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel forms part of the wider agricultural landscape which surrounds Ware, but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

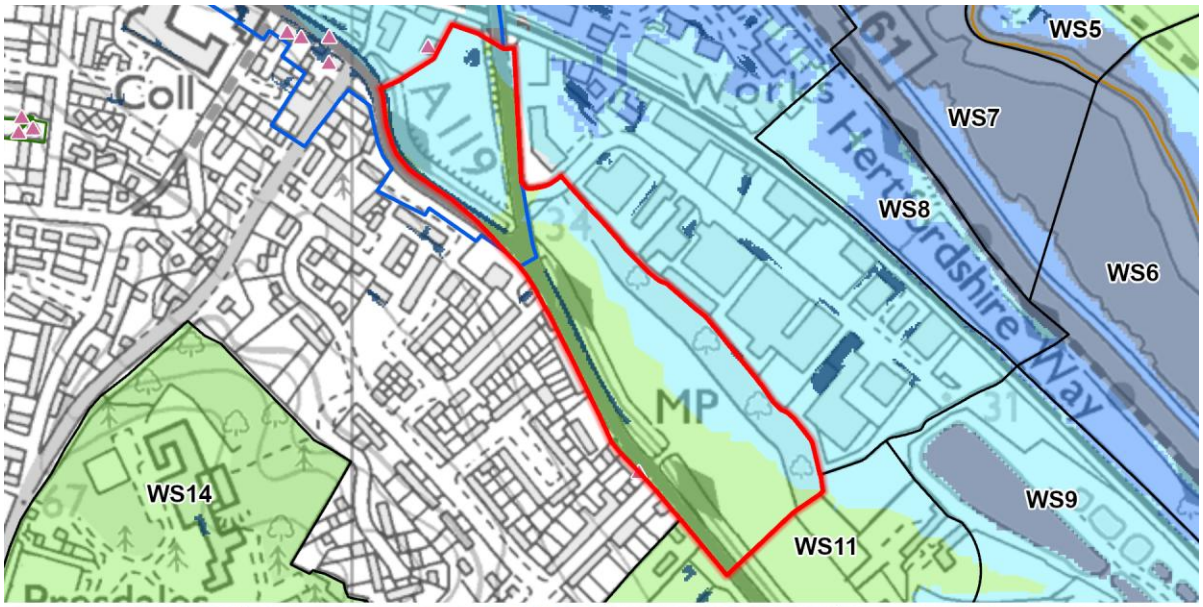
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purposes A and B and therefore does not meet the definition of grey belt land.

Parcel WS10





Parcel WS10 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Chalk river
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area
- Registered Parks and Gardens

Contribution of land in Parcel WS10

Parcel WS10 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Weak/No	Moderate	Strong	Equal	No

Parcel WS10 Description

Parcel Location, Land Uses and Boundaries
Land located to the south of Ware. Parcel size: 7ha. A combination of features forms a boundary of moderate strength between the settlement and the parcel. A mature tree belt and the New River form a moderate boundary. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a strong perception of urban development outside of the parcel. The lack of a strong boundary feature allows for a strong perception from the surrounding urban area. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Urbanising development limits perception of the wider countryside. The parcel is largely contained, limiting connection to the wider Green Belt.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Ware is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is substantial urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The parcel is largely contained by existing development.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. The parcel is subject to some urbanising influence and has features that would restrict and contain development,

Assessment Considerations	Assessment
	preventing any incongruous impact on the wider countryside.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel is peripheral to a fragile gap between towns. The parcel is peripheral to the gap between Ware and Hoddesdon.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The parcel does not lie in the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is substantial urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Development in the parcel would not increase urbanising influence on any land which is not already subject to at least as much urbanising influence as this parcel.

Purpose D: Preserving the setting and special character of historic towns:

Strong contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Ware.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes a considerable contribution to the town's special character. The parcel contains part of the Ware conservation area, therefore it makes a strong contribution to the special character of the historic town. Additionally the parcel contains a small area of agricultural land which borders the historic town which reflects the historically rural surroundings of the town of Ware and therefore forms a part of its setting which contributes to its significance, although to a lesser degree than those fields which surround the town that remain in agricultural use.

Purpose E – Assisting in urban regeneration:

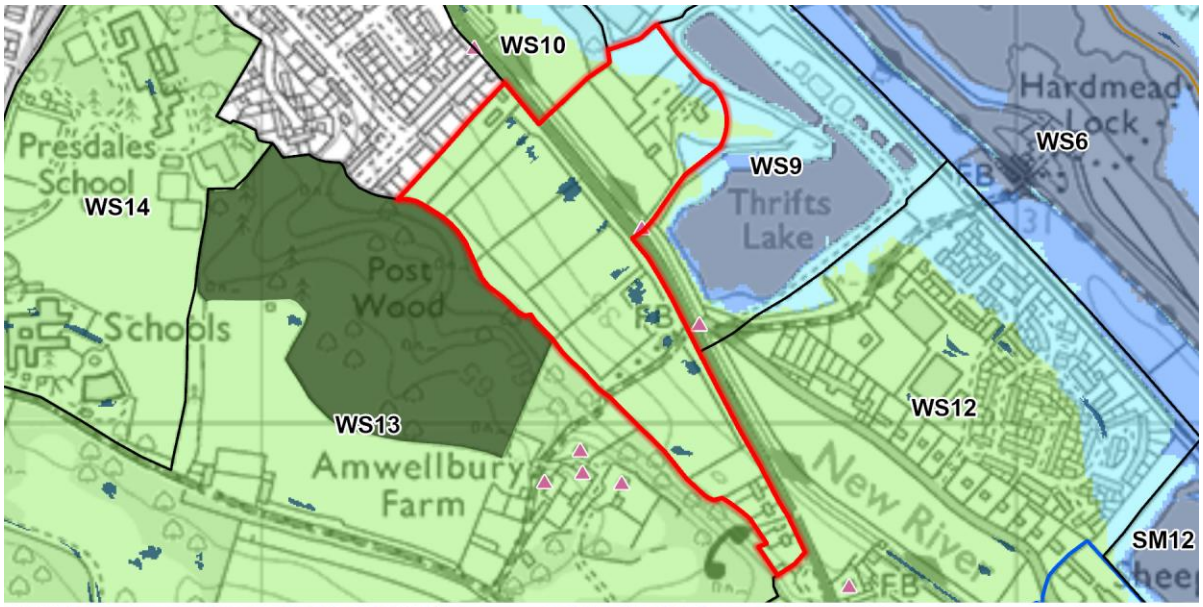
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose D and therefore does not meet the definition of grey belt land.

Parcel WS11





Parcel WS11 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Chalk river
- Ancient woodland
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area

Contribution of land in Parcel WS11

Parcel WS11 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Strong	Moderate	Strong	Equal	No

Parcel WS11 Description

Parcel Location, Land Uses and Boundaries
Land located to the south-east of Ware, north of Great Amwell. Parcel size: 13ha. There are no significant boundary features to separate the parcel from the settlement. Garden boundaries do not form a significant boundary feature. There is no significant change in landform to create a sense of separation between the settlement and the parcel. The urban area and the parcel are on the same slope. There is some perception of urban development outside of the parcel. There isn't a strong year-round boundary feature or change in landform to reduce perception. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Natural features limit perception of the wider countryside. Surrounding woodland and vegetation limit perception.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Ware is a town, so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Some development along Amwell Hill, although this is not very urban in character.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. The lack of a strong inner boundary feature allows for some influence from the urban area to the north.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel forms the majority of the gap between Ware and Great Amwell. Any partial development of the parcel would weaken the remainder.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The loss of separation between Ware and Great Amwell, causing the two to become a single built-up area, would be a significant change to the urban pattern. The openness of this parcel is playing a role in preventing that.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a fragile gap between towns. The parcel lies in the gap between Ware and Hoddesdon, with development at St Margarets and Great Amwell weakening separation between towns.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Some development along Amwell Hill, although this is not very urban in character.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. This visually open area is a strong contributor to the overall strength of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. In addition to the loss of visual separating features the development of land in this parcel would also be likely to increase urbanising influence on remaining land in the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Some development along Amwell Hill, although this is not very urban in character.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. The lack of a strong

Assessment Considerations	Assessment
	inner boundary feature allows for some influence from the urban area to the north.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The wooded outer edges form a strong outer boundary which would limit the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Strong contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the agricultural landscape surrounding the town of Ware. Views of the north-eastern area of the parcel, to the north-east of the New River, are possible from the southern edge of the Ware conservation area. These views are important to the special character of the town as they demonstrate the original rural surroundings of the historic town, which have been lost from most locations within Ware due to modern development. The parcel does not contribute to the significance of any other historic towns identified as part of this assessment. It forms part of the wider landscape of Hertfordshire but does not form part of the setting of any other historic town due to the intervening distance and topography between the towns and this parcel.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Some development along Amwell Hill, although this is not very urban in character.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes a considerable contribution to the town's special character.

Purpose E – Assisting in urban regeneration:

Equal contribution

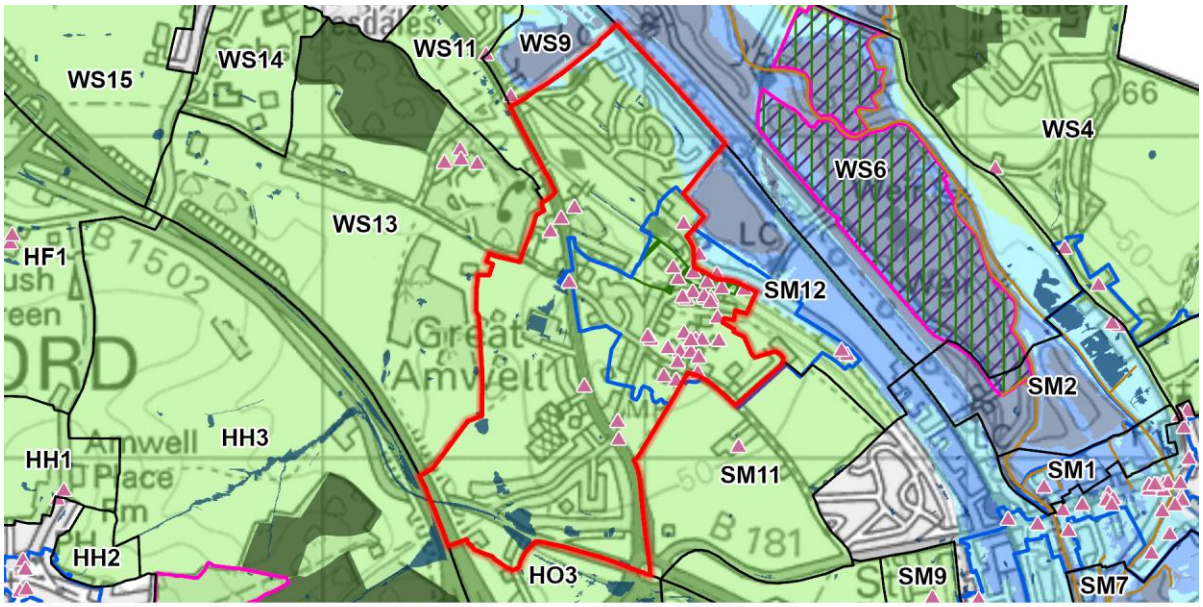
All Green Belt land plays an equal role in relation to this purpose.

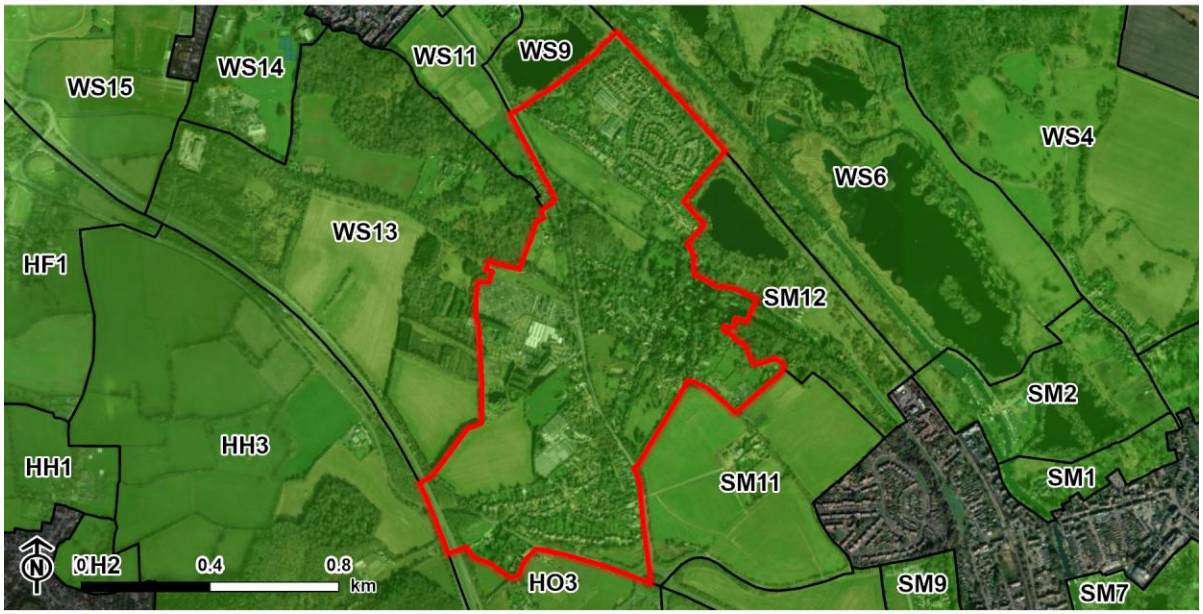
Parcel WS11

Grey Belt

The parcel makes a strong contribution to Green Belt Purposes A, B and D and therefore does not meet the definition of grey belt land.

Parcel WS12





Parcel WS12 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Chalk river
- Special Protection Area
- Ramsar site
- Site of Special Scientific Interest
- Ancient woodland
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area
- Registered Parks and Gardens

Contribution of land in Parcel WS12

Parcel WS12 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Moderate	Moderate	Weak/No	Equal	Yes

Parcel WS12 Description

Parcel Location, Land Uses and Boundaries
Land located to the south-east of Hoddesdon, north-west of St. Margarets. Parcel size: 96ha. The parcel covers an isolated area of development in the open countryside, which limits openness associated with its development, land use and activity. Visual openness persists between the partially open areas and the surrounding open countryside.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Ware is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Ware for development here to be associated with it.
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel. The parcel is already largely developed by Great Amwell.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The parcel is already developed to the extent that further development would not significantly increase urbanising influence on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. The parcel is subject to significant urbanising influence.

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a fragile gap between towns. The parcel lies in the gap between Ware and Hoddesdon, between which development at St Margarets and Great Amwell weaken perceived separation of towns.
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel. The parcel is already largely developed by Great Amwell.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The parcel is already largely developed, limiting its contribution little to the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel has uses associated with the urban area which limit the extent to which it is perceived as being part of the countryside.
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel. The parcel is already largely developed by Great Amwell.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Ware.
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel. The parcel is already largely developed by Great Amwell.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel forms part of the wider agricultural landscape of Ware, but it does not currently form part of the setting of a historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

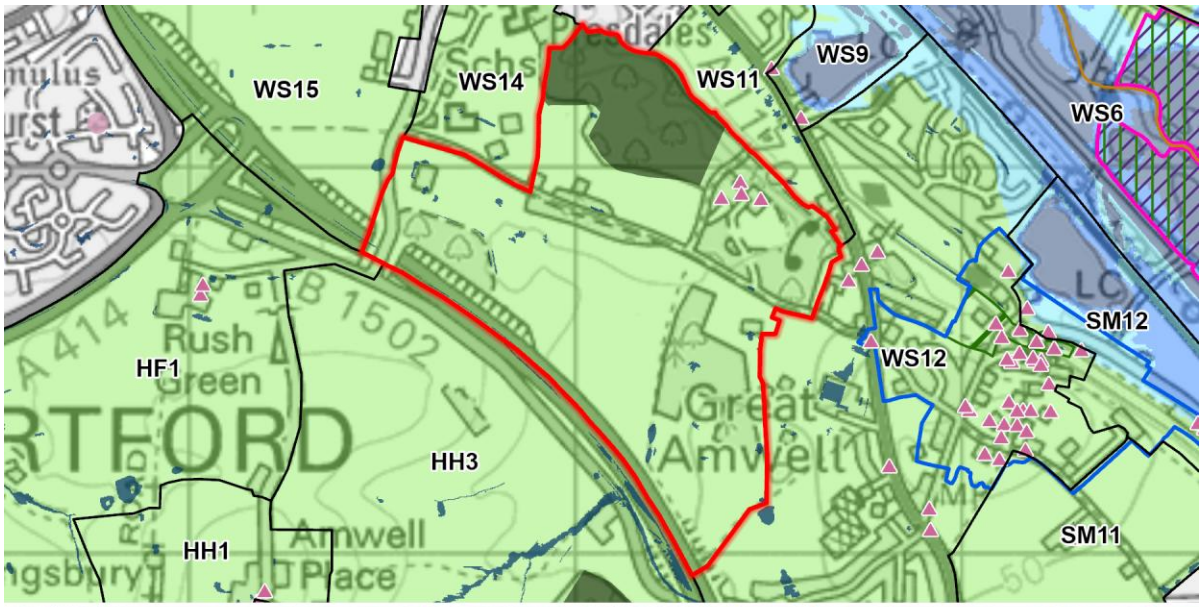
Equal contribution

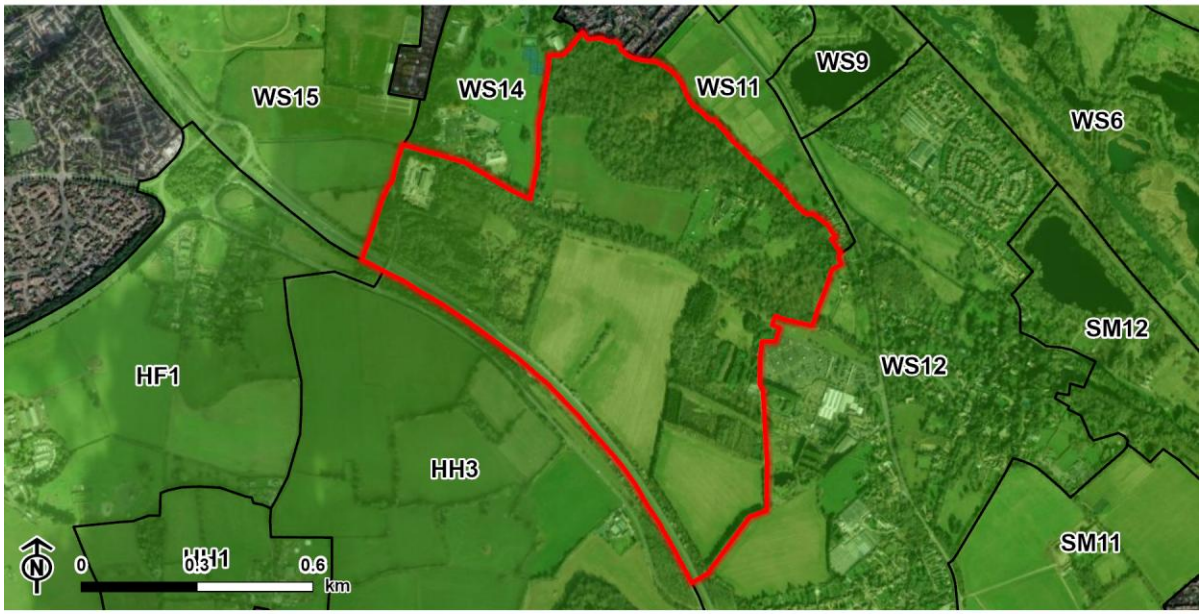
All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

Parcel WS13





Parcel WS13 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Chalk river
- Special Protection Area
- Ramsar site
- Site of Special Scientific Interest
- Ancient woodland
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area
- Scheduled monument
- Registered Parks and Gardens

Contribution of land in Parcel WS13

Parcel WS13 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Strong	Strong	Weak/No	Equal	No

Parcel WS13 Description

Parcel Location, Land Uses and Boundaries
Land located south of Ware. Parcel size: 83ha. Strong consistent boundary features within the gap between the settlement and the parcel combine to create strong separation. Woodland, mature tree lines and hedgerows combine to form a strong boundary feature. There is a consistent strong boundary feature between the settlement and the parcel. Woodland forms a consistent strong boundary feature. There is no significant change in landform to create a sense of separation between the settlement and the parcel. The parcel covers a shallow valley, though this is not significant in this context. There is some change in landform which creates a sense of separation between the settlement and the parcel. The parcel covers a narrow elevated ridge which creates some sense of separation. There is a weak perception of urban development outside of the parcel. Boundaries and distance limit perception. Some washed over development increases perception. There is some perception of urban development outside of the parcel. Woodland limits perception of Ware but there is some perception of washed over development within the parcel. There is some urbanising activity in the parcel but land use also associates the area with the wider countryside. The Ringway Road Construction company occupies a small building in the north-west of the parcel, however land also associated with the wider countryside. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Large isolated dwellings are not considered to be significantly urbanising in this context. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. There is some perception from the shallow valley top slopes, however woodland largely limits this. Natural features limit perception of the wider countryside. Strong outer parcel boundaries limit perception.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Ware is a town, so is defined as a large built-up area.

Assessment Considerations	Assessment
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of Post Wood, which currently gives the parcel a strong sense of separation from urbanising influences.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The strong separating feature of mature woodland tree cover at Post Wood, means that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a fragile gap between towns. The parcel lies in the gap between Ware and Hoddesdon.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. The parcel forms a large part of the gap with Post Wood as a strong separating feature in the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. In addition to the loss of visual separating features the development of land in this parcel would also be likely to increase urbanising influence on remaining land in the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Mature tree cover associated with the A10 forms a strong outer boundary which would limit the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Ware.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel forms part of the wider agricultural landscape which surrounds Ware, but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

Equal contribution

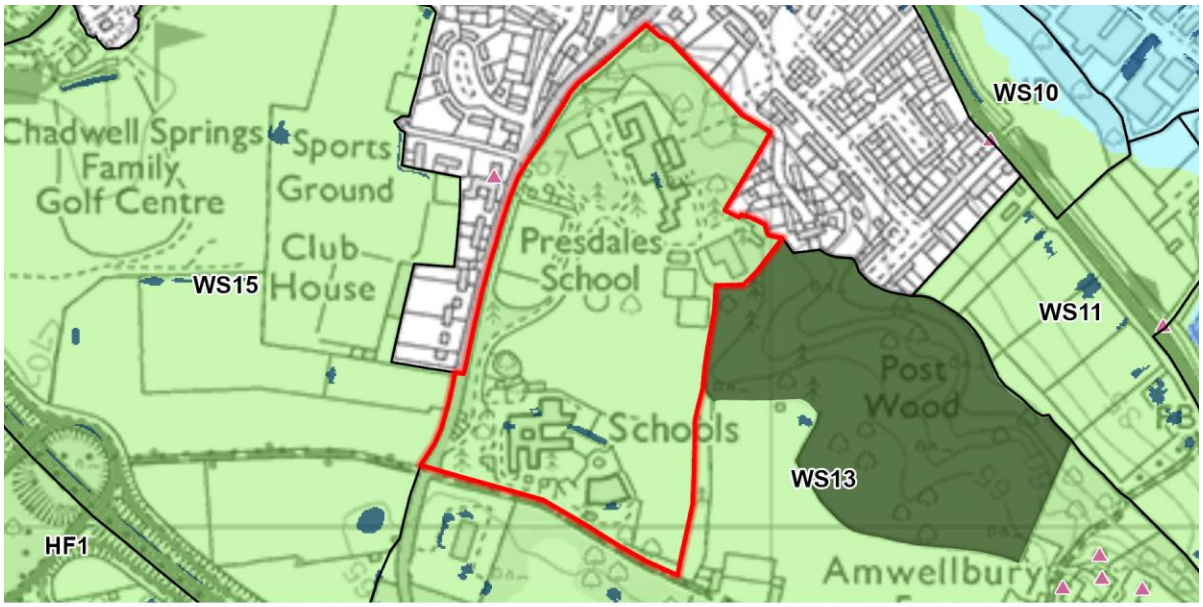
All Green Belt land plays an equal role in relation to this purpose.

Parcel WS13

Grey Belt

The parcel makes a strong contribution to Green Belt Purposes A and B and therefore does not meet the definition of grey belt land.

Parcel WS14





Parcel WS14 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Ancient woodland
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding

Contribution of land in Parcel WS14

Parcel WS14 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Weak/No	Moderate	Weak/No	Equal	Yes

Parcel WS14 Description

Parcel Location, Land Uses and Boundaries
Land located south of Ware. Parcel size: 18ha. There is a strong boundary feature between the settlement and the parcel. Woodland forms a strong boundary feature to the north of the parcel. The west is defined by an estate road and a mature treeline. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. Although Ware is well screened, Presdales School, Pinewood School, and Middleton School are located within the parcel and increase perception. Existing development in the Green Belt has some urbanising influence. Presdales School, Pinewood School, and Middleton School have some urbanising influence. Natural features limit perception of the wider countryside. Woodland limits perception.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Ware is a town, so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. The parcel contains Presdales, Pinewood, and Middleton School buildings and associated sports fields.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. There is some perception of Ware to the north, although the strong inner boundary feature reduces this.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. Mature tree cover forms a strong outer boundary which would limit the urbanising impact of development on adjacent open land.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. The parcel is subject to some urbanising influence and has features that would restrict and contain development, preventing any incongruous impact on the wider countryside.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel is peripheral to a fragile gap between towns. The parcel is to the south-east of the gap between Ware and Hertford.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. The parcel contains Presdales, Pinewood, and Middleton School buildings and associated sports fields.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. Land is not in the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel has uses associated with the urban area which limit the extent to which it is perceived as being part of the countryside.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. The parcel contains Presdales, Pinewood, and Middleton School buildings and associated sports fields.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. There is some perception of Ware to the north, although the strong inner boundary feature reduces this.

Assessment Considerations	Assessment
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The parcel forms part of the setting of the historic town of Ware.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

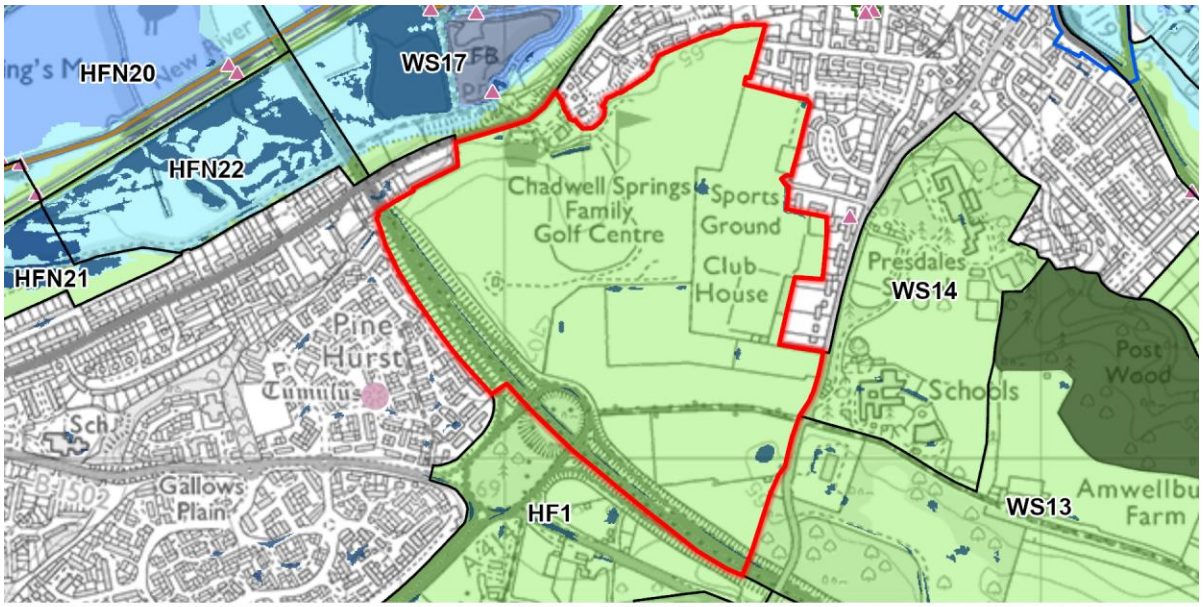
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

Parcel WS15





Parcel WS15 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Chalk river
- Ancient woodland
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area
- Scheduled monument
- Registered Parks and Gardens

Contribution of land in Parcel WS15

Parcel WS15 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Strong	Moderate	Weak/No	Equal	No

Parcel WS15 Description

Parcel Location, Land Uses and Boundaries
Land located south-west of Ware. Parcel size: 49ha. There is a moderate boundary feature between the settlement and the parcel. There is a strong boundary feature of the A10 with its associated tree cover from Hertford, however, it is only moderate from Ware. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. There is some perception of Ware. Land use creates some association with the urban area but there is little urbanising activity in the parcel. Land use in the parcel is associated with Hertford Rugby Football Club and the golf centre. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Hertford and Ware are both towns, so are both defined as large built-up areas.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. The moderate boundary between the parcel and Ware allows for some influence in the parcel from the north-east.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel forms the entirety of the gap between Hertford and Ware. Any partial development of the parcel would weaken the remainder.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The loss of separation between Hertford and Ware causing the two to become a single large built-up area, would be a significant change to the urban pattern. The openness of this parcel is playing a role in preventing that.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a fragile gap between towns. The parcel lies between Hertford and Ware.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. The parcel forms the entirety of the gap between Ware and Hertford.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. In addition to the loss of visual separating features the development of land in this parcel would also be likely to increase urbanising influence on remaining land in the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel has uses associated with the urban area which limit the extent to which it is perceived as being part of the countryside.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. The moderate boundary between the parcel and Ware allows for some influence in the parcel from the north-east.

Assessment Considerations	Assessment
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The parcel is contained by urban edges, tree cover and the A10.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Ware.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel largely comprises a golf course on the edge of the current settlement of Ware, and therefore it does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purposes A and B and therefore does not meet the definition of grey belt land.

Parcel WS16



Parcel WS16 Neighbouring parcel Green Belt

NPPF Footnote 7 designations

- Listed building
- Chalk river
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area
- Scheduled monument

Contribution of land in Parcel WS16

Parcel WS16 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Weak/No	Moderate	Strong	Equal	No

Parcel WS16 Description

Parcel Location, Land Uses and Boundaries
Land contained west of Ware. Parcel size: 3ha.
There is a consistent strong boundary feature between the settlement and the parcel. The railway line, River Lea, New River and associated tree belts form a consistent stog boundary feature.
There is no significant change in landform to create a sense of separation between the settlement and the parcel.
There is some perception of urban development outside of the parcel. Although riparian vegetation limit perception of typical residential development, some higher rise buildings to the north mean there is some perception.
There is no significant urbanising development or activity in the Green Belt affecting this parcel. Sacred Heart Primary School is not considered to have significant urbanising influence on the parcel.
Urbanising development limits perception of the wider countryside. The parcel is loosely contained on 3 sides, and the raised A10 limit perception to the west.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Ware is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Sacred Heart Primary School is not considered to have significant urbanising influence on the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. There is some perception of urban development outside of the Green Belt. Although riparian vegetation limit perception of typical residential development, some higher rise buildings to the north mean there is some perception.

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. Development in the parcel would negate the role of the River Lea with its associated vegetation, which currently give the parcel a strong sense of separation from urbanising influences.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. Although development in the parcel would not be restricted and contained, there is sufficient urbanising containing influence to limit the extent to which it would be incongruous with the current pattern.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel is peripheral to a fragile gap between towns. The parcel is next to the gap between Ware and Hertford.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Sacred Heart Primary School is not considered to have significant urbanising influence on the parcel.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The parcel is too contained by existing development to make a meaningful contribution to the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.

Assessment Considerations	Assessment
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Sacred Heart Primary School is not considered to have significant urbanising influence on the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. There is some perception of urban development outside of the Green Belt. Although riparian vegetation limit perception of typical residential development, some higher rise buildings to the north mean there is some perception.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Development in the parcel would not increase urbanising influence on any land which is not already subject to at least as much urbanising influence as this parcel.

Purpose D: Preserving the setting and special character of historic towns:

Strong contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Ware.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Sacred Heart Primary School is not considered to have significant urbanising influence on the parcel.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes a considerable contribution to the town's special character. The parcel contains part of the Hertford conservation area, therefore it makes a strong contribution to the special character of the historic town. The area within the south of the parcel, outside the conservation area boundary, contains school buildings, these are modern structures and do not contribute to the special character of the historic town.

Parcel WS16

Purpose E – Assisting in urban regeneration:

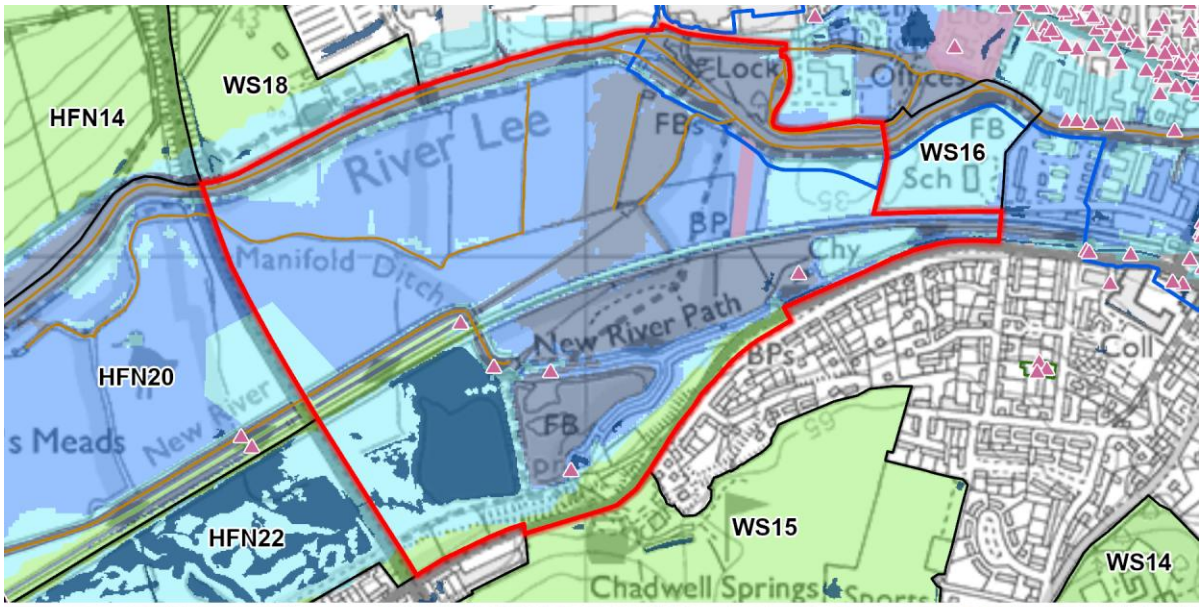
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose D and therefore does not meet the definition of grey belt land.

Parcel WS17





Parcel WS17 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Chalk river
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area
- Scheduled monument
- Registered Parks and Gardens

Contribution of land in Parcel WS17

Parcel WS17 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Strong	Strong	Strong	Equal	No

Parcel WS17 Description

Parcel Location, Land Uses and Boundaries
Land located west of Ware. Parcel size: 52ha. There is a combination of features creating a strong boundary between the settlement and the parcel. The railway line, River Lee, New River and associated tree belts form a consistent strong boundary feature. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Urbanising development limits perception of the wider countryside. The parcel is loosely contained on 3 sides, and the raised A10 limit perception to the west.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Ware is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	The parcel lies beyond physical features which are restricting and containing urban development. Therefore its weakening or loss would have an adverse impact on this purpose. The parcel forms the strongest part of the gap between Ware and Hertford. Any partial development of the parcel would weaken the remainder.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The River Lea and New River with associated vegetation between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern. The reduction in separation between Ware and Hertford would also weaken the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a fragile gap between towns. The parcel lies in the gap between Ware and Hertford. The parcel forms the strongest part of the gap with strong separating features, including the A10 and some landform change. The gap becomes more fragile to the south.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. The parcel forms the entirety of the gap in this area so is playing an important role in the separation between Ware and Hertford.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. In addition to the loss of visual separating features the development of land in this parcel would also be likely to increase urbanising influence on remaining land in the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.

Assessment Considerations	Assessment
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Strong contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Ware.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes a considerable contribution to the town's special character. The parcel contains part of the Ware conservation area, therefore it makes a strong contribution to the special character of the historic town. Additionally the parcel contains a small area of agricultural land which borders the historic town which reflects the historically rural surroundings of the town of Ware and therefore forms a part of its setting which contributes to its significance.

Purpose E – Assisting in urban regeneration:

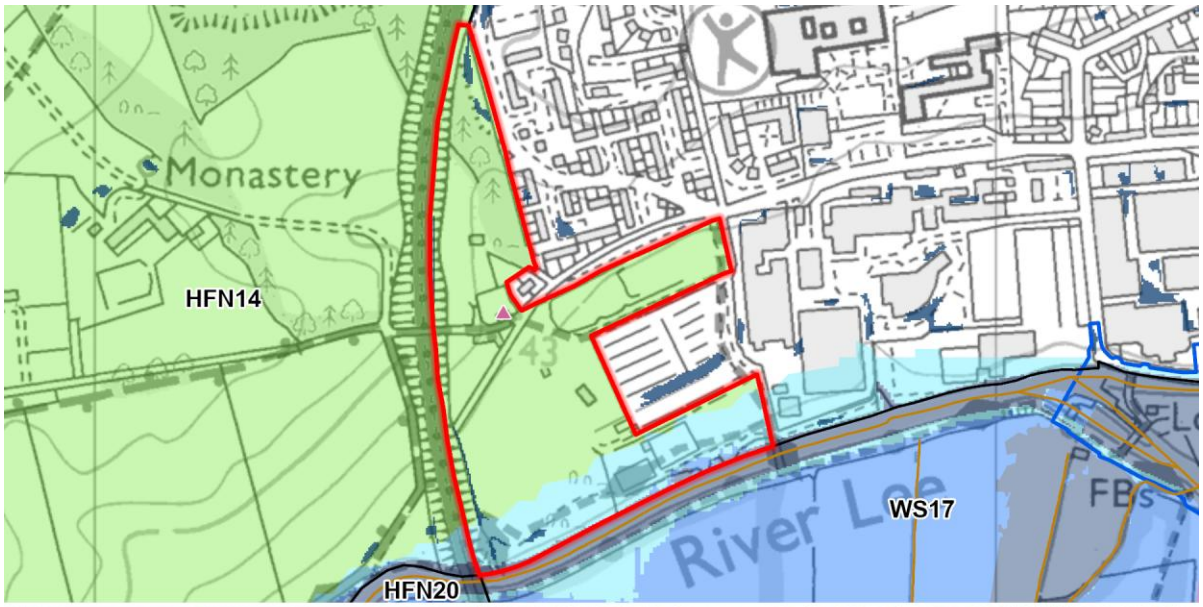
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purposes A, B and D and therefore does not meet the definition of grey belt land.

Parcel WS18





Parcel WS18 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Chalk river
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area
- Scheduled monument

Contribution of land in Parcel WS18

Parcel WS18 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Weak/No	Moderate	Weak/No	Equal	Yes

Parcel WS18 Description

Parcel Location, Land Uses and Boundaries
Land located west of Ware. Parcel size: 10ha. There is a strong boundary feature between the settlement and the parcel. Woodland forms a strong boundary feature, the woodland is less defined in the south. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. Although woodland limits perception of typical residential development, some higher rise buildings to the south-east mean there is some perception. Land use creates some association with the urban area but there is little urbanising activity in the parcel. Sports pitches in the south of the parcel have some associated with the urban area. Natural features limit perception of the wider countryside. Woodland associated with the A10 that defines the western boundary of the parcel limits perception.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Ware is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The A10 and River Lea, both with associated tree cover, form strong boundaries.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel is peripheral to a fragile gap between towns. The parcel sits in an approximately 1.5km gap between Ware and Hertford. The A10 forms a separating feature. The gap is narrower to the south.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The parcel is not in the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The woodland associated with the A10 forms a strong outer boundary which would limit the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Hertford and Ware.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel forms part of the wider agricultural landscape which surrounds Hertford and Ware, but it does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

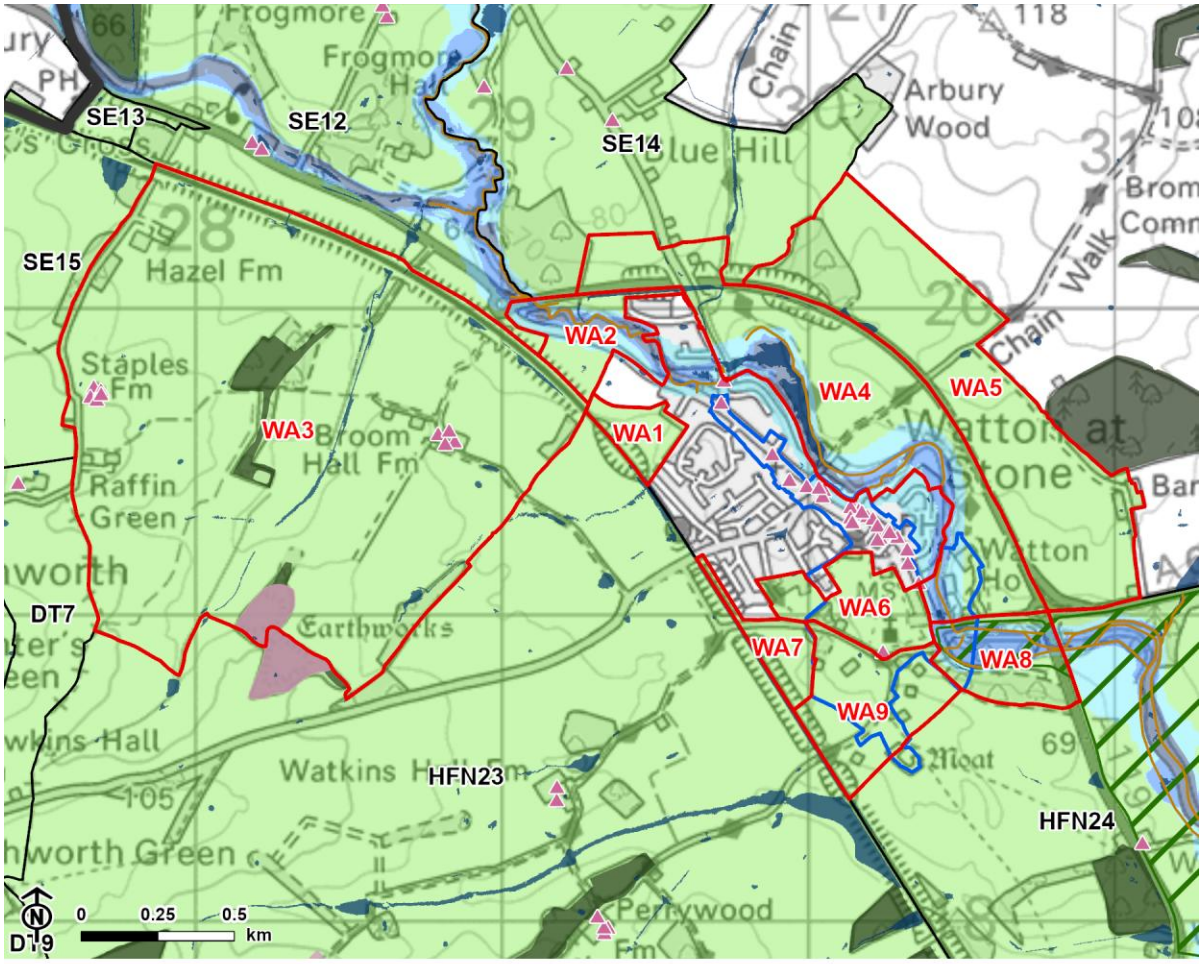
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

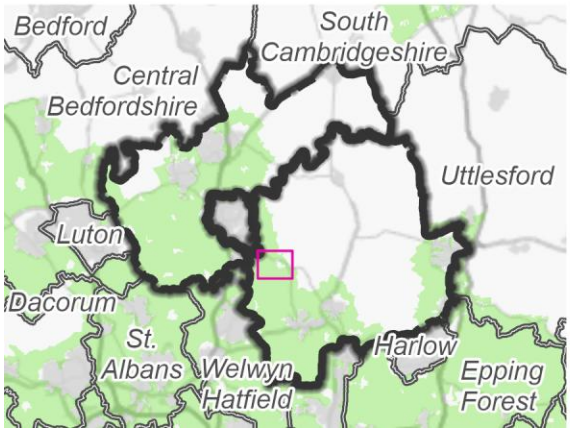
Designations in Watton at Stone



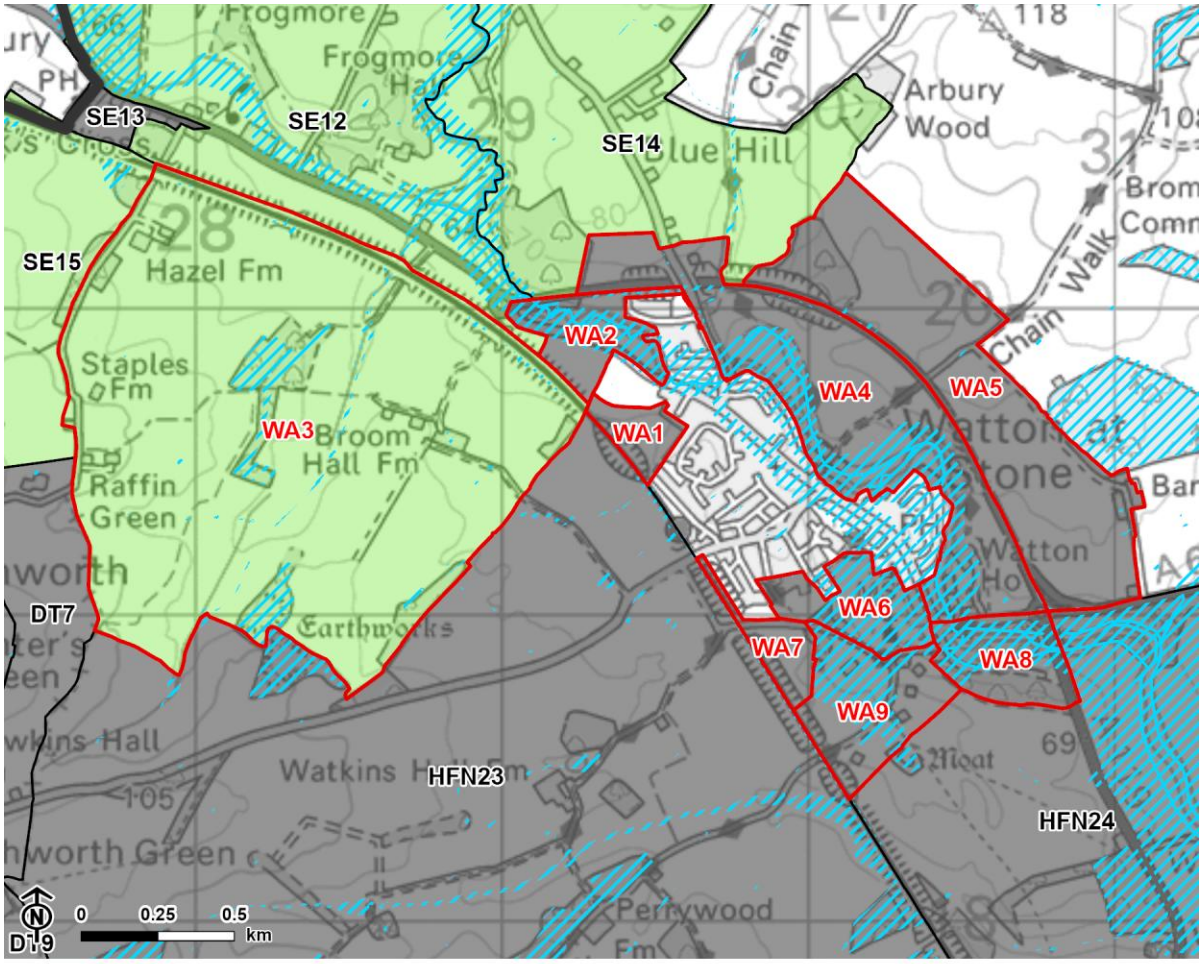
- Watton at Stone parcel
- Neighbouring parcel
- Local authority
- Neighbouring authority
- Green Belt

NPPF Footnote 7 designations

- Listed building
- Chalk river
- Ancient woodland
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area
- Scheduled monument
- Registered Parks and Gardens



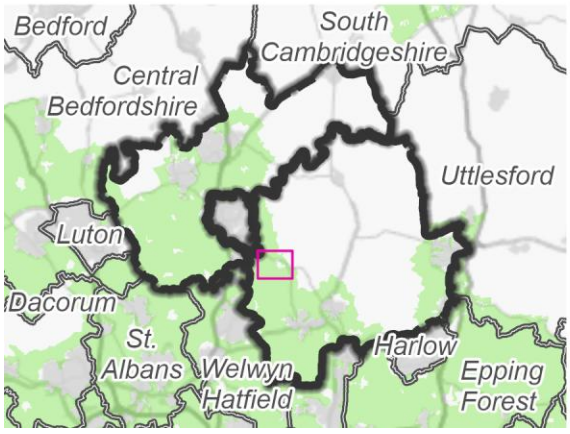
Potential grey belt in Watton at Stone



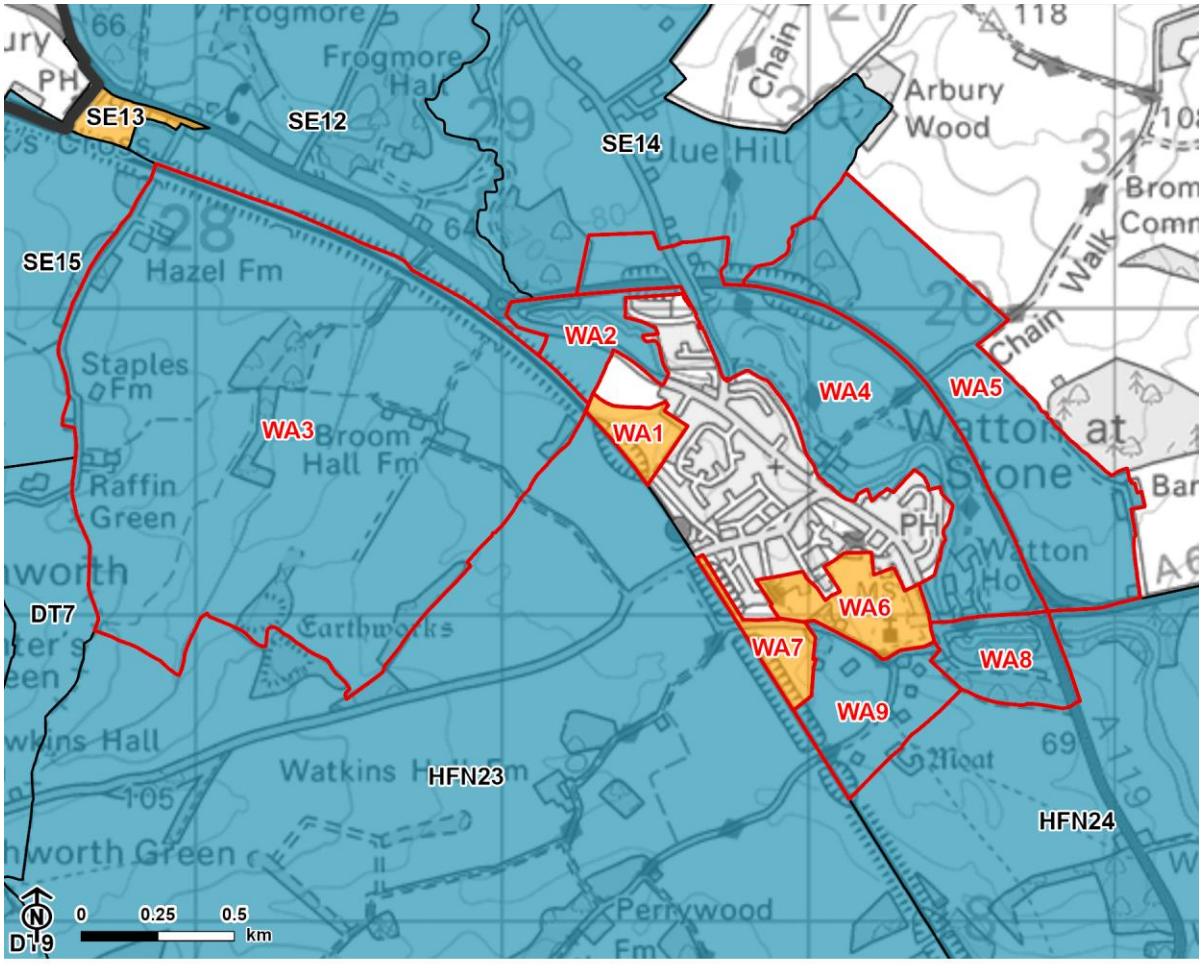
- Watton at Stone parcel
- Neighbouring parcel
- Local authority
- Neighbouring authority
- Green Belt

Potential grey belt

- Potentially suitable for definition as grey belt land in the borough
- Footnote 7 designation



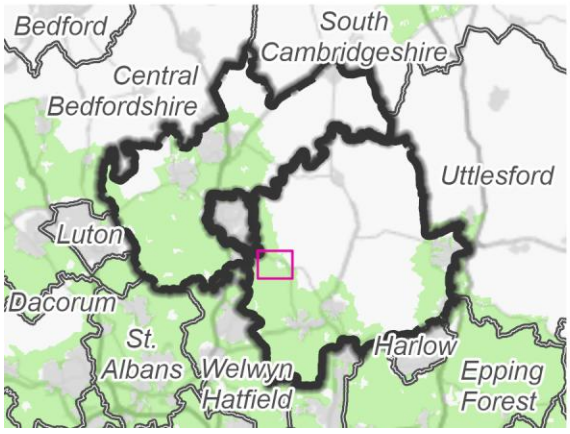
Highest rating in Watton at Stone



- Watton at Stone parcel
- Neighbouring parcel
- Local authority
- Neighbouring authority
- Green Belt

Highest Contribution to NPPF purposes A, B, C and D

- Strong
- Moderate
- Weak/no



Parcel WA1





Parcel WA1 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Chalk river
- Flood zone 2
- High risk of surface water flooding
- Conservation area

Contribution of land in Parcel WA1

Parcel WA1 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Weak/No	Weak/No	Moderate	Weak/No	Equal	Yes

Parcel WA1 Description

Parcel Location, Land Uses and Boundaries
Land located west of of Watton at Stone. Parcel size: 5ha. There are no significant boundary features to separate the parcel from the settlement. There is some change in landform which creates a sense of separation between the settlement and the parcel. The parcel slopes down away from the settlement edge. There is some perception of urban development outside of the parcel. There isn't a year-round boundary feature to reduce perception. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Weak/No contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is not adjacent or near enough to a large built-up area to contribute to preventing its sprawl.
What is the extent of urbanising development in the parcel?	N/A
What is the extent of urbanising influence from outside the parcel?	N/A
Are there physical features in reasonable proximity that could restrict and contain development?	N/A
Would development form an incongruous pattern in relation to the large built-up area?	N/A

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a robust gap between towns. The parcel lies in the gap between Stevenage and Ware.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The parcel forms a very small part of the overall gap, with development here having a limited impact on the strength of the remainder of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The railway line and the woodland belt form strong outer boundary features which would limit the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The parcel forms part of the wider agricultural landscape of Hertfordshire, but it does not currently form part of the setting of a historic town which would contribute to its heritage significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

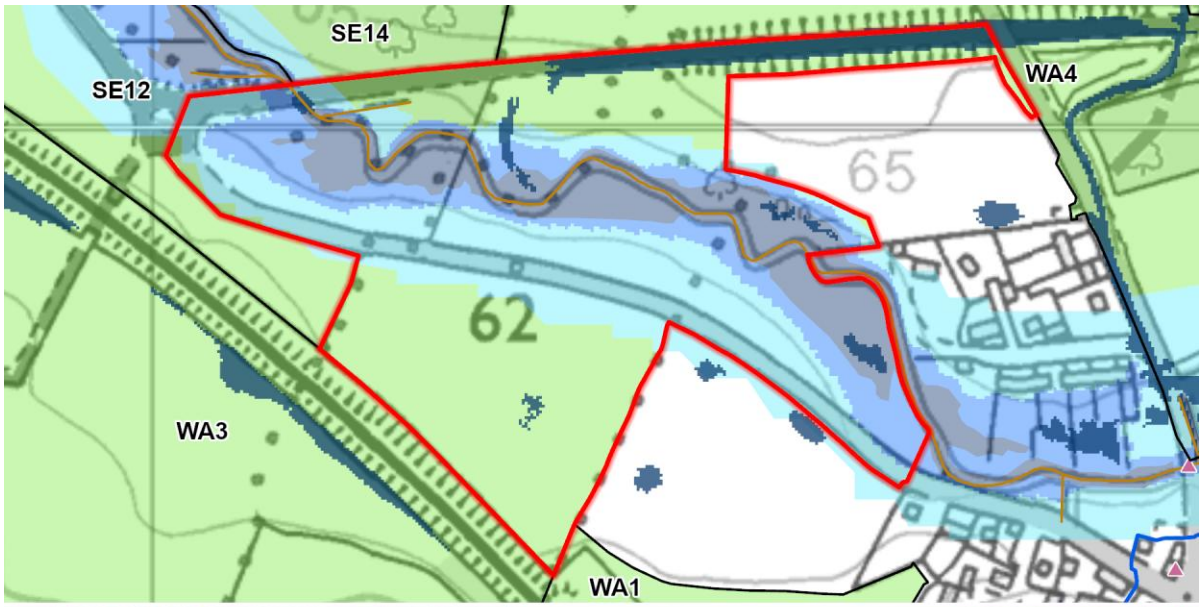
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

Parcel WA2





Parcel WA2 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Chalk river
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area

Contribution of land in Parcel WA2

Parcel WA2 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Weak/No	Weak/No	Strong	Weak/No	Equal	Yes

Parcel WA2 Description

Parcel Location, Land Uses and Boundaries
Land located north-west of the satellite settlement of Watton at Stone. Parcel size: 10ha. There is a moderate boundary feature between the settlement and the parcel. Mature trees create a well-defined boundary feature. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. There isn't a strong year-round boundary feature to reduce perception. There is no significant urbanising development or activity in the Green Belt affecting this parcel. The parcel is predominantly free from urbanising activity. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. Landform and vegetation limits some views, although there is still some perception the wider countryside to the south.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Weak/No contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is not adjacent or near enough to a large built-up area to contribute to preventing its sprawl.
What is the extent of urbanising development in the parcel?	N/A
What is the extent of urbanising influence from outside the parcel?	N/A
Are there physical features in reasonable proximity that could restrict and contain development?	N/A

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	N/A

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a robust gap between towns. The parcel lies in a robust gap between Stevenage and Ware.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a very small part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. There is a housing estate under construction to the north-east of the parcel, along Walkern Road.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The parcel forms part of the wider agricultural landscape of Hertfordshire, but it does not currently form part of the setting of a historic town which would contribute to its heritage significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

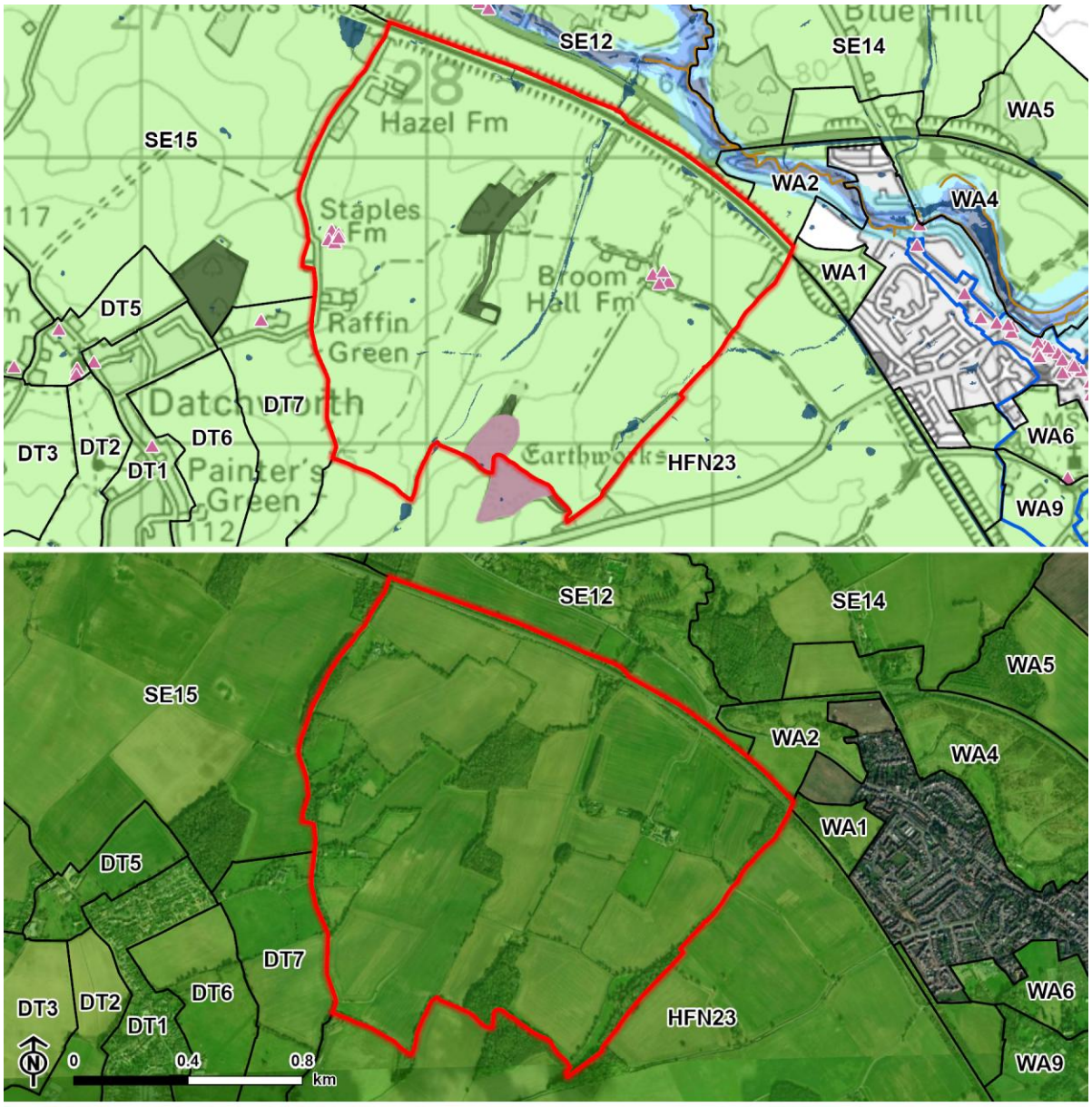
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

Parcel WA3


SE12
SE14
SE15
Hazel Fm
WA5
WA2
WA4
Staples Fm
WA1
Broom Hall Fm
DT5
Raffin Green
DT7
DT6
DT3
DT2
DT1
Painter's Green
HFN23
WA6
WA9
0
0.4
0.8
km
Parcel WA3
Neighbouring parcel
Green Belt
Local authority
NPPF Footnote 7 designations
Listed building
Chalk river
Ancient woodland
Flood zone 3b
Flood zone 3
Flood zone 2
High risk of surface water flooding
Conservation area
Scheduled monument

Contribution of land in Parcel WA3

Parcel WA3 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Moderate	Strong	Weak/No	Equal	No

Parcel WA3 Description

Parcel Location, Land Uses and Boundaries
Land located to the south-east of Stevenage, north of Watton at Stone. Parcel size: 191ha. Boundary features within the gap between the settlement and the parcel combine to create strong separation. The railway line with its associated tree cover form a strong separating feature between the parcel and Stevenage and Watton-At-Stone. There is some change in landform which creates a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Natural features limit perception of the wider Countryside.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Stevenage is a town, so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	The parcel lies beyond physical features which are restricting and containing urban development. Therefore its weakening or loss would have an adverse impact on this purpose. Development in the parcel would negate the role of tree cover associated with the railway line which currently gives the parcel a strong sense of separation from urbanising influences.

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would create an incongruous pattern of development by significantly weakening the separation between currently distinct urban areas, increasing their combined sprawling influence on the wider Green Belt. Tree cover associated with the railway line between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a robust gap between towns. The parcel lies in the gap between Stevenage and Hertford.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. The development of land in this parcel would be likely to increase urbanising influence on adjacent land in the gap but impact would not be significant given the strength of separation in the remainder of the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	The parcel is free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The parcel forms part of the wider agricultural landscape of Hertfordshire, but it does not currently form part of the setting of a historic town which would contribute to its heritage significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

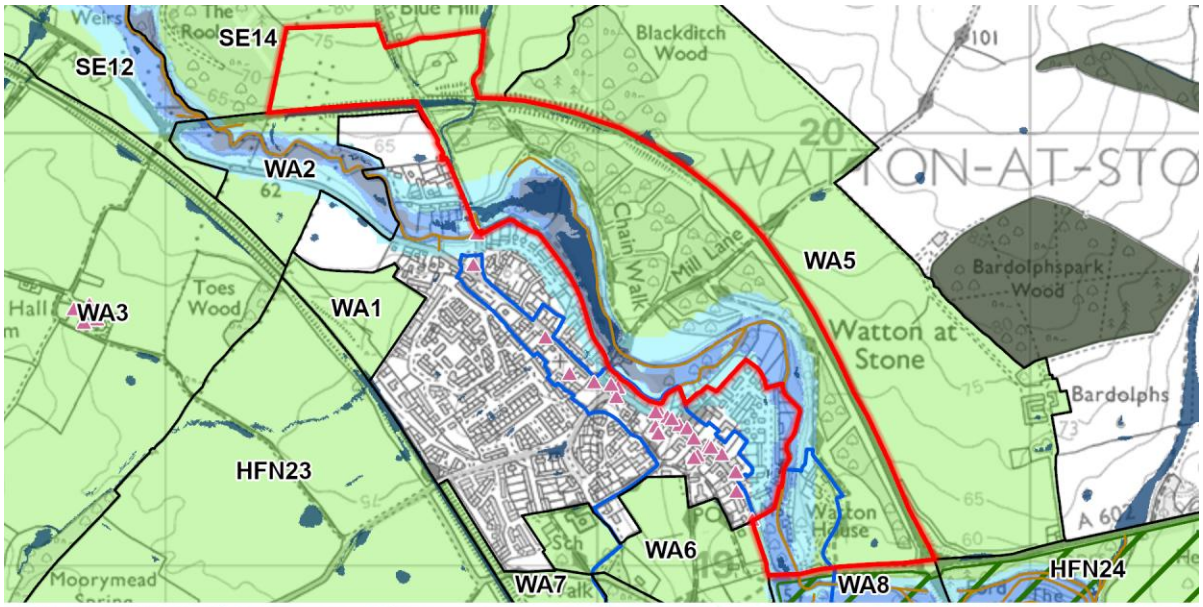
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel WA4





Parcel WA4 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Chalk river
- Ancient woodland
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area
- Registered Parks and Gardens

Contribution of land in Parcel WA4

Parcel WA4 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Weak/No	Weak/No	Strong	Weak/No	Equal	Yes

Parcel WA4 Description

Parcel Location, Land Uses and Boundaries
Land located north-east of the satellite settlement of Watton at Stone. Parcel size: 53ha.
There is a consistent strong boundary feature between the settlement and the parcel. The River Beane and associated vegetation creates a consistent strong boundary feature.
There is some change in landform which creates a sense of separation between the settlement and the parcel. Land in the parcel ascends away from the settlement edge which creates a sense of separation.
There is some perception of urban development outside of the parcel. There isn't a strong year round boundary feature to reduce perception.
There is no significant urbanising development or activity in the Green Belt affecting this parcel. The parcel is predominantly free from urbanising activity.
There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. There is some perception of the wider countryside, though this is often diluted by woodland and Watton at Stone.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Weak/No contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is not adjacent or near enough to a large built-up area to contribute to preventing its sprawl. All land in this area is considered to have a very strong sense of separation from any large built up area. This may be as a result of the presence of strong boundary features, distance from any inset settlement, lack of urbanising visual influences or a combination of these elements.
What is the extent of urbanising development in the parcel?	N/A
What is the extent of urbanising influence from outside the parcel?	N/A

Parcel WA4

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	N/A
Would development form an incongruous pattern in relation to the large built-up area?	N/A

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location. The parcel lies in an approximat5ely 9.5km gap between Ware and Stevenage.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. There is no significant urbanising development or activity in the Green Belt affecting this parcel. The parcel is predominantly free from urbanising activity.

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. There isn't a strong year round boundary feature to reduce perception.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The A602 and associated woodland forms a strong outer boundary which would limit the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The parcel forms part of the wider agricultural landscape of Hertfordshire, but it does not currently form part of the setting of a historic town which would contribute to its heritage significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

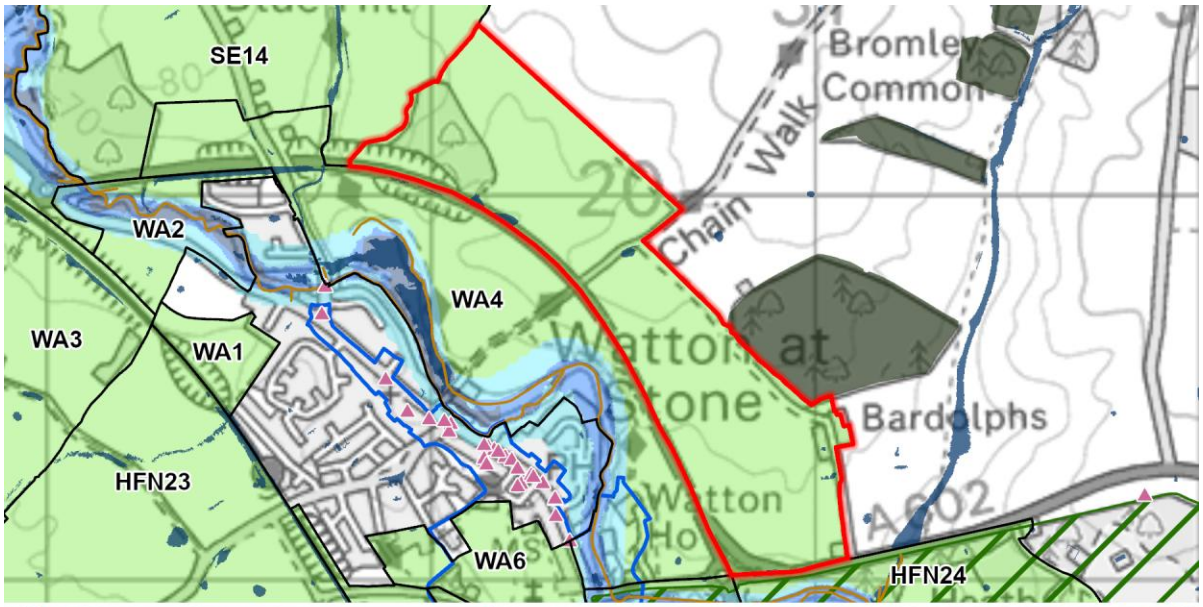
Equal contribution

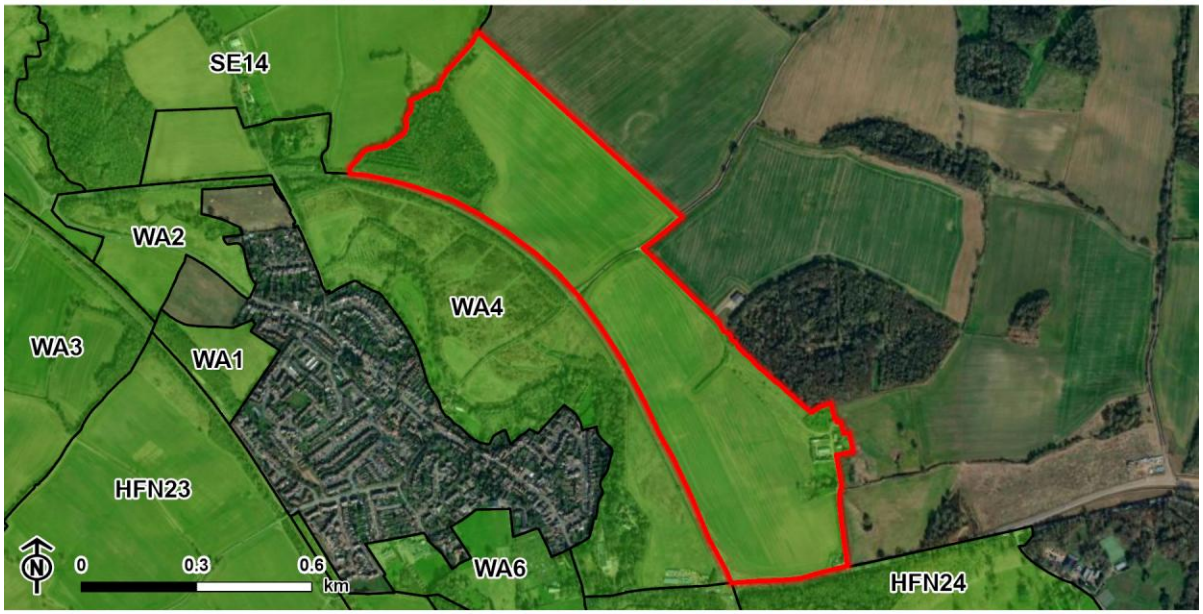
All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

Parcel WA5





Parcel WA5 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Chalk river
- Ancient woodland
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area
- Registered Parks and Gardens

Contribution of land in Parcel WA5

Parcel WA5 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Weak/No	Weak/No	Strong	Weak/No	Equal	Yes

Parcel WA5 Description

Parcel Location, Land Uses and Boundaries
Land located east of Watton at Stone. Parcel size: 54ha. There is a strong boundary feature between the settlement and the parcel. tree cover associated with the A602 and the vegetated gap to the urban edge creates a strong sense of separation. There is some change in landform which creates a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Weak/No contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is not adjacent or near enough to a large built-up area to contribute to preventing its sprawl.
What is the extent of urbanising development in the parcel?	N/A
What is the extent of urbanising influence from outside the parcel?	N/A
Are there physical features in reasonable proximity that could restrict and contain development?	N/A
Would development form an incongruous pattern in relation to the large built-up area?	N/A

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The parcel forms part of the wider agricultural landscape of Hertfordshire, but it does not currently form part of the setting of a historic town which would contribute to its heritage significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

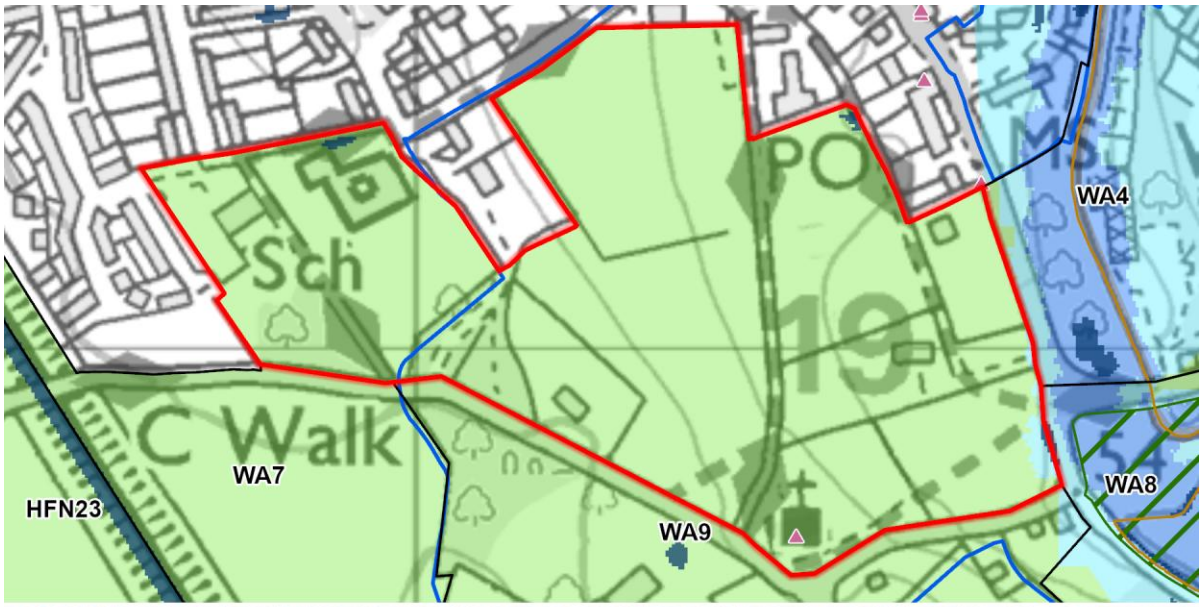
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

Parcel WA6





Parcel WA6 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Chalk river
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area
- Registered Parks and Gardens

Contribution of land in Parcel WA6

Parcel WA6 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Weak/No	Weak/No	Moderate	Weak/No	Equal	Yes

Parcel WA6 Description

Parcel Location, Land Uses and Boundaries
Land located south of the satellite settlement of Watton at Stone. Parcel size: 11ha. There are no significant boundary features to separate the parcel from the settlement. Garden boundary features do not form a significant boundary feature. There is no significant change in landform to create a sense of separation between the settlement and the parcel. Although land in the parcel is sloping, the settlement lies on the same slope. There is some perception of urban development outside of the parcel. There isn't a strong year-round boundary feature or change in landform to reduce perception. Existing development in the Green Belt has some urbanising influence. Watton-at-Stone Primary and Nursery School, allotments, sports pitches and St Andrew and St Mary's Church has some urbanising influence. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Weak/No contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is not adjacent or near enough to a large built-up area to contribute to preventing its sprawl. All land in this area is considered to have a very strong sense of separation from any large built up area. This may be as a result of the presence of strong boundary features, distance from any inset settlement, lack of urbanising visual influences or a combination of these elements.
What is the extent of urbanising development in the parcel?	N/A
What is the extent of urbanising influence from outside the parcel?	N/A

Parcel WA6

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	N/A
Would development form an incongruous pattern in relation to the large built-up area?	N/A

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location. The parcel lies in an approximat5ely 9.5km gap between Ware and Stevenage.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. Watton-at-Stone Primary and Nursery School, allotments, sports pitches and St Andrew and St Mary's Church has some urbanising influence.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. There is some perception of urban development outside of the parcel.

Assessment Considerations	Assessment
	There isn't a strong year-round boundary feature or change in landform to reduce perception.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Mature tree cover forms a strong outer boundary which would limit the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The parcel forms part of the wider agricultural landscape of Hertfordshire, but it does not currently form part of the setting of a historic town which would contribute to its heritage significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

Parcel WA7





Parcel WA7 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Flood zone 2
- High risk of surface water flooding
- Conservation area

Contribution of land in Parcel WA7

Parcel WA7 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Weak/No	Weak/No	Moderate	Weak/No	Equal	Yes

Parcel WA7 Description

Parcel Location, Land Uses and Boundaries
Land located south-west of the satellite settlement of Watton at Stone. Parcel size: 5ha.
A combination of features forms a boundary of moderate strength between the settlement and the parcel. Garden boundary fences and Church Lane combine to form a well-defined boundary.
There is no significant change in landform to create a sense of separation between the settlement and the parcel.
There is some perception of urban development outside of the parcel. There isn't a strong year-round boundary feature or change in landform to reduce perception.
There is no significant urbanising development or activity in the Green Belt affecting this parcel. The parcel is free from urbanising activity.
Natural features limit perception of the wider countryside. Vegetation associated with the rail way line to the west limits perception.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Weak/No contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is not adjacent or near enough to a large built-up area to contribute to preventing its sprawl. All land in this area is considered to have a very strong sense of separation from any large built up area. This may be as a result of the presence of strong boundary features, distance from any inset settlement, lack of urbanising visual influences or a combination of these elements.
What is the extent of urbanising development in the parcel?	N/A
What is the extent of urbanising influence from outside the parcel?	N/A

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	N/A
Would development form an incongruous pattern in relation to the large built-up area?	N/A

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location. The parcel lies in an approximately 9.5km gap between Ware and Stevenage.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development. There is no significant urbanising development or activity in the Green Belt affecting this parcel. The parcel is free from urbanising activity.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. There is some perception of urban development outside of the parcel.

Assessment Considerations	Assessment
	There isn't a strong year-round boundary feature or change in landform to reduce perception.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Vegetation associated with the rail way line clearly marks the parcel boundary to the west. Although development in the parcel would have some urbanising impact on land beyond, it would not significantly weaken its contribution to Purpose C.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The parcel forms part of the wider agricultural landscape of Hertfordshire, but it does not currently form part of the setting of a historic town which would contribute to its heritage significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

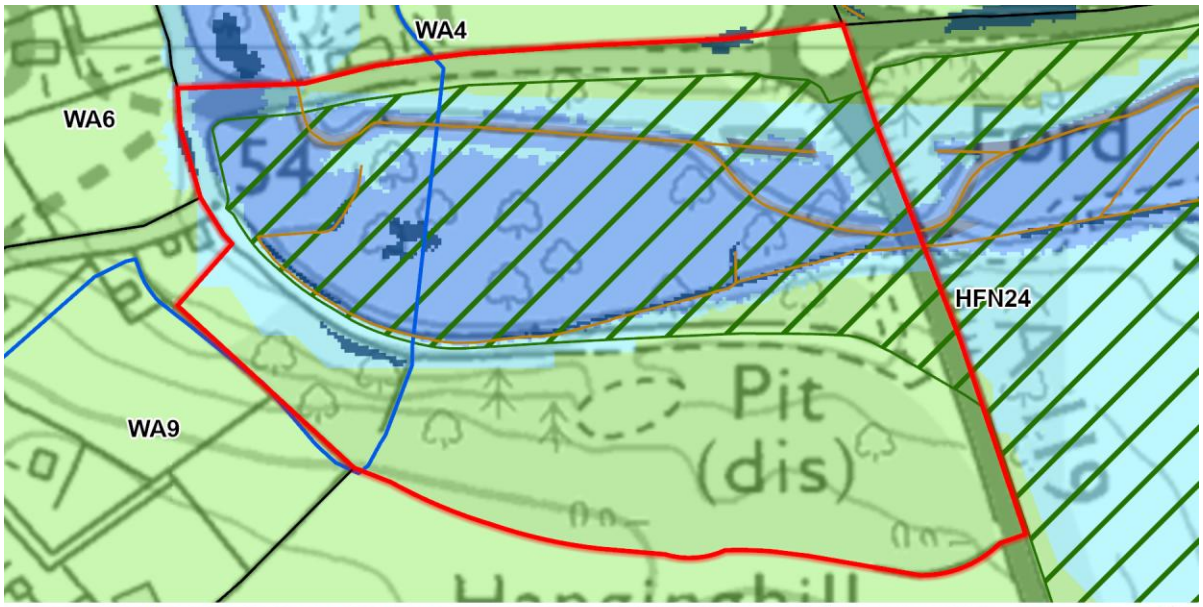
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

Parcel WA8





Parcel WA8 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Chalk river
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area
- Registered Parks and Gardens

Contribution of land in Parcel WA8

Parcel WA8 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Weak/No	Weak/No	Strong	Weak/No	Equal	Yes

Parcel WA8 Description

Parcel Location, Land Uses and Boundaries
Land located south-east of Watton at Stone. Parcel size: 11ha. Strong consistent boundary features within the gap between the settlement and the parcel combine to create strong separation. Woodland forms a consistent strong boundary feature in the parcel. There is some change in landform which creates a sense of separation between the settlement and the parcel. The south of the parcel slopes down from Watton at Stone, creating some sense of separation. There is a weak perception of urban development outside of the parcel. Woodland and distance from the settlement combine to limit perception. There is no significant urbanising development or activity in the Green Belt affecting this parcel. The parcel is predominantly free from urbanising activity. Natural features limit perception of the wider countryside. Woodland and landform limit perception.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Weak/No contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is not adjacent or near enough to a large built-up area to contribute to preventing its sprawl.
What is the extent of urbanising development in the parcel?	N/A
What is the extent of urbanising influence from outside the parcel?	N/A
Are there physical features in reasonable proximity that could restrict and contain development?	N/A

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	N/A

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. There is no significant urbanising development or activity in the Green Belt affecting this parcel.
What is the extent of urbanising influence from outside the parcel?	The parcel is free from urbanising influences associated with development outside the parcel. Woodland and distance from the settlement combine to limit influence from Watton at Stone to the north.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Woodland forms a strong outer boundary which would limit the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The parcel forms part of the wider agricultural landscape of Hertfordshire, but it does not currently form part of the setting of a historic town which would contribute to its heritage significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

Parcel WA9





Parcel WA9 | Neighbouring parcel | Green Belt

NPPF Footnote 7 designations

- Listed building
- Chalk river
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area
- Registered Parks and Gardens

Contribution of land in Parcel WA9

Parcel WA9 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Weak/No	Weak/No	Strong	Weak/No	Equal	Yes

Parcel WA9 Description

Parcel Location, Land Uses and Boundaries
Land located south of the satellite settlement of Watton at Stone. Parcel size: 16ha.
There is a combination of features creating a strong boundary between the settlement and the parcel. Woodland, hedgerows and tree belts combine to form a strong boundary feature.
There is a significant change in landform which creates a clear sense of separation between the settlement and the parcel. Land in the parcel ascends significantly above Watton at Stone, creating a clear sense of separation.
There is a weak perception of urban development outside of the parcel. There are strong boundary features that limit perception, although there us some washed over development in and around the parcel that increases perception.
Existing development in the Green Belt has some urbanising influence. Scattered dwellings with large gardens have some urbanising influence.
Natural features limit perception of the wider countryside. Woodland, high hedgerows and tree belts often limit perception.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Weak/No contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is not adjacent or near enough to a large built-up area to contribute to preventing its sprawl. All land in this area is considered to have a very strong sense of separation from any large built up area. This may be as a result of the presence of strong boundary features, distance from any inset settlement, lack of urbanising visual influences or a combination of these elements.
What is the extent of urbanising development in the parcel?	N/A
What is the extent of urbanising influence from outside the parcel?	N/A

Parcel WA9

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	N/A
Would development form an incongruous pattern in relation to the large built-up area?	N/A

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location. The parcel lies in an approximat5ely 9.5km gap between Ware and Stevenage.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel has uses associated with the urban area which limit the extent to which it is perceived as being part of the countryside.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. Existing development in the Green Belt has some urbanising influence. Scattered dwellings with large gardens have some urbanising influence.

Parcel WA9

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel. There is a weak perception of urban development outside of the parcel. There are strong boundary features that limit perception, although there is some washed over development in and around the parcel that increases perception.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Woodland, high hedgerows and tree belts clearly marks the parcel boundary. Although development in the parcel would have some urbanising impact on land beyond, it would not significantly weaken its contribution to Purpose C.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The parcel forms part of the wider agricultural landscape of Hertfordshire, but it does not currently form part of the setting of a historic town which would contribute to its heritage significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within

or connected to the parcel may provide a strong reason for refusing or restricting development within it. Such locations can only be provisionally defined as grey belt land until further relevant and necessary specialist assessment work has been undertaken.

East Herts Council Report

District Planning Executive Panel

Date of meeting: Tuesday 23 June 2026

Report by: Councillor Vicky Glover-Ward – Executive Member for Planning and Growth

Report title: Local Plan: Retail and Town Centres Study

Ward(s) affected: All Wards;

Summary

- Members have agreed to prepare a new Local Plan, including an update of the evidence documents needed to support the new Plan. The Retail and Town Centre Study provides an assessment of each of the five town centres and retail more generally in the district. It sets out future retail trends in the district and provides recommendations in relation to potential future retail and town centre policies for the emerging Local Plan. This report summarises the key outcomes of the Study and seeks agreement to use the document as part of the new Local Plan evidence base, and to inform Development Management decisions.

RECOMMENDATIONS FOR THE DISTRICT PLANNING EXECUTIVE PANEL: that the Executive be advised that:

A) The Retail and Town Centres Study and appendices (attached at Appendices A and B) be agreed as part of the evidence base to inform the new East Herts Local Plan and as a material consideration for Development Management purposes in the determination of planning applications.

1.0 Proposal(s)

1.1 The purpose of this report is to advise Members of the completion of the Retail and Town Centre Study, and to agree it can be used as part of the evidence base for the new Local Plan and as a material consideration in the determination of planning applications.

2.0 Background

2.1 In October 2023, the Council agreed that the East Herts District Plan 2018 needs updating, and that work should commence on updating the technical studies and other preparatory work required to provide a robust evidence base. The intention to formally start plan-making was agreed by the Executive in June 2026.

2.2 A clear, relevant and proportionate evidence base is essential for efficient and sound plan-making to ensure that all future planning policy and decisions are based on up-to-date information. The National Planning Policy Framework (NPPF, 2024) sets out the requirement for the preparation and review of all policies to be, 'underpinned by relevant and up-to-date evidence' (paragraph 32).

2.3 The evidence base consists of supporting documents that will help inform the future policies and site allocations in the new Local Plan. It will cover a range of social, economic, and environmental topics and help identify local needs, constraints and opportunities.

2.4 The evidence base will be developed throughout the preparation of the new Local Plan, and the planning policy team will seek agreement from Executive via the District Plan Executive Panel to include relevant studies as part of the evidence base. Due to the nature of the Retail and Town Centre Study and its potential to influence policy formation, it is considered appropriate to include it within the Council's evidence base.

2.5 A previous Retail and Town Centres Study was published in 2013 to inform the policies and development strategy in the adopted District Plan. It provided information on retail and commercial leisure needs within the district, as well as retail and town centre specific policy recommendations.

2.6 The current Retail and Town Centre Study updates the 2013 work. The Council commissioned The Retail Group, supported by CPW Planning, to produce the study. This was completed using a range of secondary data, as well as household surveys with over 800 responses, business surveys and stakeholder engagement.

3.0 Reason(s)

3.1 The vitality and viability of town centres is a key consideration in the NPPF. Town centres provide opportunities for shopping, leisure, employment, key services and can act as transport hubs. Healthy and vibrant towns, as well as sufficient retail opportunities help to provide local convenience and opportunities for communities which in turn can help to promote sustainable movements.

3.2 Since the 2013 Retail and Town Centre Study there have been a number of changes occurring nationally which has had an impact on retail and town centres. Most notably this includes Brexit and the impact to businesses, the Covid pandemic impacting consumer habits and behaviours, and changes to the Use Classes Order (UCO) which allowed for a more flexible approach to 'controlling' retail, commercial, business and service uses than previously.

3.3 The purpose of this Study is to provide an up-to-date picture of the health and functions of each of the five town centres in the district. Additionally, retail provision more widely across the district has been explored within the Study in assessing the future needs for retail and commercial leisure needs. This work will help to inform the contents of the emerging East Herts Local Plan in relation to town centres and retail, as well as a tool for the Council and stakeholders to understand how improvements to town centres can be made.

3.4 The Retail and Town Centre Study, along with appendices is attached to this report at **Appendices A and B**.

3.5 The Study comprises the following sections:

- Executive summary – provides a summary of the key findings within the Study.
- Introduction – sets out the background and the structure of the Study.
- Planning policy context – provides detail on the national policy requirements for retail and town centres and existing local policy. Additionally, it notes potential future changes to national planning policy within the sector.

- Market context and trends – sets out the context and challenges faced nationally to retail, town centres and commercial leisure.
- Town centre hierarchy and health check / place reviews – provides the current context and health for each of the town centres in East Herts based on a number of health indicators, such as accessibility, environment, diversity of uses, customer experience etc. The baseline data is based on secondary and primary research and leads to a SWOT (Strengths, Weaknesses, Opportunities and Threats) analysis for each town.
- Catchment area and market share analysis – provides the study area used for the household surveys and an appropriate catchment area for each town. Additionally, it models the market share of each area and allows comparison with nearby towns and retail outlets.
- Retail capacity: approach and baseline evidence – sets out how retail capacity is forecast with local baseline evidence such as the household survey. This is split into convenience (foodstores, everyday items) and comparison (non foodstore goods such as clothing, furniture, cosmetics etc) goods.
- Retail capacity forecasts – summarises the capacity forecasts for convenience and comparison retail.
- Commercial leisure needs assessment – identifies the current and future needs of commercial leisure such as cinemas, restaurants and gyms.
- Retail strategy and policy recommendations – provides recommendations for a retail strategy and potential updates to the retail policies within the adopted District Plan. This includes town centre boundaries, primary shopping areas, the retail hierarchy, impact thresholds and the sequential test.

3.6 In addition to the Retail and Town Centre Study, Town Centre Strategies are being prepared for each of the five town centres within the district. These will draw upon the work in the Retail and Town Centre Study and provide a unique strategy for each place, seeking to enhance its vitality and viability. Once completed this work will go to the Council's Executive, through the District Plan Executive Panel to be formally agreed.

Study conclusions and recommendations

Retail strategy and policy recommendations

3.7 The assessment split the forecast retail needs up into each of the five town centres, 'other centres in East Herts' which is based on the smaller designated retail centres and parades in East Herts, Madford Retail Park and other non-central stores (such as supermarkets). In relation to convenience and comparison goods floorspace, the research found that there is no quantitative need to plan for additional floorspace or allocate sites in the Local Plan. Where proposals come forward it is recommended that the sequential test should be applied for both convenience and comparison retail where appropriate.

3.8 Madford Retail Park is the only retail park in the district and was also submitted through the call for sites process. The Study therefore assessed it separately to determine its function and market share. It found that it secures a relatively high market share of catchment area expenditure on hardware, DIY and garden products at 18%. The Study highlights that if the centre is redeveloped for another use then the most likely scenario is that a high proportion of its current market share will be redistributed to retail parks/warehouses outside of East Herts (e.g. Harlow and Stevenage) as no suitable alternative site in the district has been identified at this stage.

3.9 In terms of commercial leisure, Hertford and Bishop's Stortford are the principal destinations for commercial leisure facilities and food and beverage offer, although Ware does have a range of restaurants and cafes. In the most part there is a reliance on neighbouring authorities for leisure, in particular for cinemas. The Study found that there is scope for improvement in the district's commercial leisure offer although the potential for growth is limited by market factors, supply-side constraints and accessible competing destinations. It is therefore recommended that the emerging Local Plan does not allocate land specifically for commercial leisure, but has a more flexible approach which supports proposals in appropriate locations.

3.10 In relation to the retail hierarchy it has been recommended that Bishop's Park in Bishop's Stortford is reclassified as a 'district centre' rather than a 'neighbourhood centre as it is in the adopted District Plan. A 'district centre' is described as '*principally serving the convenience-based retail and service needs of a hinterland*

which includes a few surrounding suburbs and villages'. Bishop's Park is seen to provide a destination to the local area due to the range of offer of existing retail that it provides and therefore this change is proposed to policy RTC5 in the District Plan. Furthermore, the Study recommends changing the terminology to accord with the National Planning Policy Framework (NPPF) 2024 and use the term 'local centre' rather than 'neighbourhood centres' or 'local parades' where '*centres with a limited range of shops and services catering for the basic needs of their walk-in catchments and passers-by'.* Any centres or parades, previously defined in table 16.1 in the District Plan, meeting those needs are recommended to be classified as a 'local centre'. Additionally, as per the NPPF small parades of shops purely for neighbourhood significance should be excluded from the hierarchy.

3.11 Following a review of the towns some minor changes have been recommended to all of the town centre boundaries (see Appendix B), excluding Bishop's Stortford. The changes proposed are a consequence of the uses present on the ground. For example, small pockets of residential on the edge of the existing town centre boundary have been excluded, and additional land has been included where town centre uses can be found outside of the town centre. This is particularly apparent in Sawbridgeworth, where the Town Council offices and additional town centre uses have been included. Minor recommended changes have also been suggested to the Primary Shopping Areas, these are a consequence of the town centre boundary changes or minor changes based on existing uses in the town centres.

3.12 A recommendation has also been made to the thresholds of the impact test which are set out in policy RTC1 of the District Plan. The Study recommends that a new threshold for the impact test is applied to any new floorspace of 350sqm or more, this would apply to applications for town centre uses (retail and commercial leisure) that are out of town centre locations. This approach is based on the assumption that shops and leisure facilities below this threshold would probably not have a significant adverse impact. Whereas shops and leisure facilities exceeding this level of floorspace are unlikely to be a local facility and have the potential to draw trade outside of the immediate catchment and away from town centre locations.

Town centre health and strategies

3.13 Bishop's Stortford was found to be in good overall health and is well liked by consumers, existing businesses and stakeholders as it provides a number of reasons for consumers to visit the centre. Opportunities for the town include increasing the appeal and offer of the markets, promoting the existing offer, improvements to cycle parking and facilities and increased food and beverage offer.

3.14 Hertford presented a mixed picture of health and vitality, with both positive indicators present, as well as negative ones. The town has a good representation as a place to visit with a mix of independent shops and offer, however a number of businesses report challenging trading prospects of the town. The Study proposes a number of opportunities for Hertford including partners working together to create a program of events, more secure cycle parking, growing the existing markets and expanding choice of retail, food and beverage offer.

3.15 Ware is the only town within the district that has evidence of issues with health and vitality. There are a number of long-term vacant units within the town, and the town had the lowest satisfaction levels from households undertaking the survey. Opportunities for Ware town centre include targeting the reoccupation of vacant units, key stakeholders working together to create events and more activity within the town, improving the market offer and public realm improvements.

3.16 Sawbridgeworth has high satisfaction levels from the local area and is described as being in good health with businesses performing well and optimistic for the future. The Study highlights opportunities in Sawbridgeworth town centre such as improvements to the public realm, management to improve the parking provision and increasing the reasons for frequent trips including more food and convenience offer.

3.17 Buntingford is a small centre which appears to be in good general health. It benefits from frequent visits from a local resident base for a variety of reasons. Businesses report that trade is challenging, however want to remain trading in Buntingford. Opportunities identified for Buntingford town centre include improvements to the convenience retail offer, as well as markets,

improvements to the public realm and creating more events in the centre to attract visitors.

3.18 The recommendations within the Study can help to inform future policy and strategy decisions in relation to retail and town centres in the emerging Local Plan. When considered alongside other studies and emerging studies, such as the Town Centre Strategies, within the evidence base, it will effectively support decisions about the future town centre strategy for the district. Therefore, it is recommended the Study is agreed as part of the new Local Plan evidence base and as a material consideration in the determination of planning applications.

4.0 Options

4.1 The Council could choose not to agree to endorse the Retail and Town Centre Study as part of the new Local Plan evidence base. This would mean that the Local Plan would not be able to rely on this evidence to inform emerging policy and strategy, and it could compromise the progression of the plan. It would also likely cause difficulties during the plan-making process, particularly when the Council defends its strategy at the Examination stage.

5.0 Risks

5.1 If the Retail and Town Centre Study is not agreed as part of the evidence base, it may be considered as having reduced weight in informing the new Local Plan and planning application decisions. It would mean the Council would not have a current understanding of the retail and town centre needs within the district. This is contrary to Government policy to have an up-to-date evidence base and could undermine the Council's position in terms of successfully bringing forward the new Local Plan

6.0 Implications/Consultations

6.1 As part of their research the consultants undertook consultations with key stakeholders and businesses for each of the towns and over 800 households. The study will be made available on the website, in the Local Plan Evidence base section, and be subject to a number of statutory public consultations as part of the production of the new Local Plan.

Community Safety
There are no community safety implications arising from this report.

Data Protection
There are no data protection implications arising from this report.

Equalities
There are no direct equality, diversity, or inclusion implications in this report. An Equalities Impact Assessment (EqIA) will be carried out of the new Local Plan in accordance with The Equality Act 2010.

Environmental Sustainability
The purpose of the planning system is to contribute to the achievement of sustainable development. Town centres and retail opportunities can impact environmental sustainability by providing key services and facilities close to communities which can help reduce the need to travel longer distances.

Financial
There are no financial implications arising from this report.

Health and Safety
There are no health and safety implications arising from this report.

Human Resources
There are no human resources implications arising from this report.

Human Rights
There are no human rights implications arising from this report.

Legal
There are no legal implications arising from this report.

Specific Wards
All

7.0 Background papers, appendices and other relevant material

7.1 **Appendix A:** Retail and Town Centre Study 2026

7.2 **Appendix B:** Retail and Town Centre Study Appendices

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c p w planning

THE RETAIL GROUP

East Herts
Retail & Town Centre Study

June 2026

FINAL DRAFT REPORT

prepared for

East Herts District Council

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Appendix A – Map of the catchment area

Appendix B – Results of the 2026 household survey

Appendix C – Retail capacity tables

Appendix D – Business survey data

Appendix E – Town centre boundary reviews

Executive Summary

The Retail Group and CPW Planning have been commissioned by East Herts District Council ('EHDC') to prepare this Retail and Town Centre Study. It provides the evidence base to assist EHDC with its work on the new Local Plan and supports the development management function of the local planning authority.

The Study is principally focused on the following centres:

- Bishop's Stortford (Principal Town Centre)
- Hertford (Secondary Town Centre)
- Buntingford (Minor Town Centre)
- Sawbridgeworth (Minor Town Centre)
- Ware (Minor Town Centre)

The Study supersedes the 2013 Retail and Town Centre Study ('2013 Study') and has been prepared in the context of significant changes and events since 2013. These include Brexit, changing economic conditions, the Covid-19 pandemic, the continued growth of online shopping, widespread retailer closures, and planning reform.

The Study has been prepared in accordance with the National Planning Policy Framework ('NPPF') (December 2024) and the *Town centres and retail* section of the Planning Practice Guidance ('PPG') (as updated on 18 September 2020).

Market Context and Trends

As section 3 highlights, it is important to look beyond retail-led town centres and towards more multi-purpose destinations in their offer, use and experience. Online shopping and other consumer trends, including changes to shopping, work and lifestyle habits, have resulted in reduced footfall and an increasing number of store closures.

The future vitality and viability of town centres in East Herts much depends on how they adapt to reduced retailer demand; stay relevant and convenient to the consumer; and become more multi-purpose. For the larger centres, addressing the retail 'over-supply' landscape, finding solutions for outdated/vacant larger-format stores (i.e. repurpose or redevelop for alternative uses) and increasing residential provision is likely to be important.

Healthchecks and Place Reviews

Section 4 of the report contains the findings of a series of healthchecks and place reviews for each of the five town centres in the Study. The research workstreams underpinning the findings and analysis include a robust and comprehensive survey of businesses in each town centre; the results of the household survey of more than 800 consumers; and a survey of stakeholders for each town, including elected members, Council officers, trade associations, civic groups and the BID in Bishop's Stortford.

Headline findings of the healthchecks and place reviews reveal that *Bishop's Stortford* is in good health, with good levels of footfall, retail performance and business optimism. Furthermore, vacant premises are being reoccupied in a timely manner, the town centre has lots of reasons for consumers to both visit and 'like it' and much of the environment across the town centre is appealing and well kept. Businesses and stakeholders would like to see North Street regenerated, Jacksons Square to be fully occupied, air quality around Hockerill Junction improved, and the Old River Lane and the Goods Yard regeneration schemes delivered, occupied and open.

Hertford on the whole is in good health and has a multitude of reasons for consumers to visit it, including an excellent night time offer, super range of independent businesses, extensive beauty services offer, attractive environment and many strong retail, leisure and cultural anchors. As a result, the town centre has a strong positive reputation by consumers as a place to visit and enjoy, as well as a place to trade with businesses.

On the flip side, many businesses have expressed frustration with the lack of short-term free parking as well as overzealous parking rules. The daytime consumer visit pattern is dominated by visits of a relative short duration (less than an hour) and if trips to the town centre become more difficult or onerous, this could affect the consumer propensity to visit it and also erode its positive reputation as a place to visit and enjoy. On balance, the town centre is probably in reasonable health; however, a focus on maintaining and improving this through

additional and visible marketing / promotion / improved markets and curated program of events will all help to secure its future.

Sawbridgeworth and *Buntingford town centres* are both clearly in good health, have good levels of footfall, low levels of vacancies, and good levels of optimism in the mind's eye of both consumers and businesses in regards their future as local convenient and convenience-based town centres.

The healthcheck of *Ware* town centre does reveal some findings of minor concern. Not only does it have the highest level of vacancies amongst all five town centres in the Study, but many of the vacant units are also in the core of the town centre and have remained empty for some time. Many businesses are reporting challenging trading conditions and are concerned about the future prospects of trading in the town centre. Furthermore, the town centre is not attracting the quality, appeal and energy of new businesses on the whole that Hertford and Bishop's Stortford are.

The one exception to this is the new mixed-use development on Amwell End, which has secured a range of good-quality contemporary food and beverage businesses, which are evidently trading well and popular with consumers, so all is far from lost for Ware town centre.

District-Wide Retail Needs and Strategy

Our retail capacity forecasts represent the 'baseline' scenario for new retail floorspace in East Herts, in which we assume that the 2026 survey-derived pattern of market shares of convenience and comparison goods expenditure, in each of the shopping destinations modelled, remains unchanged throughout the forecasting period. The forecasts, particularly beyond the next five years, should be treated with a degree of caution as they are based on various assumptions and forecasts that can and will change.

The summary table overleaf shows the capacity for convenience goods floorspace (sqm net sales area). It presents our individual capacity forecasts for convenience goods floorspace, together with our overall (i.e. combined) forecasts for the District. The forecasts indicate there will be a limited, yet decreasing, theoretical over-supply of convenience goods floorspace from 2029 onwards. This over-supply is largely driven by the survey-indicated (under) trading performance of existing convenience retail provision in Bishop's Stortford Town Centre.

Apart from Ware Town Centre, it is assessed that all the other centres in East Herts are faced with modest levels of over-supply. This is offset by the positive capacity identified for the non-central stores in East Herts (about 1,900 sqm net sales area by 2029). Yet this does not justify new 'non-central' foodstore development or extensions should proposals come forward; rather, the sequential approach should be applied. It is also to be noted that, where there is limited or no expenditure capacity to support additional convenience goods floorspace, as is the case for East Herts District as a whole, any new foodstore development or extensions will have the potential to have greater adverse impacts on existing centres/stores. This is because there is a direct correlation between capacity and impact.

Notwithstanding, the overall picture across the District is one of a limited over-supply of convenience goods floorspace; and we assess there is no quantitative need to plan or allocate sites for new convenience goods floorspace. The strategy should be focused on encouraging activity and linked-trips in the town centres to support their existing convenience retail offers, or store refurbishments, as opposed to planning for new foodstores.

Summary of capacity forecasts: convenience goods (sqm net sales area)

	2029	2034	2039	2044
Bishop's Stortford Town Centre	-1,350	-1,350	-1,300	-1,300
Hertford Town Centre	-300	-300	-300	-300
Buntingford Town Centre	-300	-300	-300	-300
Sawbridgeworth Town Centre	-50	-50	-50	-50
Ware Town Centre	600	600	600	600
Other Centres in East Herts (as a group)	-700	-650	-650	-600
Madford Retail Park, Hertford	-	-	-	-
Other non-central stores in East Herts (as a group)	1,900	1,900	1,900	1,950
Combined forecasts for East Herts	**-200**	**-150**	**-100**	**0**

Source:
Tables 1-71, Appendix C.
Notes:
a) The forecasts are 'baseline' forecasts after allowing for the committed developments.
b) The forecasts are cumulative i.e. the forecasts for each year include the forecasts for the previous years and are not additional to those earlier forecasts.
c) Forecasts rounded to the nearest 50 sqm net.

The position in respect of comparison goods floorspace, as set out in the summary table below, is that there will be a limited theoretical over-supply of comparison goods floorspace in East Herts (all shopping destinations modelled as a whole) in 2029. However, in the longer term, due to stable/positive spending growth as currently forecasted by Experian, capacity for additional comparison goods floorspace is identified and will rise to about 1,800 sqm net sales area by the end of the plan period – principally due to assessed expenditure-based capacity in Bishop's Stortford Town Centre.

Considering the District-wide picture is one of over-supply in the earlier part of the forecasting period, and noting that longer term capacity forecasts should be treated with a degree of caution, we assess there is no quantitative need to plan or allocate sites for new comparison goods floorspace. This further aligns with market trends and a reduction in retailer demand. There will be scope, however, for existing vacant shop floorspace in the existing centres to accommodate any retailer demand that arises. This is most likely within the busier, more prime areas, with the secondary areas supporting a high proportion of services and/or seeing a contraction of retail space (i.e. its release for alternative uses such as residential).

Summary of capacity forecasts: comparison goods (sqm net sales area)

	2029	2034	2039	2044
Bishop's Stortford Town Centre	150	800	1,450	1,900
Hertford Town Centre	0	100	200	300
Buntingford Town Centre	0	50	50	100
Sawbridgeworth Town Centre	0	0	50	50
Ware Town Centre	0	100	200	250
Other Centres in East Herts (as a group)	0	50	50	50
Madford Retail Park, Hertford	450	500	600	650
Other non-central stores in East Herts (as a group)	-1,800	-1,700	-1,600	-1,500
Combined forecasts for East Herts	**-1,200**	**-100**	**1,000**	**1,800**

Source:
Tables 1-71, Appendix C.
Notes:
a) The forecasts are 'baseline' forecasts after allowing for the committed developments.
b) The forecasts are cumulative i.e. the forecasts for each year include the forecasts for the previous years and are not additional to those earlier forecasts.
c) Forecasts rounded to the nearest 50 sqm net.

Our retail capacity forecasts serve as a guide for future planning policies and decisions on planning applications. The forecasts should be reviewed regularly in the light of actual population and (in particular) expenditure growth, the outlook for which is subject to change given macro-economic conditions and trends.

Madford Retail Park, Hertford

For the purposes of the market share analysis and capacity assessment, we have modelled Madford Retail Park separately as a shopping destination given it has been promoted through the call-for-sites process. The retail park currently includes Matalan, Pets at Home and Wickes, in addition to Majestic Wine and Costa; and the household survey research indicates that it secures a low overall market share of catchment area expenditure on comparison goods (2.6%).

If Madford Retail Park is the subject of residential-led redevelopment in future years, requiring the closure of its existing stores, similar competing destinations in Harlow/Stevenage are well placed to capture much of its current expenditure market shares – unless an alternative site outside (preferably on the edge of) one of the District's town centres is available, suitable and viable for large format retail. No potential alternative site has been identified at this stage; and we consider there is limited prospect of the nearest town centres of Hertford and Ware attracting the expenditure 'lost' arising from the potential closure of Madford Retail Park given the nature of their respective retail offers.

Section 9 of this report sets out a recommended policy approach for assessing any future redevelopment proposals at Madford Retail Park.

Commercial Leisure Needs and Strategy

Bishop's Stortford and Hertford Town Centres are the District's principal destinations for commercial leisure facilities while the smaller town centres have a more limited offering. Overall, our analysis identifies there is scope for improvement in the District's commercial leisure offer although the potential for growth is limited by market factors, supply-side constraints and accessible competing destinations. There is understandably some 'leakage' and a degree of reliance on larger surrounding destinations such as Stevenage and Harlow for leisure-based activities (and cultural facilities, in particular Central London / West End). Notwithstanding, we consider

there is no need for EHDC to allocate specific sites for new leisure provision. A more flexible approach is recommended.

Our recommended policy response to commercial leisure needs is included in section 9 of this report.

Network and Hierarchy of Centres

We recommend that the District's network and hierarchy of centres should comprise:

- Principal Town Centre: Bishop's Stortford
- Major Town Centre: Hertford
- Town Centres: Buntingford; Sawbridgeworth; and Ware
- District Centres: The Thorley Centre (Bishop's Stortford); and Bishop's Park (Bishop's Stortford)
- Local Centres: centres assessed by the Council to fulfil the role/function of a Local Centre

Suggested descriptions of each tier of centre within the hierarchy are as follows:

Tier of centre	Description
Principal Town Centre	*At the apex of the District's retail hierarchy, the centre is the principal focus for comparison and convenience goods shopping, services, leisure, and other commercial, community and cultural facilities serving residents in the town of Bishop's Stortford and visitors from a wider catchment area.*
Major Town Centre	*Sitting below the Principal Town Centre in the District's retail hierarchy, the centre provides a range of shops, services, businesses, and community and cultural facilities for residents in the town of Hertford as well as surrounding towns and villages.*
Town Centres	*Although the Town Centres are more varied in their scale/ character, they have important roles providing shops, services, businesses and community facilities to serve the needs of the towns' residents and local catchments.*
District Centres	*Centres principally serving the convenience-based retail and service needs of a hinterland which includes a few surrounding suburbs and villages.*
Local Centres	*Centres with a limited range of shops and services catering for the basic needs of their walk-in catchments and passers-by.*

Other Policy Recommendations

Other policy recommendations reflecting the updated evidence base and the provisions of the NPPF are set out in section 9 of this report.

1. Introduction

Purpose of the Study

1.1 The Retail Group and CPW Planning have been commissioned by East Herts District Council ('EHDC') to prepare this Retail and Town Centre Study.

1.2 The Study supersedes the 2013 Retail and Town Centre Study ('2013 Study') and has been prepared in the context of significant changes and events since 2013. These include Brexit, changing economic conditions, the Covid-19 pandemic, the continued growth of online shopping, widespread retailer closures, and planning reform.

1.3 The Study is based on the latest available information including primary research in the form of town centre 'place' reviews, business-to-business interview surveys in each of the centres, wider stakeholder engagement, and a new household survey of shopping patterns in the area. We have used the most up-to-date population and expenditure data and projections available from Experian.

1.4 The main objectives of the Study can be summarised as follows:

i. Review the national and local planning policy context relevant to the Study;

ii. Consider the key trends impacting on retail and town centres – and the implications for town centres in East Herts;

iii. Undertake town centre healthchecks and place reviews;

iv. Analyse shopping patterns (or market shares), including expenditure leakage, and other consumer behaviours based on the results of the new household survey;

v. Forecast the expenditure-based capacity for new (or surplus) retail floorspace in the area;

vi. Prepare a commercial leisure 'needs' assessment; and

vii. Develop a retail strategy and policy recommendations for East Herts.

1.5 The town centres in East Herts that are the principal focus of this Study are:

- Bishop's Stortford (Principal Town Centre)
- Hertford (Secondary Town Centre)
- Buntingford (Minor Town Centre)
- Sawbridgeworth (Minor Town Centre)
- Ware (Minor Town Centre)

1.6 The Study provides the evidence base to assist EHDC with its work on the new Local Plan and supports the development management function of the local planning authority. It has been prepared in accordance with the National Planning Policy Framework ('NPPF') (December 2024) and the *Town centres and retail* section of the Planning Practice Guidance ('PPG') (as updated on 18 September 2020).

2. Planning Policy Context

2.1 This section provides an overview of the relevant national and local planning policy context pertaining to retail, leisure and other main town centre uses. We also consider the changes to the Use Classes Order ('UCO') and permitted development rights. Whilst this section focuses on the policy context for retail and town centres, there are other strategies that exist and / or form part of the background to the new Local Plan which may have a bearing on the recommendations and the delivery of the strategy made in later sections. This particularly includes the Local Cycling and Walking Infrastructure Plan (LCWIP), which defines priorities for active travel, walking and cycling which will have implications for the district's town centres in particular.

National Planning Policy Framework (NPPF)

2.2 The current NPPF was published in December 2024.

2.3 Local Planning Authorities (LPAs) should take the NPPF into account in the preparation of Local Plans. The presumption in favour of sustainable development is a key objective for both plan making and decision-taking, and the NPPF (paragraph 11) sets out the Government's view of what constitutes sustainable development.

2.4 For plan-making the NPPF states that plans should promote a sustainable pattern of development by seeking to meet the development needs of their area, align growth and infrastructure, and improve the environment. For decision-taking the onus is on LPAs to approve development proposals that accord with an up-to-date development plan without delay. Where the development plan is silent, or policies are out of-date, permission should be granted unless there is a clear reason for refusal.

2.5 Chapter 3 'Plan-making' provides guidance to LPAs on preparing their development plans. Paragraph 20 requires plans to include strategic policies that make sufficient provision for (inter alia) housing, employment, retail, leisure and other commercial development, alongside infrastructure and community facilities.

2.6 Paragraph 32 states that planning policies should be underpinned by relevant and up-to-date evidence. To ensure plans and spatial development strategies are relevant they should be reviewed at least once every five years and updated as necessary (paragraph 34).

2.7 Chapter 6 'Building a strong, competitive economy' requires planning policies to create the conditions in which businesses can invest, expand and adapt. It states that planning policies should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future, including by setting out a clear economic strategy and being flexible enough to accommodate needs not anticipated in the development plan.

2.8 Chapter 7 'Ensuring the vitality of town centres' provides guidance on plan-making and decision-taking for retail and other main town centre uses. Paragraph 90 sets out criteria that LPAs should consider when preparing planning policies. These include:

- Defining a network and hierarchy of town centres;
- Defining town centre boundaries and Primary Shopping Areas;
- Retaining and enhancing existing markets and the potential to create new markets;
- Meeting anticipated needs for main town centre uses over (at least) a 10-year period by way of identifying suitable town centre sites;
- Where suitable town centre sites are not available, identifying suitable edge-of-centre or other locations subject to their connectivity and accessibility to the town centre;
- Promoting residential development in town centres.

2.9 Paragraphs 91-95 specifically set out the sequential and impact tests relevant to determining applications for new retail and other main town centres uses that are neither in an existing centre, nor in accordance with an up-to-date development plan.

2.10 Paragraph 91 states that, *Main town centre uses should be located in town centres, then in edge of centre locations; and only if suitable sites are not available (or expected to become available within a reasonable period) should out of centre sites be considered*.

2.11 Paragraph 92 adds, *When considering edge of centre and out of centre proposals, preference should be given to accessible sites which are well connected to the town centre. Applicants and local planning authorities should demonstrate flexibility on issues such as format and scale, so that opportunities to utilise suitable town centre or edge of centre sites are fully explored*.

2.12 Paragraph 94 refers to the impact test. It applies to all applications for retail and leisure development (only) over a proportionate, locally set floorspace threshold (the default threshold is 2,500 sqm gross if there is no locally set threshold). This should include assessment of the impact on:

a) existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal; and

b) town centre vitality and viability, including local consumer choice and trade in the town centre and the wider retail catchment (as applicable to the scale and nature of the scheme).

2.13 The NPPF (paragraph 95) states that, *Where an application fails to satisfy the sequential test or is likely to have significant adverse impact on one or more of the considerations in paragraph 94, it should be refused*.

Consultation on the Draft NPPF

2.14 Consultation on the Draft NPPF ('DNPPF') was published in December 2025 and provides an indication of the potential changes to the NPPF in the coming months. The main potential changes to retail and town centre policy (Section 8 of the DNPPF) include:

- Retaining the requirement to define town centre boundaries (Policy S2 and Policy TC1);
- Retaining support for the long-term vitality and viability of town centres, to be informed by a strategy to ensure that the full range of potential needs and opportunities are considered (Policy TC1);
- Extending the policy requirements when developing a hierarchy of centres to include consideration for areas within centres that may be particularly suitable for a greater diversity and/or intensification of use, including through residential development, and where infrastructure and public realm improvements are proposed (Policy TC1);
- Requiring a range of suitable sites in town centres to be allocated to meet identified needs over the plan period; however, before reviewing town centre boundaries to accommodate any development needs, existing vacant town centre sites and areas that are particularly suitable for intensification should be considered (Policy TC1);
- Promoting the use of design guides, design codes and masterplans to support town centre visions and the potential use of Article 4 directions to remove a permitted development right where these are justified as a means to support the vitality and viability of particular centres and maintain their character (Policy TC1);
- The introduction of three national decision-making policies that (i) promote development in town centres that support their overall vitality and viability (Policy TC2); (ii) retain the sequential test for proposals involving main town centre uses outside town centres (Policy TC3); and (iii) retain the impact test (Policy TC4); and
- Encouraging the effective use of previously developed land and the re-use of under-utilised retail sites (Policy L1).

2.15 It is to be noted that the potential changes to retail and town centre policy remove the requirement to define Primary Shopping Areas ('PSAs'), though the Annex B Glossary to the DNPPF maintains reference to PSAs.

2.16 In addition, the Consultation paper accompanying the DNPPF considers (i) the possible removal of the sequential test from policy; and (ii) the possible removal of specific reference to 'markets' on the basis *their existence is not controlled directly by planning*.

Planning Practice Guidance (PPG)

2.17 This Study draws on advice set out in the *Town centres and retail* section of the PPG, which was last updated in September 2020.

2.18 Of relevance is paragraph 004, which states that town centre strategies and the assessment of the potential for centres to accommodate a suitable range of development should focus on a limited period (such as the next five years) given the uncertainties around forecasting long-term retail trends and consumer behaviour.

2.19 The PPG provides advice to LPAs on the preparation of development plans and town centre strategies. In terms of what a town centre strategy should contain, paragraph 004 refers to:

- the realistic role, function and hierarchy of town centres over the plan period;
- the vision for the future of each town centre, including the most appropriate mix of uses;
- the ability of the town centre to accommodate the scale of assessed need for main town centre uses, and associated need for expansion, consolidation, restructuring or to enable new development or the redevelopment of under-utilised space;
- how existing land can be used more effectively;
- opportunities for improvements to the accessibility and wider quality of town centre locations;
- what complementary strategies are necessary or appropriate to enhance the town centre;
- the role that different stakeholders can play in delivering the vision;
- appropriate policies to address environmental issues facing town centres.

2.20 In circumstances where future development needs cannot be accommodated in town centre locations, the PPG (paragraph 005) states that *planning authorities should plan positively to identify the most appropriate alternative strategy for meeting the identified need for these main town centre uses, having regard to the sequential and impact tests.*

2.21 In applying the sequential test for plan-making purposes, LPAs are expected to consider the following checklist (paragraph 010):

- Has the need for main town centre uses been assessed?
- Can the identified need for main town centre uses be accommodated on town centre sites?
- If the additional main town centre uses required cannot be accommodated on town centre sites, what are the next sequentially preferable sites that they can be accommodated on?

2.22 Paragraph 006 of the PPG identifies a series of indicators that may be relevant in assessing the health of town centres, including but not limited to the diversity of uses, vacancy rates, retailer representation, pedestrian flows, and evidence of barriers to business investment.

2.23 Guidance is also provided on permitted development and change of use in town centres (paragraphs 007-008), including where it may be appropriate to use permitted development rights to support flexibility in town centres.

Changes to the Use Classes Order and permitted development rights

2.24 One of the most significant planning reforms affecting town centres in recent years is the changes to the Use Classes Order. These were introduced in September 2020 to provide a more flexible approach to 'controlling' retail, commercial, business and service uses.

2.25 The previous definition of Class A uses including A1 shops has been replaced, in part, with Class E; although previous A4/A5 uses are not covered within Class E and are defined as Sui Generis. Class E also encompasses previous B1 uses (including offices) and some, but not all, previous D1 non-residential institutions and D2 leisure uses. In addition to this, the changes have seen the introduction of Class F1 (Learning and non-residential institutions) and F2 (Local community) and the restructuring of Sui Generis uses (i.e. theatres, laundrettes, cinemas, hot food takeaways etc).

2.26 Class E therefore includes some, but not all, main town centre uses as well as some uses (e.g. creche, day nursery, medical and health services) excluded from the definition of main town centre uses. Annex 2 (Glossary) to the NPPF defines main town centre uses as:

Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities.

2.27 The changes to the Use Classes Order have implications for primary and secondary shopping frontages, which have been adopted and used by local authorities as a development management tool to protect against the loss of retail uses within frontage(s) inter alia. This is because under Class E there is less control, and changes of use between Class E uses (e.g. shops to restaurants/cafes) do not constitute development and therefore do not require planning permission.

2.28 Whilst the ability to use space more flexibly and/or co-locate two or more asset classes within the same premises is important in a fast-moving retail sector, the changes are more problematic when defining town centre boundaries and primary shopping areas for plan making purposes. In particular, the NPPF (Annex 2) defines a primary shopping area as *'where retail development is concentrated'* which fails to recognise that A1 retail is now encompassed in Class E and thus a change of use to non-retail can occur without planning permission providing it is a Class E use.

2.29 It is further to be noted that a new permitted development right was introduced in April 2021 allowing changes of use from Class E uses to residential without the need for planning permission (albeit subject to 'Prior Approval' and the need to satisfy certain criteria).

2.30 These planning reforms result in more flexibility and have implications for the degree to which local authorities can effectively manage the composition of uses in town centres, including with the primary shopping areas.

The Development Plan

2.31 The development plan of relevance to this Study comprises the East Herts District Plan 2018.

2.32 The District Plan sets out the planning framework for East Herts over the period 2011—2033. The relevant policies are considered below.

East Herts District Plan 2018

2.33 Policy DPS1 sets out the Council's strategy for housing, employment and retail growth. With regards to retail, the policy encourages an additional 7,100 sqm of convenience retail floorspace and 5,700 sqm of comparison retail floorspace in the District.

2.34 Paragraph 16.3.2 of the District Plan defines the hierarchy of town centres as follows:

- Principal Town Centre: Bishop's Stortford
- Secondary Town Centre: Hertford
- Minor Town Centres: Buntingford, Sawbridgeworth and Ware

2.35 For Bishop's Stortford, Policy BISH12 (Part I) states that new retail and leisure facilities will be focused within the following town centre locations:

(a) the Goods Yard, in accordance with Policy BISH7;

(b) the Old River Lane site, in accordance with Policy BISH8; and

(c) the Mill Site, in accordance with Policy BISH10.

2.36 Part II requires development proposals in Bishop's Stortford to enhance the public realm and create connections between existing and new retail and leisure facilities, including the Rhodes Centre.

2.37 With regards to Hertford (Policy HERT1 (Part II)) and Sawbridgeworth (Policy SAWB1 (Part II)), new retail floorspace will be directed to the town centres to maintain their vitality and viability. There is no such policy for Buntingford.

2.38 For Ware, Policy WARE1 (Part II) states that 600 sqm of retail floorspace will be delivered, primarily to the North and East of Ware (as set out in Policy WARE2) and within the town centre.

2.39 Policy RTC1 (Part I) promotes main town centre uses within the town centre boundaries as defined on the Policies Map where they contribute to maintaining the role and function, vitality and viability of the market town.

2.40 Part II says proposals will be assessed in line with the sequential approach.

2.41 Part III sets out the requirements for an impact assessment, concerning retail outside the Primary Shopping Area, and leisure, office and other developments outside of town centres, which are not in accordance with policies of the District Plan. The policy requires assessments to consider the impact of the proposal on existing, committed and planned public and private investment in the town centre or in the catchment area of the proposal; and the impact on town centre vitality and viability, including local consumer choice and trade in the town centre and the wider area. It says the following thresholds will be applied:

- Over 1,500 sqm gross within the settlement boundary of Bishop's Stortford
- Over 1,000 sqm gross within the settlement boundary of Hertford
- Over 500 sqm gross elsewhere

2.42 Part IV states a proposal which fails to satisfy the sequential approach or is likely to have an adverse impact (in line with Part III above) will be refused.

2.43 Policy RTC2 (Part I) designates Primary Shopping Areas for the Town Centres of Bishop's Stortford, Hertford and Ware (as defined on the Policies Map), within which retail and other main town centre uses should be located.

2.44 Part II says the Primary Shopping Areas will contain both Primary Shopping Frontages (see Policy RTC3) and Secondary Shopping Frontages (see Policy RTC4).

2.45 Policy RTC3 identifies Use Class A1 as the preferred use within the Primary Shopping Frontages in Bishop's Stortford, Hertford and Ware. The policy supports Use Classes A1, A2, A3, A4 and A5 provided they have an active frontage and there remains an adequate provision of A1 and A2 uses which support its role as a Primary Shopping Frontage.

2.46 Policy RTC4 supports proposals within the Secondary Shopping Frontages in Bishop's Stortford, Buntingford, Hertford, Sawbridgeworth and Ware which are for development or changes of use to main town centre uses, or those that will support the vitality and viability of the frontage or town centre as a whole.

2.47 Policy RTC5 states that development or changes of use to main town centre uses within District Centres, Neighbourhood Centres and Local Parades will be supported in principle to secure their vitality and viability.

3. Market Context and Trends

3.1 It is important when assessing future retail and leisure development needs in East Herts to consider the market context and the likely effects of retail sector and consumer trends.

3.2 The retail and leisure sectors are dynamic; and the rate of change is fast paced. New concepts and formats continue to emerge to satisfy modern consumer demands, while long-term retail trends (such as the growth of online shopping and retailer failures/closures) are having significant implications for town centres.

3.3 The Covid-19 pandemic served to accelerate these trends and resulted in new shopping (and lifestyle) habits. The pandemic forced businesses to re-evaluate their space requirements – and not just in the retail sector. The pandemic also had long-lasting impacts on the leisure and hospitality sectors.

3.4 Amidst these structural changes, the future vitality and viability of East Herts' town centres much depends on how they adapt to reduced retailer demand; stay relevant and convenient to the consumer; and become more multi-purpose in their offer, use and experience. The place 'experience' is key, as emphasised by the aims of the Bishop's Stortford Business Improvement District ('BID') – to improve the profile and experience of the District's principal town centre for those who visit, live and work in the town.

3.5 Against this background, we provide an overview of the UK economy as well as the retail and leisure markets including the key consumer trends.

Economic Outlook

3.6 The UK economy experienced a significant shock arising from the Covid-19 pandemic and subsequent restrictions. The economic uncertainty led to lower investment with a decline in both employment and sales. Rising prices, inflation and a cost-of-living crisis emerged, and despite signs of improvement in 2024 and 2025, the Iran war has caused a further economic shock – with likely direct consequences for consumer spending and high streets.

3.7 It is to be noted that Experian's latest forecasts (from the Retail Planner Briefing Note 23 and outlined below[1]) do not account for the Iran war and the potential ramifications for the UK economy. Significantly, interest rates and inflation are now expected to be higher than assumed in the Experian forecasts. This section of the report should be read and understood in that context.

3.8 Following a mild technical recession in the second half of 2023, the UK economy grew at a rate of 1% in 2024 and 1.3% in 2025 according to Experian. Services output was the largest contributor to growth. The volume of retail sales rose for a second consecutive year, accelerating from 0.2% growth in 2024 to 1.3% in 2025, and rose by a strong 1.8% month-on-month in January 2026 primarily due to strong results in non-food (comparison retail) stores. However, in the three months to January 2026, growth was weaker at just 0.1% – with the growth in non-food stores being offset by contraction in foodstores and department stores.

3.9 Experian expects GDP growth to continue mildly in 2026 on the back of the Government's front-loaded spending plans announced in the 2025 Autumn Budget. Additionally, *retail sales growth is anticipated to continue to grow modestly, particularly in the comparison category which will see positive effects from rising real discretionary incomes*.

Retail and Leisure Spending

3.10 The latest expenditure forecasts from Experian's Retail Planner Briefing Note 23 (March 2026) for retail spending per capita (or per head) show:

- **Convenience goods:** The Covid-19 pandemic resulted in a substantial +7.2% increase in spend per head in 2020 as consumers, faced with lockdown restrictions, spent more on home cooking/food. Convenience goods spending has fallen in every year since, including -5.1% in

[1] Retail Planner Briefing Note 23, Experian (March 2026).

2023; -2.8% in 2024; and -1.5% in 2025. Experian forecasts a fall of -0.5% in 2026. There is expected to be negative 'growth' on a per head basis in the long term, at -0.2% per annum.

- **Comparison goods:** Experian's figures show a more mixed picture for comparison goods spending. The lockdown year of 2020 resulted in a -6.2% fall in expenditure per head before recovering in 2021 (+8.1%) and 2022 (+1.5%). However, spending fell considerably in 2023 (-9.4%) due to the cost-of-living crisis. Going forward, Experian expects growth to settle at approximately +2.5% per annum.

3.11 Of course, a proportion of this convenience and comparison goods expenditure is spent online. We consider this further below in terms of the impact of online shopping on 'bricks-and-mortar' stores and also, the implications for retail capacity modelling.

3.12 The leisure sector, meanwhile, discussed in paragraphs [3.24-3.32] below, experienced a significant fall in sales in 2020 due to the pandemic-induced lockdowns; yet sales recovered in 2021 and stood higher than pre-pandemic levels by 2022. Experian forecasts that leisure sales will increase by 1.5% in 2026, though growth is likely to ease as wage increases slow, inflation picks up and interest rates remain elevated.[2]

Retail Market and Trends

3.13 The retail sector endured a difficult pandemic, with multiple lockdowns and online competition resulting in the permanent closure of many shops and businesses. Coupled with a significant drop in lettings, this large-scale disruption led to increasing vacancies, with less affluent towns and shopping centres most severely impacted. Shopping centres were hit disproportionately hard due to their higher proportion of occupiers within fashion and hospitality – two of the sectors most affected by the pandemic – while retail parks generally prospered and have remained the most robust type of retail location. Smaller 'localised' centres also tended to be more resilient as more people worked from or close to home and/or chose to shop locally where possible.

3.14 The pandemic accelerated the growth of online shopping (i.e. non-store retail sales). According to UK figures published by ONS, online retail sales as a proportion of total retail sales peaked at above 30% in January 2021, before falling in the following months as restrictions were gradually lifted. In preparing the retail capacity forecasts for this Study, informed by Experian's estimates of online retail sales[3], we have assumed that online currently accounts for 5.4% of convenience goods expenditure and 26.1% of comparison goods expenditure (adjusted to account for the online retail sales derived from physical stores).

3.15 The impact of online shopping on business models and store viability has been clear to see over the last decade or so, with many major retailers either falling into administration (e.g. the Arcadia Group including BHS) or 'downsizing' their store portfolios to a smaller number of larger and/or more accessible locations offering wider catchments, free car parking and last-mile delivery potential. To that end, out of centre locations are continuing to attract retailers as they adapt to evolving consumer behaviours. M&S for example is pivoting from high streets to new 'flagship' out-of-centre department stores and/or M&S Food Halls.

3.16 Some retailers have closed their 'bricks-and-mortar' stores and transformed into online-only brands. Examples include Wilko, Cath Kidson, TM Lewin and Maplin (Wilko closed its Bishop's Stortford store in 2023). The trend is not limited to retail, either, with Thomas Cook (travel agent) and others also relaunching as online-only businesses.

3.17 The Local Data Company's ('LDC') UK-wide analysis in 2024[4] revealed a significant rise in store closures from 48,694 units in 2022 to 55,514 units in 2023. This represented a 14% year-on-year increase – the highest annual closures figure recorded in the last decade – with closures also exceeding new openings since 2014. The LDC reported that the retail vacancy rate stood circa 2% above pre-pandemic levels;

[2] Retail Planner Briefing Note 23 – Leisure, Experian (March 2026).
[3] Retail Planner Briefing Note 23, Experian (March 2026).
[4] FY2023 Retail and Leisure Trends Analysis, LDC, March 2024.

and above both the leisure vacancy rate (by +4.4%) and the overall vacancy rate (by +1.3%) signalling the particular challenges facing the retail sector.

3.18 The LDC report further added that units/stores vacant for more than three years are unlikely to return to the market. This, we consider, is a particular challenge for larger-format stores which, due to their size and often inflexible floorplates and limited store frontages, can be difficult to sub-divide or convert into viable propositions.

3.19 The more recent analysis published by CBRE[5] indicates a retail recovery, with the retail vacancy rate down in 2025. However, the report observes that the market will remain very polarised, with the more secondary locations continuing to face challenges. It says such locations with under-utilised space and lower footfall will continue to evolve and transition to alternative uses such as healthcare, leisure, and living, which could benefit the existing retail offering.

3.20 While many retailers are 'right-sizing' or even abandoning their store portfolios, others – notably the discounters such as Aldi, Lidl and B&M – continue to expand throughout the UK. Since the 2013 Study, Aldi has opened new foodstores in Bishop's Stortford (London Road) and Hertford (Gascoyne Way). Lidl has also invested in Bishop's Stortford (Stansted Road) while B&M occupies the former Poundland store in the Town Centre (South Street).

3.21 Smaller convenience store formats are benefitting from an increase in consumers shopping locally and more frequently. The pandemic-induced shift in work patterns affected the grab-and-go food market, which relies heavily on office workers and commuters; coinciding, at the time, with Pret and Costa making widespread closures in the UK. However, this market is recovering and both Pret and Costa, as well as Greggs, are expanding, which includes growing new formats (e.g. Pret drive-thrus and Costa concessions within Sainsbury's stores).

3.22 Service-based retail uses (i.e. financial services, travel agents) have seen a gradual contraction in store numbers in recent years, due to the continued growth of internet alternatives which provide convenient access to online banking and holiday price-comparison websites. This form of structural change has consequences for footfall and consumer spending, most notably in secondary town centres which are more dependent on such uses.

3.23 Other service sector uses, such as healthcare, health and beauty, are seeing growth on the high street. Beauty uses are increasingly fragmenting into specialist treatment businesses (e.g. nails, eyelashes, facials, Turkish barbers) – all physical uses that cannot be delivered online – and their presence is often a good indicator of regular, local resident footfall. NHS services are also entering high street locations, such as Lea Wharf Medical in Hertford Town Centre. An outpatients' centre which re-occupied the former Wilko store in Barnsley has been credited with improving access to healthcare and boosting town centre footfall[6].

Leisure Market and Trends

3.24 A strong leisure offer provides a reason to visit a centre other than to shop and can widen catchment areas. Increasingly, successful retailers are those who can create aspirational retail experiences that straddle leisure and entertainment. Leisure is therefore key; and can play a major role in extending dwell times and supporting the evening economy of the District's town centres.

3.25 Consumers have been spending more on leisure activities and experiences in recent years, albeit the sector has faced headwinds during the cost-of-living crisis. The leisure sector was also heavily impacted by the pandemic-induced closures and social distancing measures. For instance, cinemas and other indoor entertainment venues were forced to close from March 2020 and did not fully re-open until July 2021. The falling admissions led to a number of large cinema operators facing financial hardship. One of the casualties was Empire Cinemas in Bishop's Stortford Town Centre (Anchor Street), which permanently closed in 2023. A new independent cinema, Roxy Movies, has since opened. The District's other main cinema is BEAM in Hertford (mentioned further below).

[5] 2026 UK Real Estate Market Outlook, CBRE Research (January 2026).
[6] The Gurdian article: Future of the NHS, saviour of the high street? (16 April 2026).

3.26 Even before the pandemic, the leisure sector was challenged by the structural changes affecting retail businesses, with high street footfall in decline as consumers shopped online or at the most prime locations. To that end, the food and beverage (F&B) sector, which for several years has been subject to high levels of competition and discounting, and over-supply in some locations, has seen many 'casual dining' chains downsize across the UK (e.g. Carluccio's, Zizzi, Jamie's Italian, Prezzo).

3.27 Both the Carluccio's and Zizzi restaurants have closed in Bishop's Stortford Town Centre since the 2013 Study, although new 'destination' catering options have opened. These include the Mediterranean/Turkish restaurants, Skew and Pircio, in Bishop's Stortford Town Centre; and EAT17 (mentioned further below) which brings a food hall-style concept. Meanwhile, Fore Street in Hertford Town Centre provides a good line-up of F&B options and the centre's offer has been improved with the additions at Lea Wharf, following the redevelopment of Bircherley Green Shopping Centre in 2024.

3.28 There has been a shift in demand for experienced-based activities, as consumer preference grows for spending on experiences over material goods[7]. Research conducted by OpenTable revealed that 78% of millennials prefer spending their money at a spot offering them a unique experience. As such, more bars offering an additional entertainment element or competitive socialising (such as darts, table football, crazy golf and/or axe throwing) are appearing on the market. Examples include Flight Club and Boom Battle Bar, which has sites in Stevenage, Chelmsford and many more locations across the UK. Mulligans – with representation in Hemel Hempstead and Stevenage – offers a retro-gaming themed venue with crazy golf, shuffleboard, party cricket and more.

3.29 Food halls have emerged as a perfect fit for the modern consumer seeking a destination for leisure and gathering (i.e. not just for eating), embracing the need for convenience, authenticity and variety, often in big and iconic spaces. A smaller scale, local example is EAT17 in Bishop's Stortford Town Centre offering sushi, pizza, Greek, African and Caribbean food options and more. They act as social hubs and support smaller and local businesses, with 66% of consumers expressing a desire to purchase more goods from small-scale enterprises and particularly those with strong sustainability credentials[8].

3.30 Other experience-led concepts, which cater for a wider audience including groups and corporate events, include bungee towers, giant slides, and escape rooms. Ware and Bishop's Stortford both have escape room venues, although these are situated outside the respective town centres.

3.31 BEAM in Hertford Town Centre is an exemplar, Council-funded multi-arts venue that opened in 2024. It has a 547-seat theatre, 3 cinema screens, and a 140-seat studio, providing flexible spaces for exhibitions, fairs and makers' markets. The cinema experience, together with the venue's wider offering, reflects the trend of local cinemas becoming 'cultureplexes' and vibrant community hubs. These types of facilities – if they can be funded and delivered – are helping to underpin change in town centres as they pivot away from a sole reliance on retail and towards mixed-use, experiential places.

3.32 Health and fitness facilities, such as gyms and other well-being related activities, can help to attract a broader demographic into an area too. The sector has seen the growth of themed fitness venues. Examples include CrossFit (with representation in Hertford and Buntingford), Wunda Studio (a music-driven Pilates studio in Manchester) and MoreYoga (with over 40 yoga studios across London).

Summary

3.33 This section highlights the structural changes facing town centres and other retail locations across the UK. Consumer trends, including changes to shopping, work and lifestyle habits, have resulted in reduced footfall and an increasing number of store closures.

3.34 The future vitality and viability of town centres in East Herts much depends on how they adapt to reduced retailer demand; stay relevant and convenient to the consumer; and become more multi-purpose in their offer, use and experience. For the larger centres, addressing the retail 'over-supply' landscape; finding solutions for outdated/vacant larger-format stores (i.e. repurpose or redevelop for alternative uses); and increasing residential provision is likely to be important. Consideration should

[7] 2026 UK Real Estate Market Outlook, CBRE Research (January 2026).
[8] Food Halls of Europe, Cushman & Wakefield, 2024/25 Edition.

therefore be given to planning policies that enable the growth of a balanced mix of uses in appropriate locations.

4. Catchment Area and Market Share Analysis

4.1 This section describes the catchment area defined for the purpose of this Study and the shopping patterns (or market shares) indicated by the household survey conducted by NEMS Market Research in late January/February 2026. As part of this analysis we highlight the degree of expenditure retained within and 'leaked' from East Herts District.

Catchment Area

4.2 The catchment area sets the sampling framework for the new household survey, which provides a baseline picture of the 'survey-derived' market shares and turnovers of the main shopping destinations in East Herts. We have adopted the same catchment area and (6) zones as the 2013 Study. This is because:

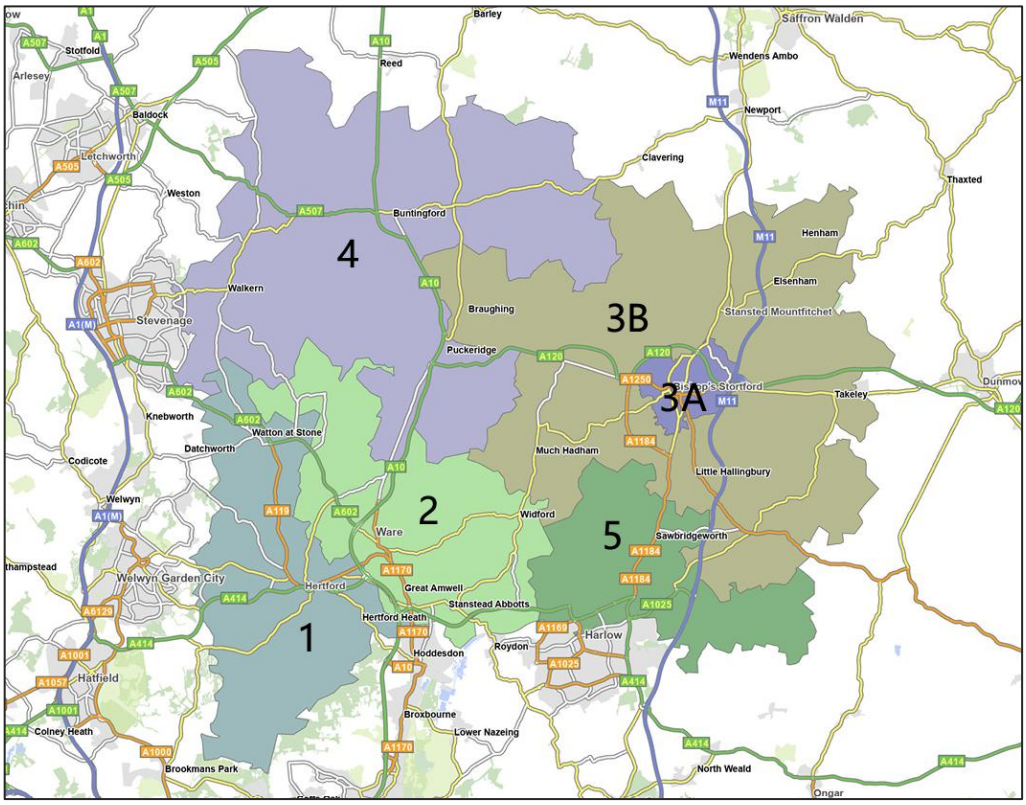
a) the previously defined catchment area and zones provide an appropriate basis on which to establish the market shares and turnovers of the District's town centres and other shopping destinations in 2026; and

b) it allows for comparative analysis of the market shares indicated by the household survey in 2013 (used for the purpose of the 2013 Study) relative to those in 2026.

4.3 This catchment area comprising 6 zones has been agreed with EHDC and is shown in Figure 4.1 below. A larger map is included at Appendix A.

4.4 The catchment area zones are based on postcode geography[9] and extend beyond the East Herts administrative boundary to reflect shopping patterns and expenditure flows.

Figure 4.1 – Map of the East Herts catchment area



[9] Refer to Table 1 at Appendix C for details of the relevant postcode sectors.

Zone 1 – Hertford
Zone 2 – Ware
Zone 3A - Bishop's Stortford Urban Area
Zone 3B - Bishop's Stortford Rural Area
Zone 4 – Buntingford
Zone 5 - Sawbridgeworth

4.5 More information on the new household survey is included in section 6 of this report. The household survey results are included at Appendix B.

Market Share Analysis

4.6 The 2026 household survey-derived market share (%) analysis for convenience and comparison goods shopping in the town centres and other shopping destinations is set out in the relevant Tables included at Appendix C as indicated in Figure 4.2 below.

Figure 4.2 – Shopping destinations modelled

Bishop's Stortford Town Centre
Hertford Town Centre
Buntingford Town Centre
Sawbridgeworth Town Centre
Ware Town Centre
Other Centres in East Herts (as a group)
Madford Retail Park, Hertford
Other non-central stores in East Herts (as a group)

4.7 We have modelled each of the District's main centres individually. The 'Other Centres in East Herts (as a group)' locations include the smaller designated centres of The Thorley Centre, Bishop's Park and other *district centres and parades* identified on the adopted Policies Map; and have been modelled as a group because they have relatively limited retail offers.

4.8 We have modelled Madford Retail Park separately from the other non-central stores in East Herts on the basis this site has been promoted through the call-for-sites process. The Council is keen to understand how the Retail Park is used and performs as a shopping destination.

Convenience Goods Expenditure Market Shares

4.9 The survey-derived market share (%) analysis for convenience goods shopping in Bishop's Stortford Town Centre is set out in Table 6 included at Appendix C in Table 14 for Hertford Town Centre; and in the equivalent tables for each of the other shopping destinations modelled.

4.10 Each of these tables include 'main food' and 'top-up food' shopping market shares across the 6 catchment area zones, which are then merged into a weighted average (i.e. 70% for main food and 30% for top-up food) reflecting the estimated proportion of expenditure accounted for by each type of convenience goods shopping.

4.11 The weighted average convenience goods expenditure market shares for East Herts District's town centres and other shopping destinations are set out in Figure 4.3 below on a zone-by-zone basis. This shows, for example, Bishop's Stortford Town Centre secures 1% of convenience goods expenditure available in Zone 2; 43% of expenditure in Zone 3A; 20% of expenditure in Zone 3B; etc.

Figure 4.3 – Convenience goods expenditure market shares by zone

	Zone 1	Zone 2	Zone 3A	Zone 3B	Zone 4	Zone 5	*Table no.*
Bishop's Stortford Town Centre	-	1%	**43%**	**20%**	4%	4%	*6*
Hertford Town Centre	**3%**	-	-	1%	-	2%	*14*
Buntingford Town Centre	-	-	-	1%	**19%**	-	*22*
Sawbridgeworth Town Centre	-	-	-	-	-	**3%**	*30*
Ware Town Centre	-	**47%**	-	2%	6%	-	*38*
Other Centres in East Herts	2%	2%	28%	29%	5%	3%	*46*
Madford Retail Park, Hertford	-	-	-	-	-	-	*54*
Other non-central stores in East Herts	76%	34%	19%	24%	10%	13%	*63*

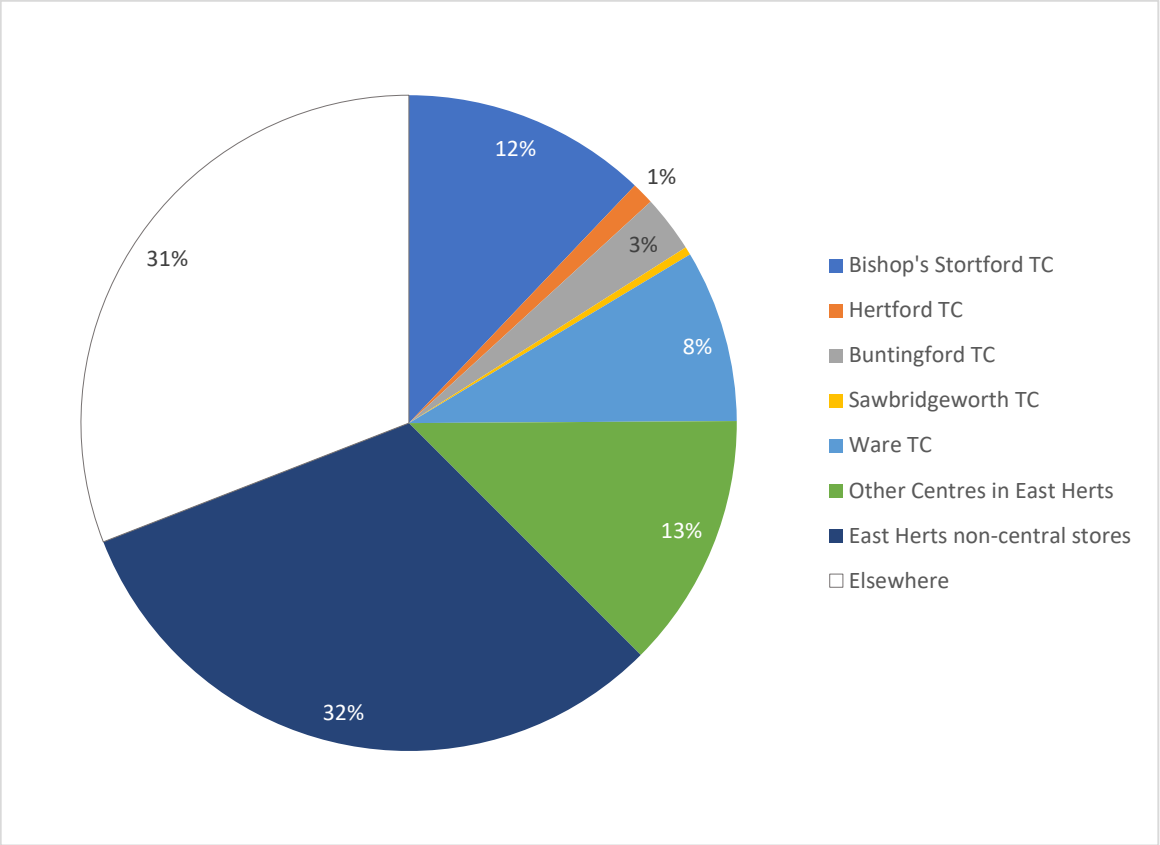
Source:
Tables at Appendix C as indicated right.
Notes:
All market shares (%) rounded up to the nearest percentage point.
Where appropriate, the market shares assessed to represent the primary catchment area of each destination are shown in bold.

4.12 From these shopping patterns, the key findings are:

- Bishop's Stortford Town Centre secures a substantial market share of convenience goods expenditure from the town's urban areas i.e. Zone 3A (43%) as well as a notable market share from its rural hinterland i.e. Zone 3B (20%). This can be attributed to the attractive foodstore line-up within the Town Centre including Sainsbury's, M&S Food and Waitrose.
- Ware Town Centre comprising a large Tesco store retains a high market share of convenience goods expenditure from its 'home' zone i.e. Zone 2 (47%). Buntingford Town Centre also secures a notable market share from its home zone i.e. Zone 4 (19%), principally due to the Co-op and Sainsbury's Local stores (and Budgens to a lesser degree).
- The convenience goods expenditure market shares secured by Hertford Town Centre are relatively low on the basis the town's main foodstore offer, aside from M&S Food, is situated outside the centre (namely Aldi, Sainsbury's and Tesco – which we have modelled as Other non-central stores in East Herts).
- Other non-central stores in East Herts – including the Hertford foodstores identified previously, Aldi and Lidl in Bishop's Stortford, Asda in Ware, and Co-op in Sawbridgeworth – are popular destinations for convenience goods shopping, securing a high market share from Zones 1 (Hertford), 2 (Ware) and 4 (Buntingford) in particular.
- Co-op in Sawbridgeworth is the town's main foodstore and is situated outside the town centre boundary as defined on the District Plan Policies Map (hence we have included this foodstore as one of the 'non-central' stores in East Herts). Sawbridgeworth Town Centre retains a relatively low market share of convenience goods expenditure from Zone 5 (Sawbridgeworth) (3%) given existing provision is limited to Morrisons Daily and a limited range of small-scale independent convenience goods shops.
- Meanwhile, Other Centres in East Herts secure substantial market shares of convenience goods expenditure from Zone 3 and 4 in particular. This reflects existing district centre foodstore provision in Bishop's Stortford (namely Tesco at Bishops Park Centre and Sainsbury's at Thorley Lane East).

4.13 Figure 4.4 below presents the overall catchment area market share analysis for East Herts District's convenience goods shops and stores. It shows the District is retaining more than two-thirds of total catchment area expenditure on convenience goods. Non-central stores in East Herts secure almost one-third (31.6%) of convenience goods sales within the catchment area. Almost the same proportion of convenience goods expenditure (30.9%) is spent elsewhere, i.e. 'leakage' to locations outside the District (as considered further below). Other Centres in East Herts secure an overall market share of 12.6%, while Bishop's Stortford Town Centre and Ware Town Centre retain 12.1% and 8.5% respectively.

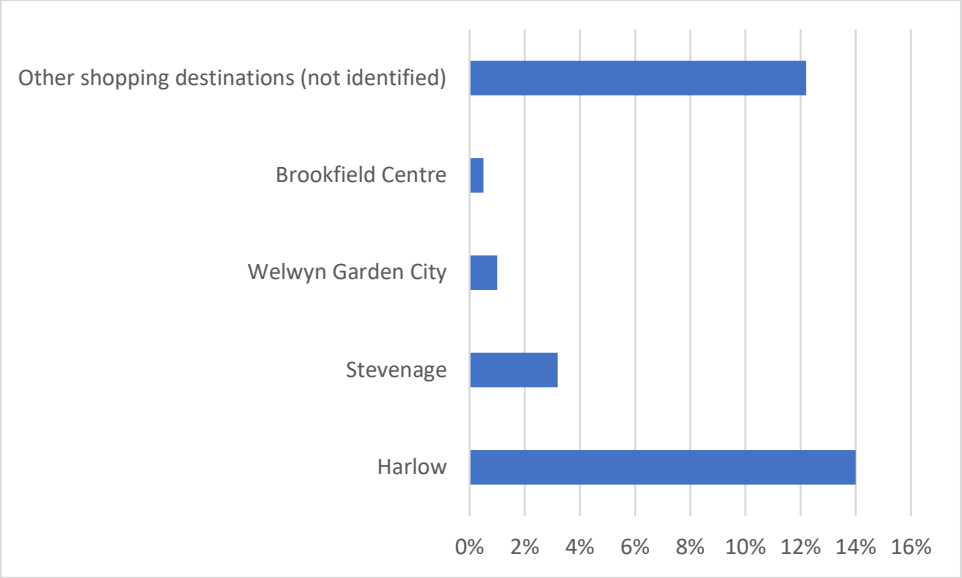
Figure 4.4 – Overall convenience goods market shares



Source: Tables 13, 21, 29, 37, 45, 53 and 71 at Appendix C.
Notes: Percentages rounded to the nearest 1%.

4.14 We have sought to establish the market shares of convenience goods expenditure 'leaked' to competing major towns and retail parks outside East Herts. These form part of the 'Elsewhere' category in the previous analysis. Accordingly, Figure 4.5 below indicates that Harlow is the dominant competing location, securing a 14% market share of catchment area expenditure on convenience goods. It is to be noted that Harlow has a full and wide ranging foodstore line-up, including multiple representation from Tesco, Asda, Sainsbury's, Aldi and Lidl.

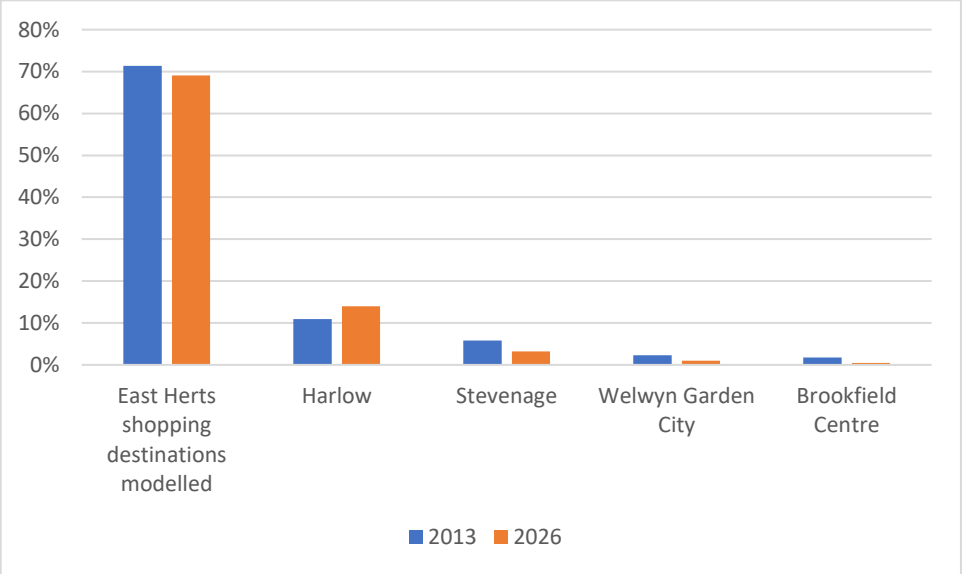
Figure 4.5 – Convenience goods market shares 'leaked' from East Herts



Source: Market shares derived from the 2026 household survey results included at Appendix B (in particular Questions 1 and 5 for convenience goods).

4.15 Figure 4.6 below shows the changes in convenience goods expenditure retention (i.e. within East Herts District) and leakage (i.e. to the main competing shopping destinations outside the District) between 2013 and 2026. The findings suggest a relatively slight (-2.3%) fall in the District's market share. Harlow has increased its catchment area market share from about 11% to 14% while Stevenage has seen a slight fall as well.

Figure 4.6 – Changes in convenience goods market shares (2013-2026)



Comparison Goods Expenditure Market Shares

4.16 The survey-derived market share (%) analysis for the various categories of comparison goods[10] shopping in Bishop's Stortford Town Centre is set out in Table 7 included at Appendix C; in Table 15 for Hertford Town Centre; and in the equivalent tables for each of the other shopping destinations modelled.

4.17 Figure 4.7 below sets out the weighted average comparison goods expenditure market shares on a zone-by-zone basis. This shows, for example, Bishop's Stortford Town Centre secures 2% of comparison goods expenditure available in Zone 2; 49% of expenditure in Zone 3A; 41% of expenditure in Zone 3B; etc.

Figure 4.7 – Comparison goods expenditure market shares by zone

	Zone 1	Zone 2	Zone 3A	Zone 3B	Zone 4	Zone 5	*Table no.*
Bishop's Stortford Town Centre	-	2%	**49%**	**41%**	8%	8%	*7*
Hertford Town Centre	**21%**	4%	-	-	2%	-	*15*
Buntingford Town Centre	-	-	2%	-	**7%**	1%	*23*
Sawbridgeworth Town Centre	-	-	-	-	-	**10%**	*31*
Ware Town Centre	2%	**19%**	-	-	4%	1%	*39*
Other Centres in East Herts	-	-	1%	2%	-	-	*47*
Madford Retail Park, Hertford	**6%**	**5%**	-	1%	2%	1%	*55*
Other non-central stores in East Herts	6%	5%	5%	3%	1%	-	*64*

Source:
Tables at Appendix C as indicated right.
Notes:
All market shares (%) rounded up to the nearest percentage point.
Where appropriate, the market shares assessed to represent the primary catchment area of each destination are shown in bold.

4.18 From these comparison goods shopping patterns, the key findings are:

- The District's Principal Town Centre, Bishop's Stortford, retains the highest market share of comparison goods expenditure from Zones 3A (49%) and 3B (41%) and limited catchment area market share beyond these zones.
- Hertford Town Centre secures a 21% market share of comparison goods expenditure from its home zone i.e. Zone 1; and Ware Town Centre (including the Tesco store) secures a 19% market share from its home zone i.e. Zone 2.
- The comparison goods expenditure market shares retained by the other Town Centres are lower, reflecting their more limited comparison goods retail offers, and are predominantly

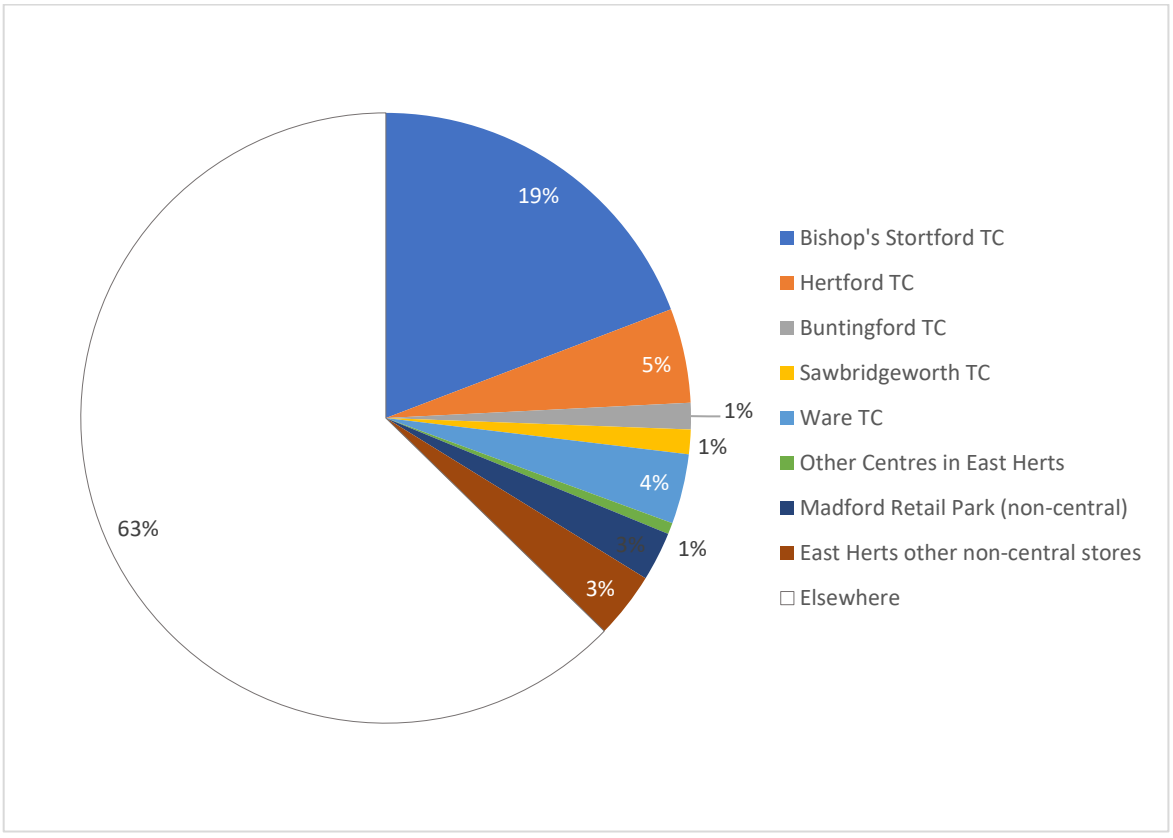
[10] The household survey comprised questions on the 8 main groups of comparison goods expenditure, including clothing and footwear; furniture and floor coverings; household textiles; household appliances; audio-visual equipment; hardware, DIY and garden products; chemist, medical and beauty goods; and all other comparison goods (e.g. books, jewellery, watches).

derived from their home zones (e.g. Sawbridgeworth Town Centre secures a market share of 10% from Zone 5 only).

- Madford Retail Park – including Matalan, Pets at Home and Wickes – principally attracts market shares of comparison goods expenditure from the Hertford and Ware zones (6% and 5% respectively).
- Meanwhile, Other non-central stores in East Herts – principally comprising edge and out of centre foodstores, The Range and Wickes in Bishop's Stortford, and garden centres – secure reasonably limited market shares of comparison goods expenditure from the catchment area.

4.19 Figure 4.8 below presents the overall catchment area market shares for East Herts District's comparison goods shops and stores in each of the town centres and other shopping destinations. The analysis shows the District retains more than a third (37.3%) of total catchment area expenditure on comparison goods, with Bishop's Stortford Town Centre being the main shopping destination in this respect (with a 19.2% market share). Each of the District's other shopping destinations are securing a market share of 5% (namely Hertford Town Centre) or lower. This includes Madford Retail Park with a 2.6% market share. The result is that some 62.7% of comparison goods expenditure available within the catchment area is being leaked to locations elsewhere.

Figure 4.8 – Overall comparison goods market shares

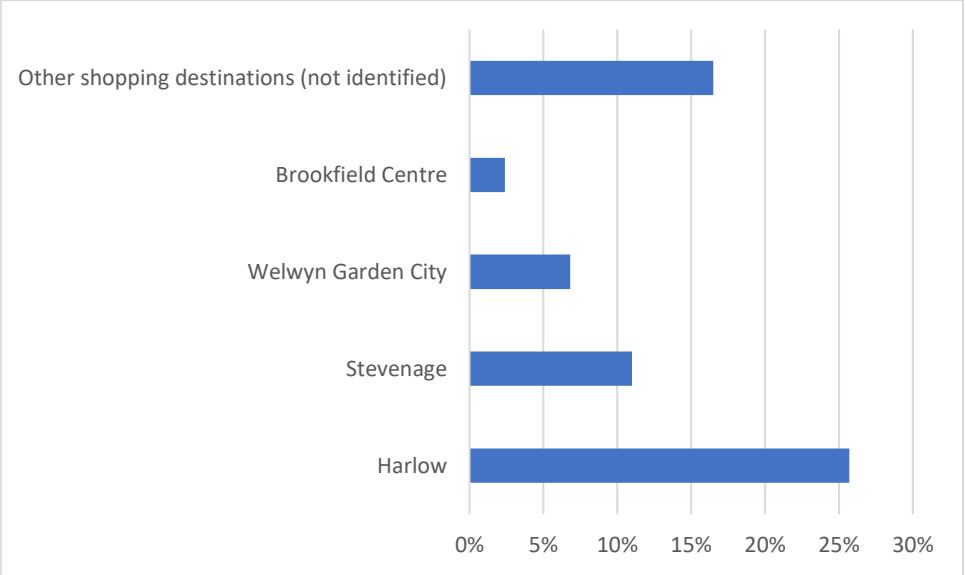


Source: Tables 13, 21, 29, 37, 45, 53 and 71 at Appendix C.
Notes: Percentages rounded to the nearest 1%.

4.20 As with the convenience goods expenditure market shares, we have considered (see Figure 4.9 below) the market shares of comparison goods expenditure 'leaked' to competing major towns and retail parks outside East Herts. These form part of the 'Elsewhere' category in the previous analysis, which accounts for 62.7% of total catchment area expenditure on comparison goods.

4.21 To that end, Harlow is the dominant competing destination for comparison goods shopping, securing about a quarter (25.7%) of total expenditure available within the catchment area. This is perhaps to be expected given its strong retail park/warehouse offering (e.g. B&M, Currys, IKEA, Next Home, Smyths Toys, Dunelm, Sports Direct) in addition to the shopping attractions in Harlow Town Centre (e.g. Primark, TK Maxx, Next, Clarks, JD Sports); and recognising its proximity and accessibility to the residents of East Herts, particularly in the southern part of the District. Stevenage is also a notable competing location for comparison goods expenditure, securing a catchment area market share of 11% while Welwyn Garden City attracts 6.8% (principally attributed to the town's John Lewis). We would point out that the 'other' shopping destinations (not identified) category includes Cambridge City Centre which has a John Lewis department store and an all-round strong comparison retail offer.

Figure 4.9 – Overall comparison goods market shares 'leaked' from East Herts

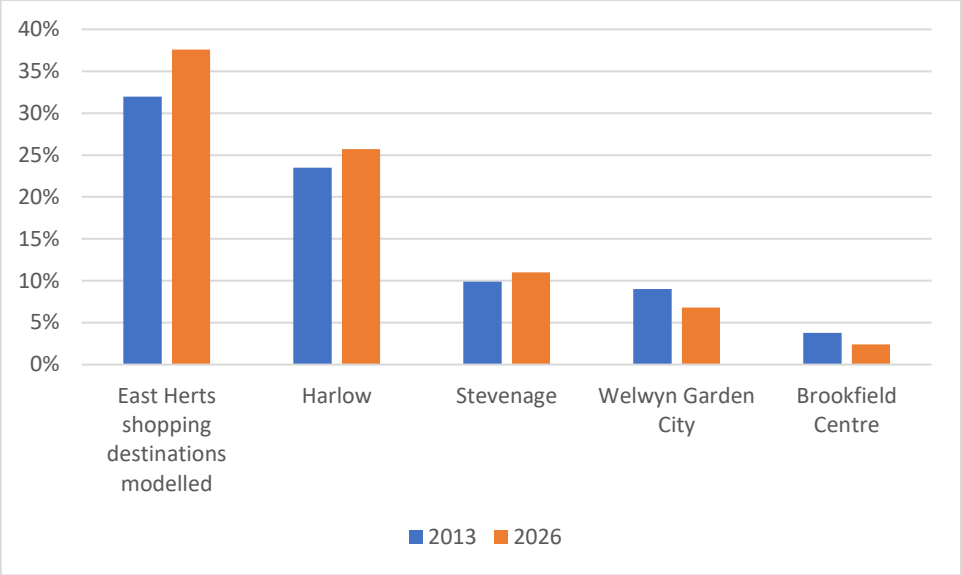


Source: Market shares derived from the 2026 household survey results included at Appendix B (in particular Questions 17-24 for comparison goods).

4.22 Figure 4.10 below shows the changes in comparison goods expenditure market shares between 2013 and 2026. Encouragingly, East Herts has seen its catchment area market share rise from 32% to 37.6% over the period. However, it is to be noted that competing locations in Harlow and Stevenage have also increased their market share, while Welwyn Garden City and Brookfield Centre have seen a fall. The increase observed for East Herts, whilst positive overall, is in our view perhaps a reflection of the 'shopping locally' trend as opposed to any notable improvement in its comparison retail offer.

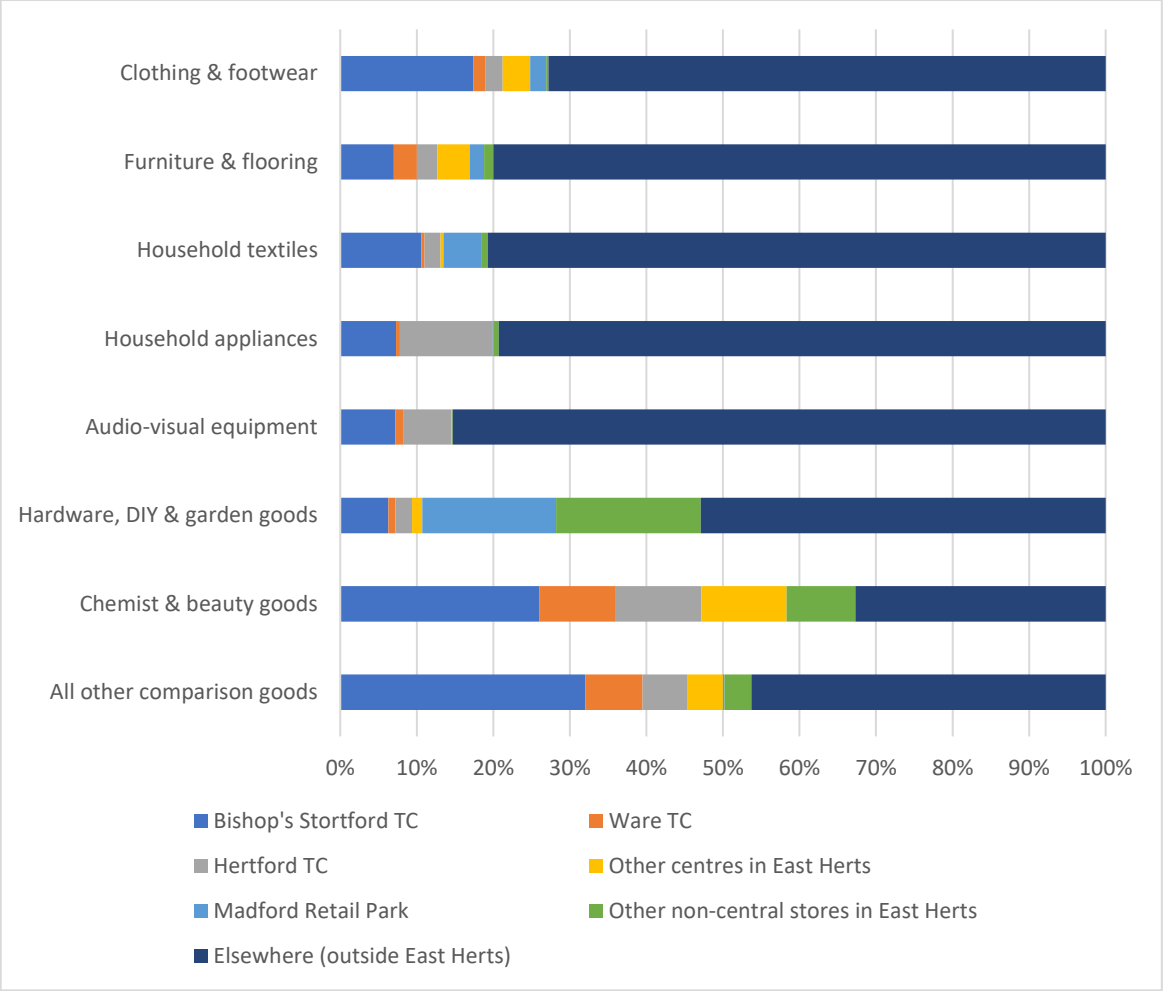
4.23 Although not presented in the analysis (Figure 4.10) below, Madford Retail Park has increased its catchment area market share from just 0.6% in 2013 to 2.6% in 2026. Despite this observation, we are of the opinion that the 2% market share increase is not material and is not a signal that Madford Retail Park has become notably more attractive as a shopping destination. The comparison retail offer is unchanged since 2013.

Figure 4.10 – Changes in comparison goods market shares (2013-2026)



4.24 An overview of the market shares by type of comparison goods (comprising the 8 identified comparison goods sub-categories) is presented in Figure 4.11 below. For the purpose of this analysis, we have focused on the District's main destinations for comparison goods shopping (i.e. we have excluded Buntingford and Sawbridgeworth Town Centres). We have further identified the market shares attracted elsewhere (including the competing shopping destinations outside East Herts District).

Figure 4.11 – Comparison goods market shares by goods category



4.25 Our analysis shows that:

- Bishop's Stortford Town Centre performs relatively well in terms of attracting catchment area expenditure on the 'all other comparison goods' sub-category (which includes personal and luxury goods) (32%) as well as chemist and beauty goods (26%). The centre also attracts notable market shares on clothing and footwear (17%) and household textiles (11%).
- Bishop's Stortford Town Centre out-performs all other shopping destinations in East Herts with respect to market shares of catchment area expenditure on 6 of the 8 comparison goods sub-categories, namely clothing and footwear; furniture and flooring; household textiles; audio-visual equipment; chemist and beauty goods; and the 'all other comparison goods' sub-category.
- Hertford Town Centre's strongest comparison goods sub-category in terms of catchment area market shares is household appliances (12%) (out-performing Bishop's Stortford Town Centre and all other shopping destinations in East Herts) followed by chemist and beauty goods (11%), which is also Ware Town Centre's strongest sub-category (10%).
- Madford Retail Park secures a relatively high market share of catchment area expenditure on hardware, DIY and garden products (18%) owing to the large Wickes store. The retail park further attracts a 5% market share on household textiles and a 2% market share on clothing and footwear.
- Competing locations outside the District – which form part of the 'Elsewhere' category in Figure 4.11 above – are largely dominant with regards to catchment area expenditure on audio-visual

equipment (85%), household textiles (81%), furniture and flooring (80%), household appliances (79%) and clothing and footwear (73%). Put simply, East Herts' retail offer is not well served by these types of shops and stores.

Demographic-Based Comparison Goods Shopping Trends

4.26 Based on the market share data available, we note the following trends:

- The highest proportion of Bishop's Stortford Town Centre's market share of expenditure on clothing and footwear is derived from those aged over 55 years (15% of respondents in this age group do most of their clothing and footwear shopping in the Town Centre compared with 3% aged 35-54 and 5% aged 18-34).
- The catchment area's younger age groups i.e. 18-34 years look more towards Harlow Town Centre (13%) to fulfil their clothing and footwear shopping needs. This age group is also more likely to buy clothing and footwear from the internet (68%), compared with 61% aged 35-54 and 35% aged over 55 years.
- Shopping trends for chemist/beauty goods and personal/luxury goods follow a similar pattern, with Bishop's Stortford Town Centre more popular amongst respondents aged over 55 years and the younger, perhaps more mobile 18-54 age band looking more towards Harlow and other shopping destinations outside East Herts.
- The market share data suggests Madford Retail Park is more widely used by those aged 54 years and below, particularly for hardware, DIY and garden products, household textiles, and clothing and footwear.

5. Town Centre Healthchecks / Place Reviews

Introduction

5.1 The aim of this section is to assess the health and vitality of the District's five town centres using a variety of bespoke research workstreams. These include a survey of random businesses handed out face to face in the centres, with completed surveys being picked up later in the same day. The results of the business survey are drawn out in this section, and contained in Appendix D.

5.2 A similar survey was also undertaken with stakeholders across the towns, including elected (Town and District) members, EHDC officers, local business / trade associations, civic groups and the BID plus Jacksons Square Manager in Bishop's Stortford. In order to protect individual confidentiality, the aspirations and views of stakeholders are reported generally across the five healthcheck sections.

5.3 A survey of residents was undertaken to inform the market share and capacity assessments identified later in the report. The survey included some questions to inform these healthchecks in regards why consumers visit different centres; changes to their frequency of use of centres; and also their general satisfaction with their main choice of place to shop. The detailed findings of this research is contained in sections 4 and 7 of this report (and detailed in Appendix B); however, selected highlights have been extracted and used in this section as part of the healthchecks / place reviews.

5.4 Finally, a review of each place was undertaken from the perspective of the consumer by TRG consultants, in regards the quality of environment, ease of shopping, quality / mix / choice of offer available, ease of movement, etc. Whilst undertaking these assessments, we also noted which units were vacant on a street-by-street basis across each of the five town centres, as well as where peak footfall levels were observed during our visits.

Bishop's Stortford

Overview

5.5 Bishop's Stortford is the principal town in East Herts and is both a market town and civil parish. The town has a rich history with evidence of pre-Roman settlement, as well as being a centre of both agricultural activity and specialist manufacturing (tanneries). The town expanded greatly during the industrial revolution, given its strategic location and excellent access.

5.6 The town has a great and dynamic mix of retail, food & beverage and service businesses, including representations from several leading national multiple businesses, boosted by many excellent independent businesses.

5.7 The town centre broadly follows a north-south axis, with the core focus of commercial and retail activity (where most shops are located) being South / Potter / Market Streets. Historically, the main banks and building societies were clustered on North Street, although these have now mostly vacated the street (as is common in many high streets across the county and country).

5.8 In regard to the primary research for this project, 108 businesses took part in our business survey (including retail, catering and service businesses), seven stakeholders completed surveys and just over 280 residents completed household surveys in the Bishop's Stortford combined residential (or catchment) zones.

Accessibility & Environment

5.9 Bishop's Stortford is located at the confluence of the M11 near to Stansted Airport, and the A120 which links the A10 (just south of Buntingford) through to Colchester and beyond through to Harwich on the East Coast. As such, the town has excellent accessibility including extensive road linkages both north-south as well as east-west.

5.10 The town centre offers a wide variety of car parking options, including Jackson Square Shopping Centre (708 spaces), Northgate End Multistorey (482), Bishop's Stortford Station Car Park (401), Link Road

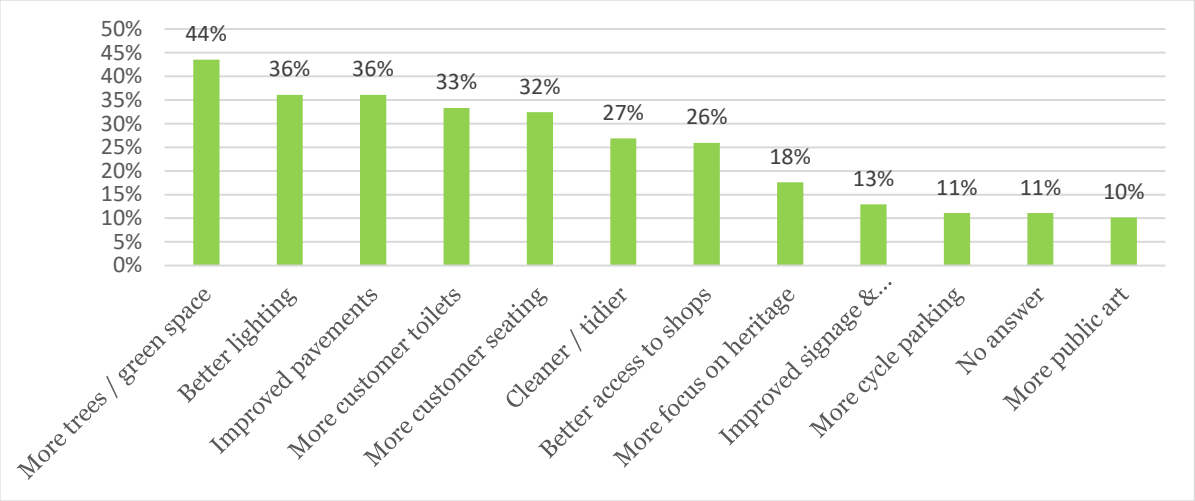
(100), Apton Road Car Park (86), Basbow Lane (71) and Crown Terrace (65). Waitrose also offers a further 180 spaces for shoppers (up to 2 hours) providing they spend at least £10.

5.11 Whilst there is secure cycle parking available at the station (up to 240 bikes) as well as in the Anchor St Car Park (50), a couple of stakeholders felt that secure parking for bicycles in the town centre is insufficient and limited in availability, and this is likely to be putting off cyclists with high value bikes from visiting and spending time in the town centre. Additionally, proposals for improvements to cycling infrastructure have been proposed as part of the Old River Lane development to the north of the town centre, including some cycle parking facilities.

5.12 The town centre benefits from a station on the Greater Anglia Main Line, including links to Stansted Airport, with circa 3m passenger journeys each year.

5.13 We understand that the Council is keen to improve the air quality and environment around the Hockerill Junction Air Quality Management Area (AQMA), given concerns about the existing air quality and in particular the high levels of nitrogen in the air caused by the amount of traffic and congestion in the area. This could be through junction improvements in this area, which could impact the way in which people travel to the town centre in the future.

5.14 Businesses told us they would like to see the following the improvements to the public realm of Bishop's Stortford Town Centre:

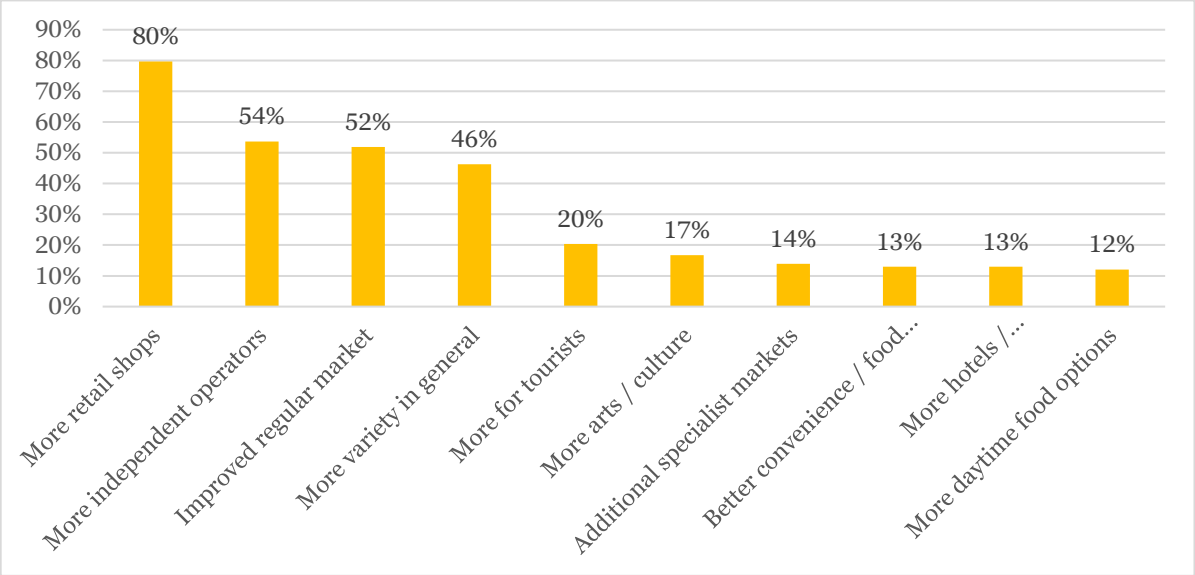


5.15 As can be seen, most improvements wanted by businesses relate to a cleaner, greener and easier to use offer and experience for shoppers.

Diversity of Uses and Retailer Representation

5.16 In the sample of 108 businesses that completed our survey, 56% were retail shops, 19% cafe / restaurant, 11% retail services and 7% financial services.

5.17 In regards improvements wanted to the mix / offer, businesses told us they want to see:



5.18 As can be seen, businesses want a better version of what there is in Bishop's Stortford at the moment, with more choice and an extended offer. They also want a more unique and memorable offer, providing more reasons for customers to visit the town centre.

5.19 The town centre offers shoppers and visitors outlets from many leading multiple operators, including Mark's & Spencer, Next, H&M, TK Maxx, New Look, Waterstones, B&M Bargains, Boots, Superdrug, Sainsburys and Waitrose.

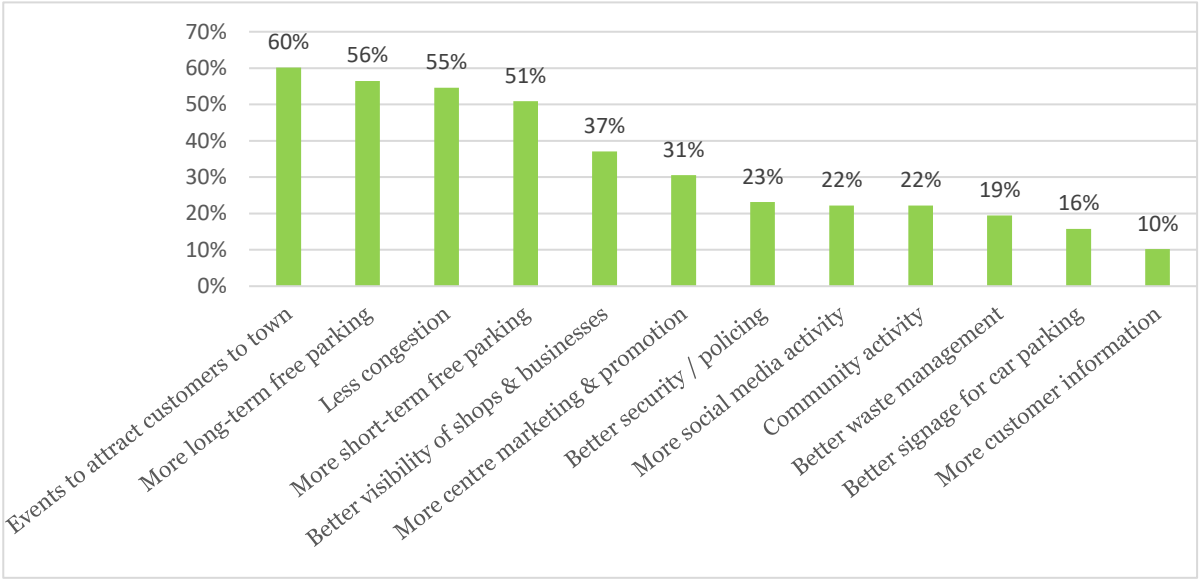
5.20 The food offer is also strong for both daytime and evening, with an innovative new wave food hall (EAT17) in the former Store 21 unit on the high street. This concept is evidently popular with consumers of all ages in Bishop's Stortford.

5.21 The main barriers for entry into Bishop's Stortford Town Centre primarily relate to the lack of small – medium sized units, as they often quickly get re-occupied, especially in the centre of town. It is likely there is demand for additional gym facilities / complementary health offers, although again the lack of affordable medium – large units is preventing this from materialising.

5.22 Since the last healthchecks were undertaken in 2013, the major changes to Bishop's Stortford retail offer included the reconfiguration of Jackson Square (including the new TK Maxx store), the proposed housing-led development of the Goods Yard and the proposed mixed use Old River Lane development.

Customer Experience

5.23 Businesses who took part in the survey were also asked their views on potential improvements to the customer experience, and the responses included:



5.24 Businesses clearly want more activities that will drive footfall; improved parking (more long term paid for parking as well as free short-term parking, as well as better signage for it); an easier to use offer; improved marketing; and better security.

5.25 We would observe also that much of the Bishop's Stortford Town Centre environment is attractive, appealing, well managed and kept. It is an enjoyable place to shop, eat and socialise. However, businesses want it to be even better.

5.26 Visible vacancies are low and mainly confined to peripheral areas of the town centre. Many vacant units have either recently become re-occupied or are currently being fitted out. Whilst there are a number of vacant units in Jackson Square Shopping Centre, these would mainly appear to be due to national multiple chain failures rather than a local trading issue.

5.27 North Street does have a number of long-term vacant units, and these are mostly as a result of either banks and building societies closing their units (as is common across the country), or multiple operated chain food and beverage failures (e.g. Giggling Squid and Franca Manca). This has the unfortunate effect of reducing awareness of and footfall past the appealing Florence Walk mini shopping arcade.

Customer Behaviour & Views

5.28 Bishop's Stortford achieves a weekly visit from 31% of the total household survey area, a larger response than any other centre. That said, 43% of the total area visit it less than once a year or not at all. The main source of regular customers are from Zones 3A and 3B. 79% of respondents in Zone 3A visit it weekly and 63% of those in Zone 3B do the same. Zones 1,2,4 and 5 have more people who visit very infrequently than those who visit regularly.

5.29 Bishop's Stortford is one of the area's dominant centres: it is the centre most visited by 95% of Zone 3A, 88% of Zone 3B, with further most visited levels of 38% and 14% for Zones 5 and 4.

5.30 Modes of travel are split into mainly two aspects to reflect geography of areas, Zone 3A is 38% car borne, and 55% walk-in. Zone 3B is 86% car borne and 9% walk-in, a further 6% use the bus.

5.31 The visit duration for Bishop's Stortford reflects its role as the major centre in the area. The two zones have slightly different duration mixes, based on their geography / distance from the town centre. The dominant stay duration is 1-2 hours, with 38% of Zone 3A and 58% of Zone 3B residents staying this long. The closer zone (3A) then has 23% staying less than 30 minutes and 21% staying 30-59 minutes.

A further 14% of Zone 3a and 18% of Zone 3B are staying for 2-3 hours, reflecting the variety of offer available in the town.

5.32 Around 36% of respondents indicated they used the town's markets, with the weekly (Thursday and or Saturday) market achieving either 81% or 74% attendance depending on the Zone (3A then 3B). The monthly farmers / craft markets also had good use numbers of 56% and 47% from both zones.

5.33 In terms of the improvements wanted to markets, these included (with Zone 3A & 3B percentages listed separately):

- More fruit and veg stalls (29% and 13%)
- More non-food stalls (14% and 18%)
- More clothing stalls (7% and 18%)
- More stalls in general (12%) - Zone 3A only
- More farmers markets (9%) - Zone 3A only
- No improvements (13% and 15%).

5.34 The main likes about the centre are that it is 'close to home' 36% in Zone A and 16% Zone B. The café / restaurant offer is popular, 14% of Zone 3A and 24% in Zone 3B. Other than the independents being mentioned by 8% of Zone 3A (2% of Zone 3B), the traditional /quaint and familiarity of centre achieved 10% from Zone 3B and 7% from Zone 3A. There are a long list of other likes, but all achieving well below 4%, if at all. Only 15% of Zone 3A and 8% of Zone 3B said 'nothing'. Convenience, environment and familiarity lead the way. On the offer side it is the food and beverage offer that respondents like.

5.35 Improvements wanted to the centre include both improved offer and improved facilities / environment. For brevity we have listed both the Zone 3A and Zone 3B figures beside each improvement area.

- More clothing (17% and 15%), more independent shops (19% and 13%), more non-food shops (6% and 8%), improved market (5%)
- More parking (7% and 8%), reduced traffic / improved access (5% and 8%), more pedestrianised area (5%)
- Fewer vacant units (5% and 5%), nothing (6% and 13%).

5.36 In regard to going out for a drink, the Bishop's Stortford respondents show that circa 57% to 64% (Zones 3A and 3B) go out at least once a month (combining the weekly, fortnightly and monthly responses together). In terms of where they choose to visit, this is overwhelmingly Bishop's Stortford Town Centre, 83% and 62% for Zones 3A and 3B. Outside of this, the next highest visit location is central London / West End at 4% or 8%.

5.37 The numbers that eat out at least monthly are higher at 68% and 82% for Zones 3A and 3B. The locations of choice are as per drinking, 81% and 63% choose Bishop's Stortford Town Centre, and 3% or 8% choose London / West End.

Indicators of Health & Vitality

5.38 Businesses told us that 40% were trading in line with last year in regards customer numbers, with 33% decreasing and 23% increasing. This is a reasonable result, with most businesses in line with last year's customer numbers.

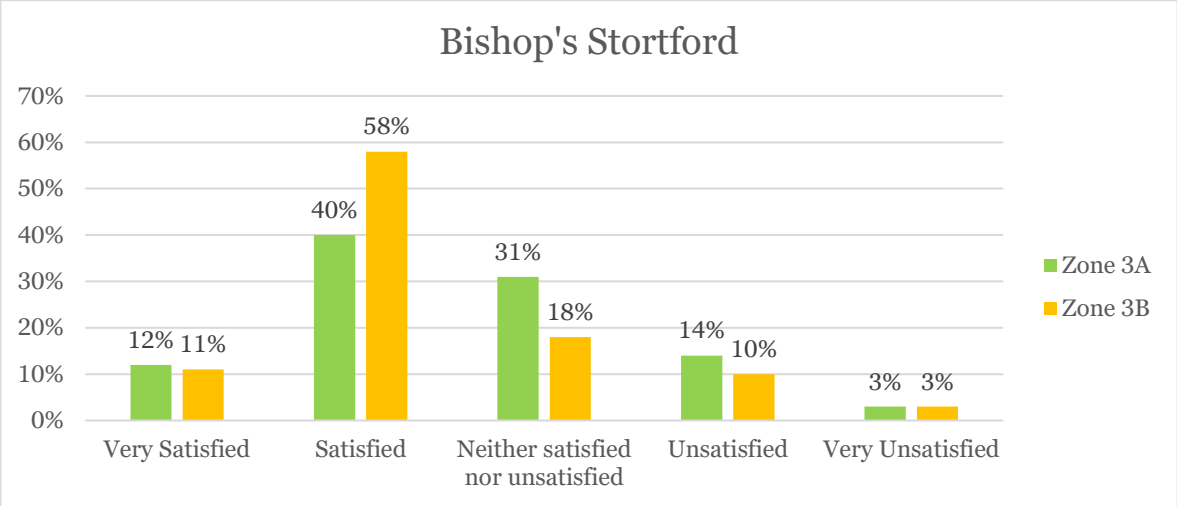
5.39 In regard to sales trend, 32% are reporting current sales as being in line with last year sales, 31% decreasing and 27% increasing. Again, a reasonable result in the current economy, being negatively affected by global pressures.

5.40 When asked how satisfied they are with Bishop's Stortford as a place to trade, 46% said they are satisfied, 36% neither satisfied / nor dissatisfied and only 20% dissatisfied. In regards future trading prospects, 48% are optimistic, 27% neither / nor and 24% pessimistic.

5.41 Encouragingly, the vast majority of businesses intend to stay in their current unit in Bishop's Stortford (83%), move to a bigger one (7%) or relocate within the town centre (5%).

5.42 Visit frequency is reasonably positive with 73% of Zone 3A and 80% of Zone 3B visiting the same as last year. Marginally more are visiting more than visiting less (14% more and 12% less in Zone 3A and 11% more with 9% less in Zone 3B).

5.43 The graph below show the satisfaction levels of residents from each zone and then a comparison of the zone responses. Residents are clearly more satisfied than dissatisfied, with the main difference being a large group 31%, in Zone 3A that are undecided.



5.44 As can be seen, most residents are satisfied with the existing offer in Bishop's Stortford, especially those in Zone 3B.

5.45 The busiest / visible 100% footfall point would appear to be at the entrance of Jackson Square, fronting Potter Street. However, the whole of Potter Street and much of South Street also contain high levels of footfall as far down to M&S / Tesco.

5.46 There are no regular statistics on the levels of footfall experienced in the centre. However it is possible to form a view based on the feedback from residents and businesses in regard to visit frequency trend and customer numbers. Residents indicate that visit frequency is typically in line with last year, with a few more visiting more than are visiting less. Two thirds of businesses say that customer numbers are even in line or increasing.

5.47 Given these findings we believe that footfall levels in the centre are good. Current marketing information for Jacksons Square Shopping Centre includes 'Bishop's Stortford sees robust footfall' and town centre footfall consistently surpasses 2.39 million during strong three-month periods.

5.48 Based on the latest occupancy information from Edozo (leading suppliers of commercial property information), Bishop's Stortford Town Centre has 303 retail and commercial units in the town centre (excluding residential and office units). Our place review identifies 22 vacant units, which therefore produces a vacancy rate of 7% for the town centre.

Identified Issues and Improvements Needed

The following table provides a SWOT analysis for Bishop's Stortford Town Centre.

Strengths	**Weaknesses**
The town centre environment is attractive and has significant heritage appeal. This aspect is 'liked' by residents	The environment of North Street has declined, with many long-term visible units blighting the offer (mostly ex-banks or food and beverage chain failures)
The convenience offer of the town centre is strong, with 2 full line supermarkets and a food hall within M&S. The improving food & beverage sector is also strong	The southern section of the town centre, as well as the approach from Hockerill into the town centre often has standing / stationery traffic and a poor-quality environment, including air quality issues as a result

Many vacant units have either recently or are currently being brought back into life	There are several large and long-term vacant units within Jackson's Square
The BID appears to be well liked by businesses and stakeholders and is doing a good job promoting the town centre and running events to attract additional footfall to the town centre	Whilst the River Stort traverses the town centre, its easily missed and often hidden from view. For sure, it is an under-utilised asset for the town centre
The recent opening of TK Maxx is a vote of approval in the town centre and is also a positive move in regards futureproofing its appeal	There is a perception amongst some businesses that town centre parking facilities are inadequate

The town centre is trading well for many businesses, satisfaction levels are good, outlook is relatively positive	Secure bike parking facilities are limited in the town centre
Businesses are happy / content to continue trading in the town centre	There are not many aspects about the town centre that are positively rated by consumers
1-2 hour dwell time in town centre, indicates multiple reasons for visiting	The retail offer is not viewed very positively by consumers and there are lots of opportunities to improve this perception
Close to home / familiarity /environment are positive reasons for visiting	
High /frequent visit patterns from nearby areas	
Established eating out and socialising catchment and location	
Popular market with proven visitors / users	
The centre is well established and includes a wide ranging mix of nationals, independents and established hospitality offer	
Opportunities	**Threats**
The town centre has many strings to its bow, in terms of already having a number of key customer anchors and attractors, e.g. shops, restaurants, leisure offer, cultural offer, environment etc. Need to shout more about these to attract more repeat customers and appeal to the circa 40% in survey area that don't visit. Improve promotion of existing strengths, recognised differentiators	Consumers continue to spend more of their expenditure online, in particular younger consumers
The town centre offer already has some appeal to leisure cyclists, and undoubtedly more could be attracted to the town centre with better secure bike parking options in the heart of the town centre near to the existing food & beverage businesses on Potter and High Streets. This could support any changes to the Hockerill junction	Improving out of town and regional retail facilities in Harlow or Brookfield Shopping Centre with free plentiful car parking on site could continue to chip away at Bishop's Stortford core and loyal customer base
Improve the building blocks that underpin high satisfaction scores, e.g. facilities, offer, anchors, mixed use attractions, experiences etc	With little to actively like about the offer, residents may choose to visit elsewhere
Increase appeal of markets as destination drivers for other centre residents	Nearby competing centres already appeal to wider Bishop's Stortford catchment for multiple reasons, e.g. size and type of offer, ease (and cost of parking)
Increase the daytime and evening food and beverage offer / facilities and reasons to choose Bishop's Stortford to the proven socialisers (high eat out and drink out) in the catchment area.	The convenience / close to home / appeal loses out when compared to perceived poor facilities and public realm (in mind of businesses / consumers)
The town centre market could be more of a draw	Requirement to continually maintain and

if it were bigger, more dynamic traders, more appealing, contemporary looking and better promoted	improve public realm as an increasingly important part of the larger centre visit experience. This also includes more shared seating, plus more external tables and chairs for eating and drinking
Increase reasons to choose to use Bishop's Stortford, including more retail, leisure, services, more events and more promotion	

Healthcheck Summary

5.49 The bespoke research undertaken for this project identifies that Bishop's Stortford is evidently in good health on many levels. Footfall levels are good / holding their own (based on business feedback), as is retailer motivation, and there are lots of previously empty units that have either already been re-occupied or are currently being fitted out and shortly about to reopen.

5.50 Consumers, businesses and stakeholders all agree the town centre is in a good place, has significant appeal and future prospects for the town centre are positive.

5.51 Furthermore, the town centre has great access, a well-maintained environment and lots of listed buildings in great condition.

5.52 As a result, the town centre has lots of reasons to visit it, including shopping, eating & drinking, work, leisure, culture and history. It has many of the key ingredients already in place to be a successful and sustainable town centre going forward.

5.53 There are a few murmurings from residents and businesses about the need to improve the experience, facilities, offer, markets, events and promotion, building on the strong existing success factors in place.

5.54 The major visible weakness in the town centre is the cluster of empty units on North Street. Although we understand the BID and other local stakeholders aspire to operate more events and markets there, accompanied with timed pedestrianisation. Both of which are likely to be beneficial for the town centre.

5.55 The challenge for Bishop's Stortford is to maintain the current positive performance and to remind customers about strengths, and then create further reasons to visit the town centre.

5.56 The town can't rest on its laurels, the best time to improve is when things are going well.

Hertford

Overview

5.57 Hertford is the county town of Hertfordshire, and it does feel like it. From the Castle, to the Museum, to the Council Offices and the new BEAM Theatre, it resonates history, heritage and quality. Its place making appeal and reputation are considerable as a result.

5.58 From its origins in the 10th century, the town has constantly been an important centre of commerce, employment, religion, culture and administration for the area.There are many listed and very well-maintained heritage buildings across the town centre (especially on Bull Plain, St Andrew Street, Fore Street and Parliament Square), creating a strong sense of history and identity throughout.

5.59 The mix and offer of the town centre has traditionally been dominated by independent businesses, and this continues to this day. Having said that, as a result of market forces over the last 10 years (increased use of internet by consumers, growing market share of out-of-town retail, the pandemic etc), the centre has evolved away from being dominated by specialist comparison goods retailers, to more of a focus these days on food & beverage (especially targeting the evening business) as well as beauty services.

Accessibility & Environment

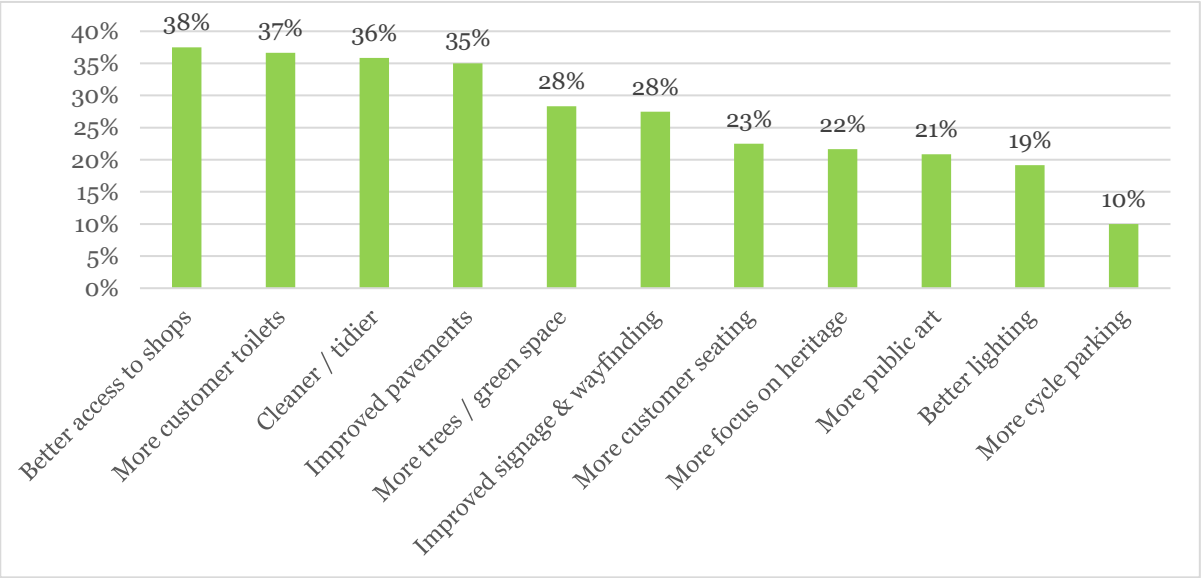
5.60 Hertford is well connected in terms of the road network, with both good east-west links via the A414 (west to Hatfield and east to Harlow) as well as north south via the A10 / A1(M) / M11.

5.61 The town centre offers a variety of short and long-term car parking options in the town centre, including Gascoyne Way (340 spaces), Hartham Lane / Common (200 combined), Hertford North Station (122 commuter spaces), St Andrew St (100), Old London Road (77) and Lea Wharf.

5.62 The town is also very well served by train, with two stations (Hertford North and Hertford East both attracting circa 1m annual passenger movements p.a. each) linking Cambridge to Central / City of London, although we note that Hertford North is a quite a long walk from the town centre.

5.63 The bus provision is also good and is served via a dedicated station in the heart of the town centre at the rear of the recently developed Lea Wharf (former Bircherley Green Centre).

5.64 In regard to improvements to the public realm of Hertford Town Centre, businesses told us they would like to see the following implemented:



5.65 As can be seen, most improvements wanted by businesses relate to better access to shops (such as easier to see windows and doors not impeded by street furniture); an improved and easier to use environment with better facilities and pavements; a greener environment for shoppers; better signage; more use of Hertford's heritage; more public art; and better lighting.

Diversity of Uses and Retailer Representation

5.66 A significant 120 businesses in Hertford Town Centre completed our survey, from circa 135 surveys handed out face to face and also available to complete online (the completion link was kindly shared with businesses across the town centre by Hertford Town Council). 36% were retail shops, 21% cafe / restaurant, 19% retail services and 10% financial services and 7% were pubs / bars.

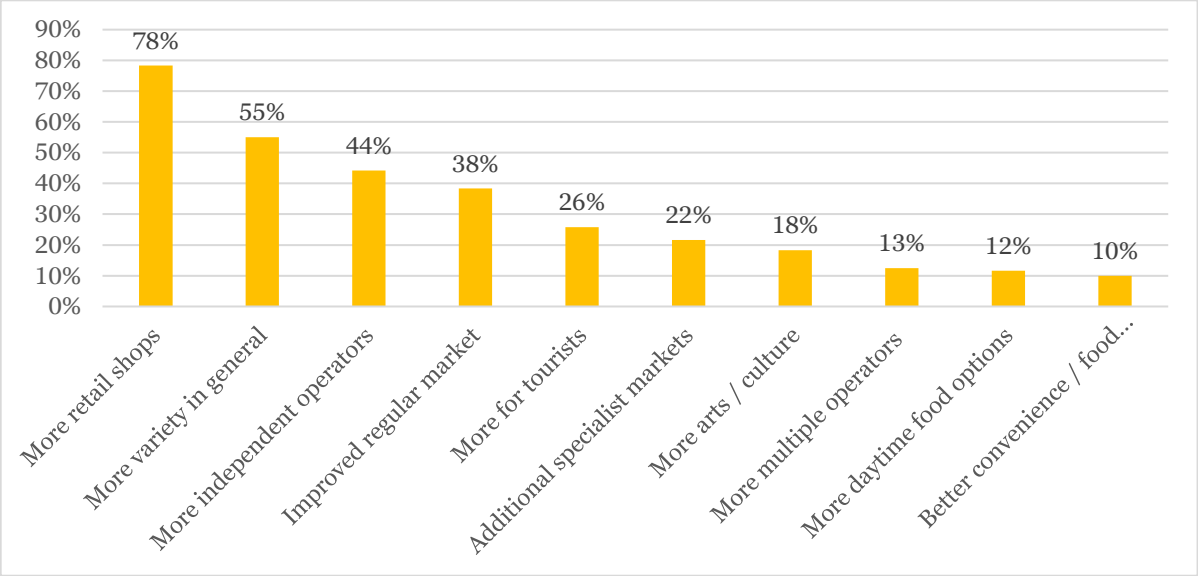
5.67 The town centre offers shoppers and visitors a fantastic choice of independent food & beverage operators, support by a strong health & beauty offer. The hairdressing / beauty aesthetics offer is especially strong, whilst the barber offer seems to be over supplied, with at least 15 units.

5.68 The daytime food and beverage offer is good in Hertford; however, the evening offer is outstanding in its range, quality and delivery from both multiple and especially independent businesses. The town rightly deserves its reputation as a great place for a great night out!

5.69 The specialist comparison goods offer has declined, although this is a widespread trend across the country due to pressures from business rates, and more recent increases in the minimum wage and National Insurance (NI).

5.70 The convenience food offer in the town centre is poor, and the town centre undoubtedly suffered through loss of the Waitrose store during the redevelopment of Bircherley Green Centre. M&S, with its small convenience store on the periphery of the town centre is the only remaining specialist multiple food business left in the town centre although there are bigger supermarkets a short walk / drive from the town centre.

5.71 In regards improvements wanted to the mix / offer, businesses told us they want to see:

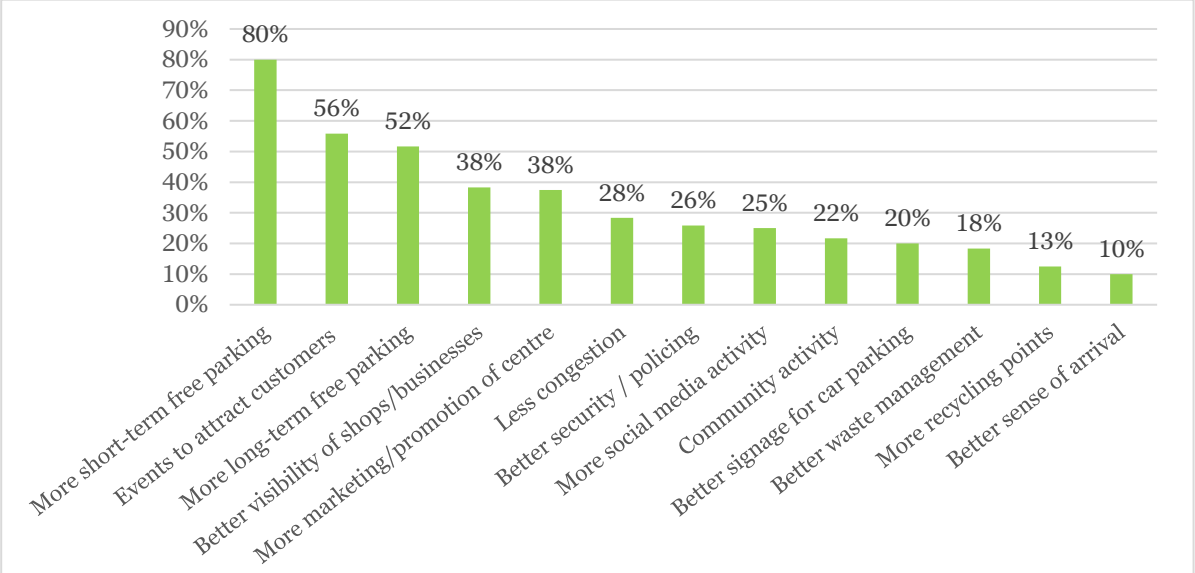


5.72 Businesses in Hertford Town Centre are strongly asking for more independent retail businesses, offering greater variety and choice, in keeping with Hertford's long-term role and reputation. They also want an improved market offer, along with more for tourists, more culture, more multiple businesses and more daytime food options / convenience food.

5.73 BID's can help improve the experience of shoppers, improve the environment in places and help improve their marketing and promotion. Hertford businesses were therefore asked whether they would be in favour of a new BID being introduced, and 51% of respondents said they needed more information to be able to provide a view and or weren't sure. 23% said no, and 14% said yes.

Customer Experience

5.74 Businesses who took part in the survey were also asked their views on potential improvements to the customer experience, and the responses included:



5.75 Businesses clearly want more short-term parking as well as more long-term free parking; more events and activities that drive footfall to the town centre; an easier to use offer; better marketing and promotion; a more visible offer and better experience in the round.

Customer Behaviour & Views

5.76 Hertford achieves a weekly visit from 24% of the total household survey area. That said, 42% of the total area visit it less than once a year or not at all. The main source of regular customers is from Zone 1, from which 74% visit weekly. Hertford also achieves strong visit frequency from Zone 2, with 29% visiting weekly and 24% visiting fortnightly. Zones 3A, 3B, 4, and 5 have high levels of never visit responses for Hertford.

5.77 Hertford is the most visited centre for Zone 1 residents at 95%. It also achieves 'most visited' levels of 14% (Zone2), 12% (Zone 4) and 11% (Zone 5).

5.78 Modes of travel into Hertford Town Centre are split into two main groups, car borne at 59% and walk-in at 35%.

5.79 The typical most frequent visit duration into the town is for less than 30 minutes at 46%. Circa 20% of visits are for 1-2 hours, 14% are for 30 minutes to an hour, and 12% are for 2-3 hours. Hertford seems to be popular as a place to visit quickly.

5.80 Circa 36% of respondents in Zone 1 indicated they used markets in the town. The regular weekly Saturday Market is popular with its users, 92% of Zone 1 market user respondents use it. 30% of market users in Zone 1, use the monthly farmers market. Only 6% (of market users in Zone 1) use the irregular / periodic street food markets.

5.81 Given the popularity of the weekly market with its users, unsurprisingly 34% said no improvements are needed. The improvements wanted to the markets include more quality (25%), more stalls (22%) and to a lesser extent more farmers markets (6%).

5.82 The aspects that respondents indicated they liked about the centre, tended to be convenience and environment rather than choice or offer. The top like was 'close to home' (24%). 11% liked environment and 10% traditional / quaint. Only 9% mentioned café / restaurants and 6% choice of shops. 6% said nothing.

5.83 There are lots of requirements to improve the offer with 21% wanting more clothes shops, 10% more non-food, 8% more independents, 7% more financial services and 6% more high street retailers. More parking and free parking wanted by 6% each. Nothing / 'no improvements specified' achieved 14%.

5.84 Hertford residents, zone 1, have a propensity to go out for a drink as a leisure activity, with circa 65% going out at least monthly (combining the weekly, fortnightly and monthly respondents). In terms of typical destinations these are limited to Hertford Town Centre, 74%, Central London 8%, and Hoddesdon 5%.

5.85 There is a larger group that go out to eat, totalling 84% (weekly, fortnightly and monthly responses combined). Of destination locations, 62% go to Hertford, 12% go to Stevenage and 7% to London / West End.

Indicators of Health & Vitality

5.86 Businesses told us that 38% of them were trading in line with last year in regards customer numbers, and also the same percentage of businesses are reporting customer numbers are down. Only 22% report a rise in customer numbers. This is a result of minor concern and shows a significant minority of businesses in Hertford Town Centre are finding current trading tough.

5.87 In regard to sales trend, 38% are reporting current sales as being down on last year's sales, 34% reporting static sales, and only 21% reporting increasing sales. Again, a finding of concern.

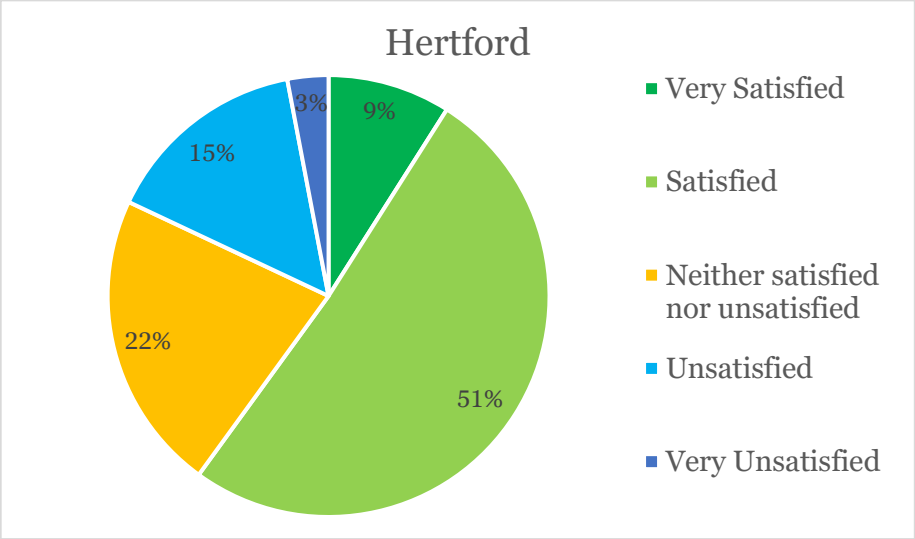
5.88 When asked how satisfied they are with Hertford as a place to do business, 41% are dissatisfied, 37% satisfied and 23% neither satisfied nor unsatisfied.

5.89 In regards future trading prospects, 44% are pessimistic, 37% optimistic and 23% neither pessimistic nor optimistic.

5.90 Encouragingly, whilst the majority of businesses intend to stay in the current unit in Hertford (85%), unfortunately 5% want to relocate away from the town centre and 5% are seeking to close their business altogether.

5.91 From the residents' perspective, Hertford is on a positive visit trend, with 80% visiting the same as last year and 15% visiting more.

5.92 As can be seen in the pie chart below, resident satisfaction levels with the centre are reasonably positive, with many more being satisfied (60%) than dissatisfied (18%), equating to satisfaction ratio from residents of 3:1. Almost a quarter of residents are undecided.



5.93 The busiest / 100% footfall point in Hertford would appear to be on Railway St between the junction of the entrance to Lea Wharf and the confluence of Maidenhead St / Bull Plain. There are no regular statistics on the levels of footfall experienced in the centre. However, it is possible to form a view based on the feedback from residents in regard to visit frequency trend and customer numbers. Residents

indicate that visit frequency is typically in line with last year, with a few more visiting more that are visiting less.

5.94 Whilst there are a number of existing vacant units in the town centre, the reality is they tend to be quickly reoccupied, often by tenants as good as or even better than the previous occupants. Most of the larger units previously occupied by banks and building societies have also been re-occupied with innovative uses including a bar/restaurant, nursery and a solicitor.

5.95 Based on the latest occupancy information from Edozo (leading suppliers of commercial property information), Hertford Town Centre has 301 retail and commercial units in the town centre (excluding residential and office units). Our place review identifies 21 vacant units, which therefore produces a vacancy rate of 7% for the town centre.

Identified Issues and Improvements Needed

The following table provides a SWOT analysis for Hertford Town Centre.

Strengths	**Weaknesses**
The town centre has a fantastic, appealing and memorable public realm	Business are significantly of the opinion that the town needs more free car parking, both short and long term
The town centre is easy to traverse as a pedestrian	Anecdotally, several businesses told us that they feel parking rules are overly zealous and punitive, to the detriment of the experience of customers and visitors using the town centre. Having said that, we also understand that rules on blue badge parking have changed recently, and clearly some disabled customers are either not aware of, or understand the new rules
Most businesses are either trading in line with last year or are above (when combined)	Many businesses are reporting challenging trading conditions in Hertford Town Centre. Significantly more businesses have reduced customers numbers and sales than those who are up
The town centre has a positive rate of churn, with many of the units that become empty being re-occupied relatively quickly	The town centre markets are limited for a market town with the profile and history of Hertford and look a little dated in their mix, facilities and merchandise / visual merchandising style of traders. Having said that, some residents do see them as a strength for the town centre
Town centre offer has a positive reputation for strong independent businesses, especially those selling food and beverage or beauty services	Short visit duration of up to 30 minutes dominates the usage type
Being close to home, convenient and a nice environment are 'likes' mentioned by residents. These are strong foundations to build on for a healthy town centre	Other than convenience and the environment there are limited 'likes' about the town from residents
A strong 'eat out' culture and activity among residents. This provides good foundations for a strong evening economy	Retail offer identified by businesses as being in need of improvement, particularly in regards more retail businesses, more variety, more specialist independents and better markets
The town centre has a popular weekly Saturday market	A third of residents go to other centres, for food and beverage trips, including Stevenage. It would be interesting to know their motivations why
Hertford is a popular destination for food and beverage trips, as well as tourism and leisure (including the new BEAM venue as well as the Corn Exchange)	Satisfaction ratings are ok with residents (less so from businesses), but not as good as could be, or satisfaction levels for the other study centres

Opportunities	Threats
Work with key partners (EHDC tourism team, town council, businesses, visitor attractions such as the Castle or BEAM) to create an extended program of events in the town centre	If M&S pull out of the town centre, this will leave no dedicated multiple operated foodstore in the town centre. Tesco and Sainsbury have large format stores nearby, but most people drive to these stores as a separate trip
More secure bike parking will help to draw more affluent cyclists into the town centre according to stakeholders	If Hertford develops a reputation for difficult parking this will be a major deterrence for consumers to visit / pop into the town centre. Better signage (physical and online) as well as PR campaign to better communicate the new parking rules and regime could also help
Procure and then deliver a markets growth strategy	A potential lack of visible improvement, could lead to continued decline in visitor numbers / appeal of centre
Expand choice, offer, facilities, experience and diversity to extend visit duration	Resident satisfaction with Hertford has high numbers of undecided, they could easily decide to go elsewhere
Improve the appeal of the town centre as an eating out location, recapture spend lost to Stevenage	Lack of focus and planned marketing / events and other footfall drivers
Increase dwell time, through offer, facilities and experience	
Target more customers that walk into the centre, building on the already established habit	
Appeal to wider catchment, need to increase this to attract even more customers to the centre	
Build on all identified strengths.	
Increase promotion of the strengths and established 'reasons to use' the centre	
Address identified issues and weaknesses, directly and visibly	
Promote benefits of a BID and ability to target stated improvement areas	

Healthcheck Summary

5.96 Is Hertford Town Centre healthy and vital? The bespoke research undertaken for this project suggests this is actually not a straightforward question to answer.

5.97 Starting with the positives, the town centre clearly has much to like about it and offers shoppers and visitors a multitude of reasons to visit it, including the strength and diversity of the independent businesses trading there, extensive food & beverage and beauty services offer, rich history and many well-kept listed buildings, high quality environment, plus the very good cultural, leisure and heritage offer. As a result, the town centre historically has had a positive reputation as a place to trade as well as a nice place to visit and enjoy for consumers.

5.98 The other major positives are retail units that become vacant are typically quickly reoccupied or repurposed by appealing and capable occupants, and visible footfall levels in the heart of the town centre are healthy and strong.

5.99 According to businesses, however, a significant proportion report current trading as challenging. Many also have concerns about the future trading prospects in the town centre. One of their biggest issues is the lack of short-term parking (especially free) combined with overzealous parking rules and a lack of clear information about the new parking regime for disabled customers.

5.100 For a town that attracts and relies on lots of top-up visits and quick purchases, providing an experience that is painful or onerous for consumers will simply result in less frequent visits to the town centre, less spend and more leakage to out of town offers and indeed out of catchment lost expenditure.

5.101 On balance the town centre probably is still healthy. However, the above negative issues are certainly of concern, and the town centre is undoubtedly in a state of flux. Businesses need more demonstration of positive investment and support, improved facilities, more visible events, promotion and more activities to generate footfall / create growth.

Ware

Overview

5.102 Ware is a parish and town in East Herts, located circa 3.5 miles / 11 mins drive to the east of Hertford. The town has a rich history and heritage dating back to pre-Roman times, with evidence of continuous settlement going back as far as 4,000 BC.

5.103 As such, the town has long been a centre of agriculture, industry, employment and commerce. It has also had a longstanding role as a staging post for travellers passing through the area, and to an extent still performs a similar role today given its excellent accessibility by road, foot, rail, bus and river.

5.104 The town centre broadly flows north west to south east, although it also extends southwards over the River Lea linking to Amwell End. The town itself is surrounded by lots of open, unspoilt and well-kept rural countryside.

5.105 In regards the primary research for this project, 42 businesses took part in our business survey, one stakeholder completed a survey and just over 126 residents completed surveys in the Zone 2 Ware residential zone.

Accessibility & Environment

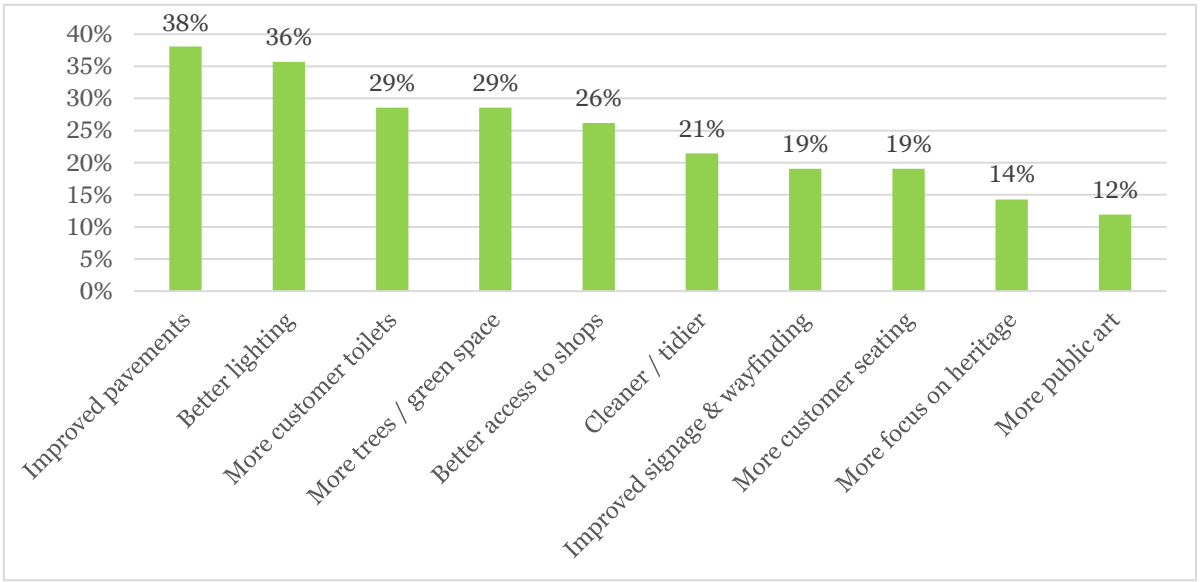
5.106 As mentioned above, Ware benefits from excellent accessibility north and south due to its adjacency to the A10, as well as relatively close proximity to the M11 and A1(M). It also had good east-west access as a result of the A414.

5.107 The town benefits from a railway station on the Hertford East section of the Greater Anglia Main Line, providing excellent links down to North London, through Tottenham and ultimately to Liverpool Street, thus providing good commuter links for local workers into London. Whilst the town doesn't have a dedicated bus station, many of the bus routes linking the town and surrounding hinterland do terminate at the rail station.

5.108 The town centre is also located on the River Lea Navigation, again providing good links into North London and beyond.

5.109 There are several car parks in the town centre, with the main ones being Kibes Lane (115 short stay spaces), Burgage Lane (76 short), Baldock Street (63 long/short combined) and Amwell End West (56 combined) and Amwell East (25 short). Furthermore, the town's main food anchor Tesco on Baldock St also has 260 spaces available for the benefit of visitors to the store and the wider town centre.

5.110 Businesses told us they would like to see the following the improvements to the public realm of Ware Town Centre:

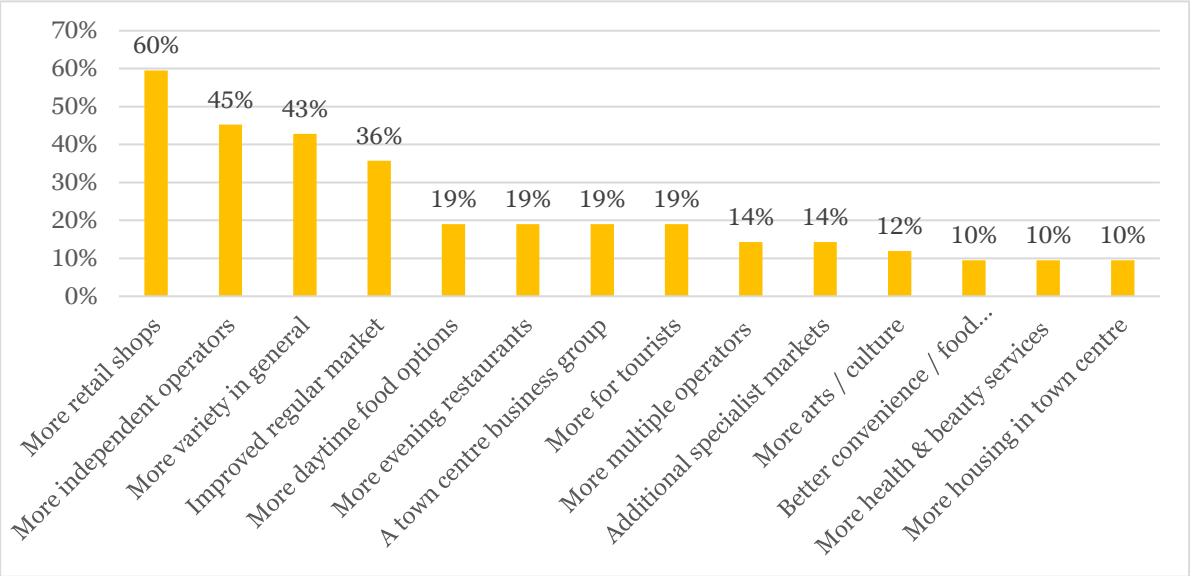


5.111 As can be seen, most improvements wanted by businesses relate to an improved environment for consumers, better facilities, easier to use offer, more greening, cleaner and improved signage / wayfinding.

Diversity of Uses and Retailer Representation

5.112 In the sample of 42 businesses that completed our survey, 29% were retail shops, 21% cafe / restaurant, 21% retail services and 14% financial services.

5.113 In regards improvements wanted to the mix / offer, businesses told us they want to see:



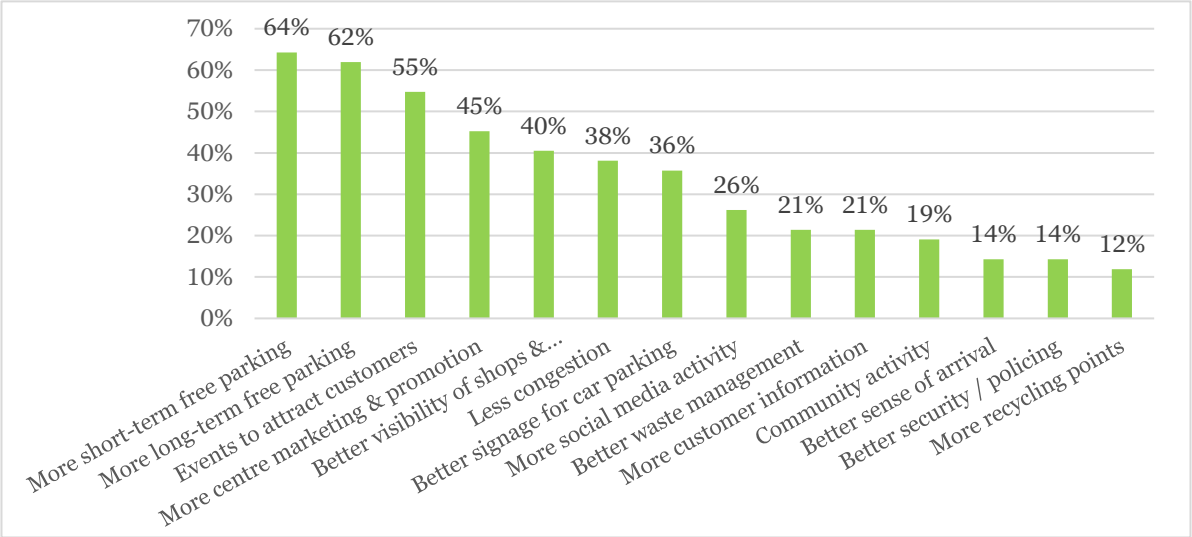
5.114 As can be seen, businesses want a better version of what is currently available in Ware, with more choice and an extended offer. In particular, they want more independents, an improved markets offer, better food & beverage offer (daytime and evening), a town centre business group plus additional varied reasons to visit the town centre.

5.115 The offer from national multiple businesses in the town centre is limited, with Tesco, Boots, Sainsbury and Card Factory dominating this offer. The independent offer is good however, with several specialist operators trading, including books, gifts, clothing, eco-refill and several beauty services specialists.

5.116 The food and beverage offer is relatively good, being dominated by some strong independent offers. The new development on Amwell End is evidently popular with its contemporary artisan bakers, pizzeria, bagel shop, craft ale tap room and coffee shop. There are also two large and popular riverside pubs on Bridge Foot.

Customer Experience

5.117 Businesses who took part in the survey were also asked their views on potential improvements to the customer experience, and the responses included:



5.118 Businesses in Ware clearly identify a lack of free car parking (short and long-term) as being a major issue in the town centre affecting the customer experience.

5.119 Other issues include the need for more promotion and events to drive footfall (including social media), traffic, waste management / lack of recycling, the sense of arrival, lack of customer information and more security needed.

5.120 The markets offer in Ware is limited. Having two or three stalls in two locations weakens the critical mass, impact and ultimately performance of the offer. Choice is limited too within the markets, being one or two stalls max per category (fruit & veg, plants / flowers, women's clothing and so on).

5.121 Of concern in Ware is the number of large long term vacant units in the town centre. Whilst many of them are ex-banks (in common with many town centres across the country), it is worrying that they haven't been re-occupied or re-purposed (as they are in Hertford and Bishop's Stortford for example).

Customer Behaviour and Views

5.122 Ware achieves a weekly visit from 21% of the total household survey area. That said, 47% of the total area visit it less than once a year or not at all. The main source of regular customers is from Zone 2, from which 87% of respondents say they visit Ware 'weekly'. Ware does not achieve strong visit frequency from any other Zone. Zones 3A, 3B, achieve high levels of 'never visit' or 'visit less than once per year' responses for Ware (80% and 67% respectively). Ware is securing its customers from Zone 2.

5.123 Ware is the most visited centre for zone 2 residents with 80% of Zone 2 residents saying it is their most visited centre. It also achieves 'most visited' levels of 14% (zone 1), 17% (zone 4) and 14% (zone 5).

5.124 The main modes of travel into the centre are car-borne at 78% and walk-in at 17%.

5.125 The typical, most frequent visit duration into the town is split amongst two durations. The respondents percentages are all from Zone 2. Less than 30 minutes at 34%, and also for 1-2 hours at 30%. 14% are for 30 minutes to an hour, and 13% are for 2-3 hours. We would interpret this as Ware is both used as a place to pop in, and as a place for slightly longer visits.

5.126 Circa 29% of Zone 2 respondents indicated they used markets in the town. The regular weekly Tuesday market is most popular with its users, 57% of Zone 2 market user respondents use it. 41% of Zone 2 market users use the monthly local produce / craft market. Interestingly 16% of Zone 2 market users,

use the Hertford Saturday Market. These market usage figures are lower than other centres in the study area,

5.127 The improvements wanted to markets include, more fruit & veg stalls (20%), more quality (15%), more non-food stalls (11%) and more clothing stalls (19%). 21% said no improvements needed.

5.128 The main likes about the centre tended to be convenience and environment, rather than choice or offer. The top like 'close to home' (19%) followed by 'traditional / quaint' (13%). Only 7% mentioned café / restaurants and 6% choice of independent shops. 18% said nothing.

5.129 There are few consistent requirements for improvements. 15% want more clothes shops, 12% more non-food, 6% more high street retailers and 9% more financial services. More parking is wanted by 8%. 'Nothing' achieved 10%.

5.130 71% of residents in Zone 2 (Ware and nearby villages) have a propensity to go out for a drink as a leisure activity, going out at least monthly (combining weekly, fortnightly and monthly responses). In terms of typical destinations, these are varied and include Ware (63%), Hertford (13%), Harlow (7%) and Stevenage (6%).

5.131 The number of residents that go out to eat is similar at 72% (weekly, fortnightly and monthly responses combined). Destination locations are numerous and include Ware (38%), Stevenage (23%), Bishop's Stortford (10%) and then Hertford / Harlow (both at 8%).

Indicators of Health & Vitality

5.132 Of concern is that 45% of businesses in Ware told us that customer numbers are down on last year. 26% said customer numbers were in line with last year, and 24% said they were increasing.

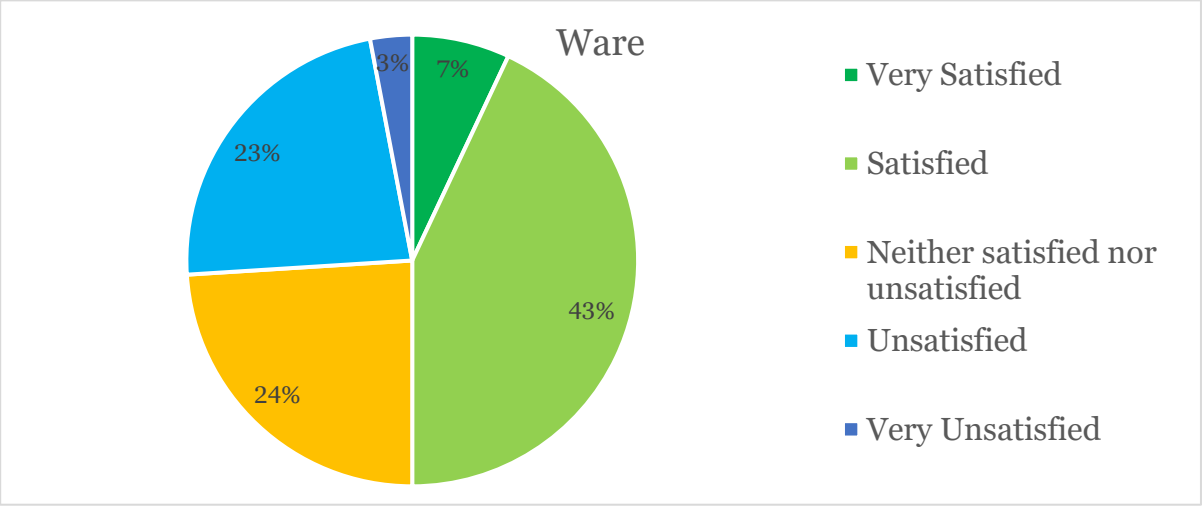
5.133 In regards sales trends, 43% said their sales were down, whereas 29% said sales were static and 24% said sales were up.

5.134 When asked how satisfied they are with Ware as a place to trade, 38% are satisfied, 26% neither / not and 31% dissatisfied.

5.135 In regards future trading prospects of trading in Ware Town Centre, 21% of businesses are optimistic, 38% neither / nor and 36% are pessimistic.

5.136 Whilst the vast majority of businesses intend to stay in their current unit in Ware (81%), 12% are looking to relocate away from the town centre.

5.137 In regards customer visit patterns, Ware is on a positive visit trend, with 71% of consumers visiting the same as last year and 19% visiting more.



5.138 As can be seen, resident satisfaction levels within Ware are the weakest across all East Herts centres, with only half being satisfied (50%) and 26% dissatisfied, a ratio of 2:1 satisfaction. Almost a quarter of residents are undecided. This is clearly an area for improvement.

5.139 The busiest/ 100% footfall point in Ware would appear to be near the southern entrance of Tesco near West St / just off High Street. No town-wide up to date or reliable footfall counts exist.

5.140 The visit information from residents and businesses is slightly contradictory. Residents indicate that visit frequency is typically in line with last year, and a reasonable group are visiting more. Almost half of businesses say that customer numbers are declining. This may indicate a longer period of decline (given that resident visits are stable year on year). Based on the contradictory views and the business pessimistic outlook we believe that footfall levels in the centre are moderate.

5.141 Based on the latest occupancy information from Edozo (leading suppliers of commercial property information), Ware Town Centre has 192 retail and commercial units in the town centre (excluding residential and office units). Our place review identifies 18 vacant units, which therefore produces a vacancy rate of 9% for the town centre.

Identified Issues and Improvements Needed

The following table provides a SWOT analysis for Ware Town Centre.

Strengths	**Weaknesses**
It is the most visited centre from the immediate catchment area	A car borne customer base
High and frequent visit patterns, lots of weekly visitors	Customers also choose to go elsewhere for eating
Convenience of place and environment are viewed as good	Choice / offer of town centre not particularly liked
Good for short visits and also 1-2 hour visits	Lots of improvement areas identified, including many public realm aspects and many offer aspects
Popular weekly and monthly markets, although they do need improving in regards more stalls, more choice and more quality	Resident satisfaction levels are lowest in study area
Eating out and drinking out are popular with residents, Ware is especially for drinks	Both customer numbers and sales are down for nearly half of businesses in the town centre
	Parking cost and availability is cited as a weakness by businesses
	Lots of food and beverage visits to other centres
	Business outlook is pessimistic
	Many of the larger vacant ex-banks remain empty and unoccupied

Opportunities	**Threats**
Target the re-occupation of the many empty units in Ware. Engage with landlords and help them market the properties	Unless they see more positive news, more retailers could bring forward their plans to move away from the town centre
Work with key local stakeholders in the town centre to curate more events and activities to drive footfall	Increased use of other centres for food and beverage purposes reduces visits to town centre
Improve the market offer to attract more visits	Weak events programme leads to loss of footfall
Improve public realm to further enhance experience and convenience	Lack of attraction with new businesses for town centre
Improve customer facilities to attract and retain more customers in the town, including more seating, more tables and chairs outside food & beverage outlets, pavements and better toilets	

Healthcheck Summary

5.142 The research undertaken for this project suggests that there are some elements of concern in regards the health and vitality of Ware Town Centre.

5.143 As has been identified, many of the units that were vacant a year ago are still empty. Few of the ex-banks have been brought back into life (as they have in Hertford and Bishop's Stortford). Furthermore although the vacancy rate of 9% is not significantly high in the context of many retail centres across the country, it is the highest out of all five centres in the Study.

5.144 Furthermore, the quality and choice within the retail mix appears to declining. There are few recognisable multiple businesses trading in the town centre. Furthermore, several ex-retail units are now trading as barbers. This in itself is not necessarily a bad thing, but for a town centre of Ware's size, having over 10 men's barbers in the town centre appears to be oversaturated.

5.145 Several of the retail / commercial building frontages in the town centre are in a poorly maintained condition and need investment by their building owners, hence further reinforcing the sense of malaise about the core town centre area.

5.146 The daytime catering offer is basic, as is the specialist coffee / hot drinks sector. Similarly, many of the pubs seem to be mainstream chain multiple pubs. Again not bad in itself, but it does mean the replicated and overlapping offer is not providing consumers with many additional, unique or memorable reasons to visit the town centre.

5.147 This last point (too much repetition within the offer and not enough variety and choice) came out strongly in our research with businesses, consumers and stakeholders.

5.148 Many businesses are facing challenging performance in Ware, and many are concerned about the future prospects of trading in the town centre.

5.149 The market currently is not big enough, not contemporary or high quality enough to act as a draw to the town centre. It has good potential however to generate additional footfall for the town centre, providing it can up its size, choice and appeal.

5.150 In addition to improvements to the offer, there are aspects of experience, facilities (including parking), management of the offer, marketing / promotion / events, and environment that if improved, will help to improve the vitality of the centre.

5.151 The main green shoot of optimism is the occupancy and performance of the new F&B dominated offer in Amwell End, which seems to have been embraced by the many young professionals living in Ware. This offer therefore provides an element of optimism for the future plus reinforces the need for the existing offer to 'up its game'.

Sawbridgeworth

Overview

5.152 Sawbridgeworth lies 10 miles east of the county town of Hertford, in between the towns of Bishop's Stortford to the north and Harlow to the south.

5.153 Dating back to Saxon times and recorded in the Domesday Book, Sawbridgeworth is predominantly a residential town home to around 8500 people, offering a blend of rural charm and commuter convenience. Known for its safety, excellent schools, and picturesque River Stort setting, it is popular with commuters due to its mainline railway station connection to London Liverpool Street Station.

5.154 The main retail / 'town centre' offer is along Bell Street which connects the busy A1184 (Bishop's Stortford to Harlow road) to the historic Great St. Mary's Church. The town is surrounded by countryside, as well as parkland and borders onto the River Stort.

5.155 In regards the primary research for this project, 33 businesses took part in our business survey, one stakeholder completed a survey and just over 126 residents completed surveys in the Zone 5 Sawbridgeworth residential zone.

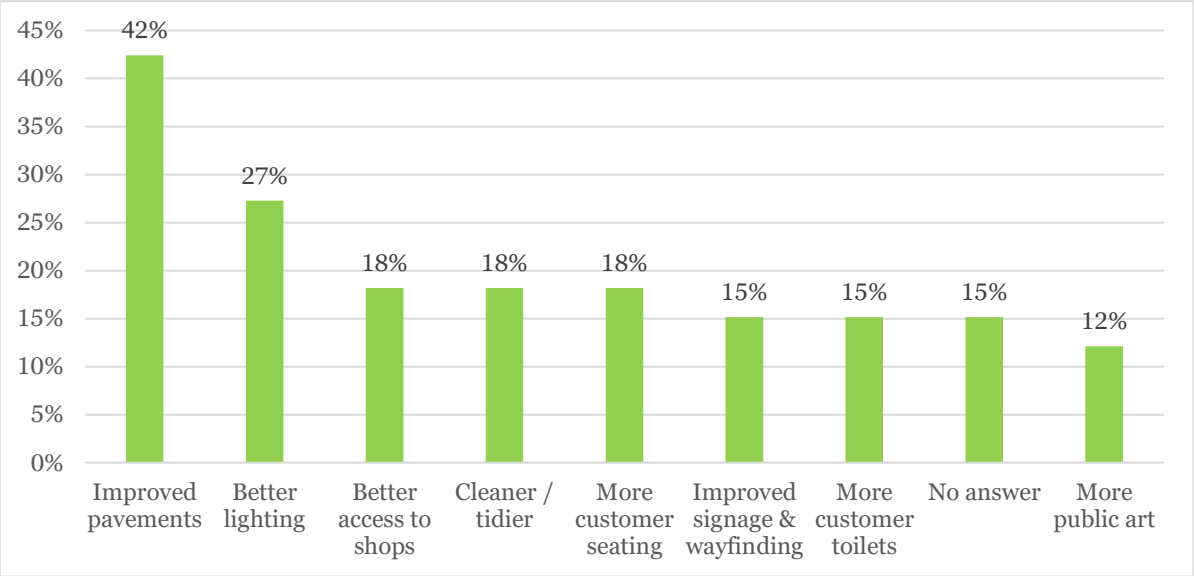
Accessibility & Environment

5.156 Sawbridgeworth benefits from good road connections. The A1184 passes through the town and provides easy access to the M11 and A414, linking Sawbridgeworth to nearby towns such as Bishop's Stortford, Harlow and Hertford. Local bus services further support travel within the town and surrounding areas.

5.157 Sawbridgeworth benefits from strong transport links, making it a convenient location for commuters and residents alike. The town has its own railway station on the Greater Anglia Main Line, offering regular services to London Liverpool Street, Cambridge and Stansted Airport. Journey times to London are typically under an hour, making daily commuting realistic.

5.158 Bell Street also provides the main car parking facility in the town centre, operated by the Council. It offers 96 spaces, and provides easy pedestrian access into the heart of the small centre. The Co-op foodstore offers further town centre car parking, while the station also has a car park which caters for commuters rather than town centre users.

5.159 Businesses told us they would like to see the following the improvements to the public realm of Sawbridgeworth Town Centre:



5.160 As can be seen, most improvements wanted by businesses relate to an improved environment for consumers, especially better pavements and better lighting. Other 'wants' include better facilities (more seating and toilets), cleaner / tidier, an easier to use offer and improved information / way finding.

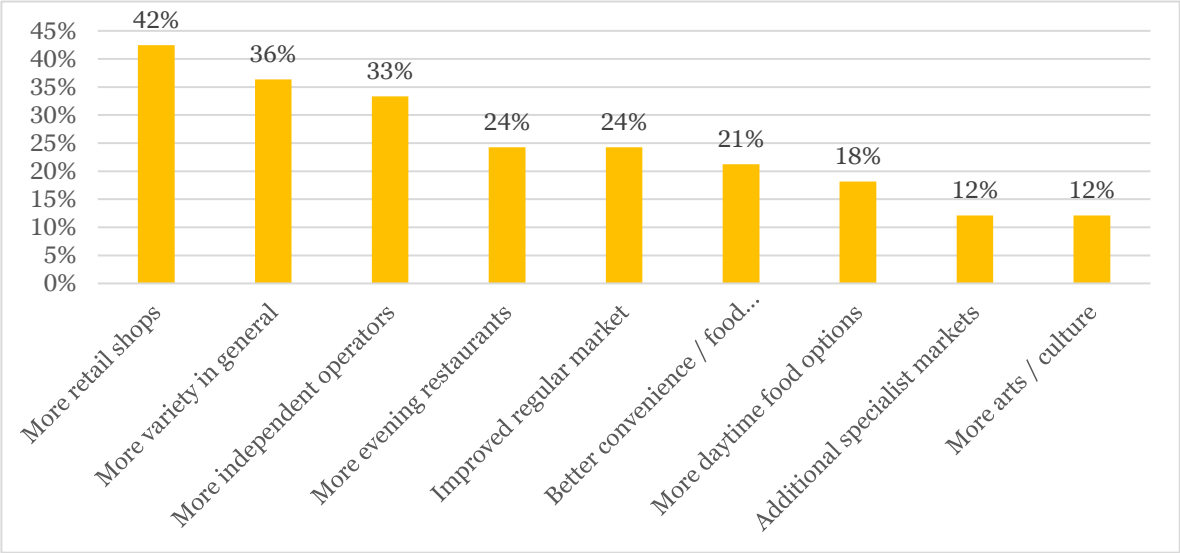
Diversity of Uses and Retailer Representation

5.161 In the sample of 33 businesses that completed our survey, 36% were retail shops, 12% cafe / restaurant, 24% retail services, 9% pub or bar and 9% financial services. The service provision and general food and beverage offer are important elements for the centre.

5.162 The town centre offer of Sawbridgeworth exists to satisfy the frequently bought convenience, retail services (especially the hair / beauty services requirements) and food & beverage needs of local residents. The town centre is evidently appealing to consumers walking to it, although the busy main car park suggests many drive also.

5.163 Whilst the foodstore provision in the core town centre area is limited, there is a busy and popular Co-op on the western periphery of the town centre boundary at the junction with London Road, as well as a mini Waitrose concession within a Shell petrol station immediately to the north of it. There is also a small Morrisons Daily convenience store on Bell Street.

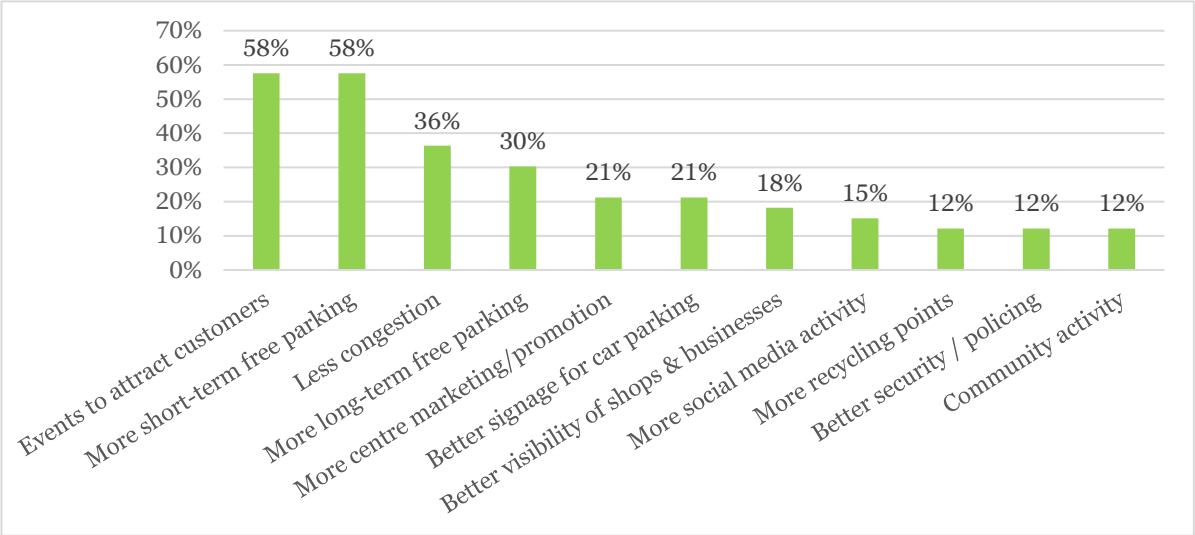
5.164 In regards improvements wanted to the mix / offer, businesses told us they want to see:



5.165 Businesses want a stronger offer, more shops, more variety, more independents. They would also like to see a better food offer, be that catering, evening and daytime offers, more convenience foods and also an improved regular market offer.

Customer Experience

5.166 Businesses who took part in the survey were also asked their views on potential improvements to the customer experience, and the responses included:



5.167 Businesses in Sawbridgeworth clearly identify short term free parking as being a major issue in the town centre affecting the customer experience. Currently up to 30 minutes is free, thereafter charging occurs, with 70 pence for an hour, and then per hour thereafter. A third of respondents also identify more longer-term free parking is needed.

5.168 Events to drive footfall is equally important as free parking. Less congestion is wanted by just over a third, understandable given the narrow streetscape. A number of aspects were identified by around 20% of respondents, included more promotion, improved signage and improved visibility of shops.

Customer Behaviour and Views

5.169 Sawbridgeworth's main source of regular customers is from Zone 5, from which 33% visit weekly. Sawbridgeworth does not achieve strong visit frequency from any other Zone given its localised catchment. 50% of Zone 5 respondents visit Sawbridgeworth less than once per year or never.

5.170 Only 38% of respondents in Zone 5 view Sawbridgeworth as their most visited centre.

5.171 Modes of travel are split into two main areas, car borne at 70% and walk-in at 24%.

5.172 Interestingly for a small centre, the typical, most frequent visit duration into the town is for 1-2 hours at 35%. This is followed by 2-3 hours at 26%. Only 12% said they visit for less than 30 minutes, and 11% for between 30 and 59 minutes. This may reflect dominance of catering and service providers in the centre.

5.173 Circa 10% of respondents indicated they used markets in the town, a small sample base. The responses relate to visiting markets in other centres. 61% use the Bishop's Stortford Weekly Market. 28% use the Bishop's Stortford Monthly Market, and 25% use the Ware Weekly Market.

5.174 The improvements wanted to the markets visited in other centres include more fruit and veg stalls (28%), more quality (14%), more non-food stalls (17%) and more clothing stalls / more food to eat there (both at 14%).

5.175 The aspects respondents that indicated they liked about the centre, is dominated by the café / restaurant offer (20%) and 5% that like the independent shops. In terms of experience, 19% like the traditional / quaint feel and 11% like the friendly atmosphere. 8% said it was 'close to home', and 5% said nothing.

5.176 The largest aspect for improvement was 'nothing' at 32%. Of those that identified improvements, they were low level requirements. 11% want more clothes shops, 12% more independents, 9% more cafes and restaurants. 5% more free parking and 5% reduced traffic.

5.177 60% of Sawbridgeworth residents, zone 5, go out for a drink as a leisure activity at least monthly (adding weekly, fortnightly and monthly respondents). In terms of typical destinations these are varied and include Sawbridgeworth town centre at 30%, Bishop's Stortford Town Centre 20%, Harlow 23%, and Central London at 7%.

5.178 The number that go out to eat is higher at 75% (weekly, fortnightly and monthly responses combined). Destination locations are numerous and include 33% going to Harlow, 24% going to Sawbridgeworth Town Centre, 19% go to Bishop's Stortford and 7% each to Hertford and London.

Indicators of Health & Vitality

5.179 Customer numbers are holding their own for most businesses, with 55% being the same as last year. The number of businesses with increasing customer numbers is the same as those down, both being 21%. A positive result for the centre.

5.180 In regards sales trends, 42% said their sales were level on last year, and 24% said sales were up. Only 18% reported sales being down. Again given the regional and national outlook at the time of the survey, this is a strong performance.

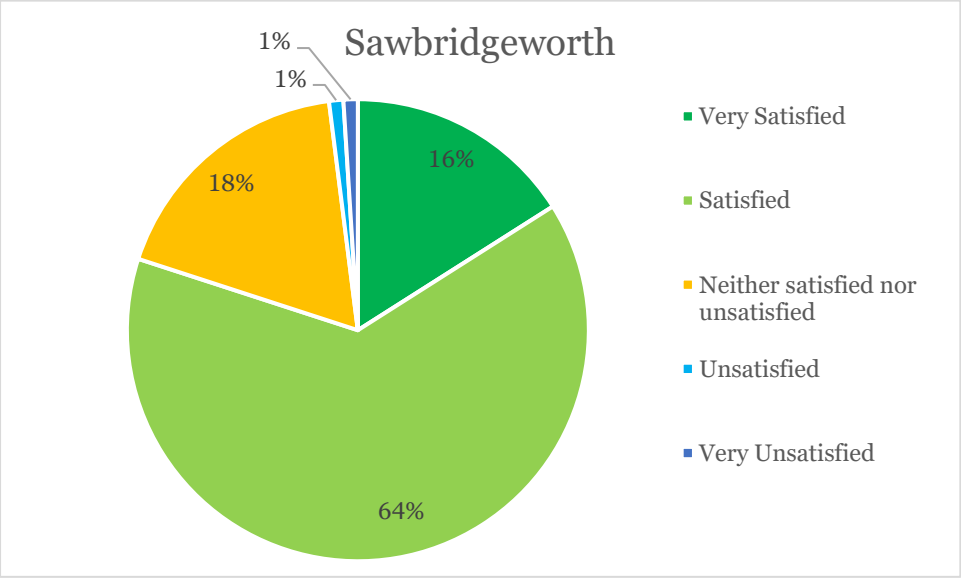
5.181 When asked how satisfied businesses are with Sawbridgeworth as a place to trade, 54% are satisfied, 36% neither / not, and only 6% dissatisfied.

5.182 In regards future trading prospects of trading in Sawbridgeworth, 48% of businesses are optimistic, 33% neither / nor and 15% are pessimistic.

5.183 The vast majority of businesses intend to stay in their current unit in Sawbridgeworth (96%), 4% want to move to larger premises in the town, only 3% want to move away.

5.184 Whilst only 58% of Zone 5 residents are visiting Sawbridgeworth as per last year, 30% are visiting it more, and 12% visiting it less, which is a positive visit trend.

5.185 Satisfaction levels with the centre are very positive, with many more being satisfied (80%) than dissatisfied (2%), which equates to a satisfaction ratio of 40:1. Only 18% of residents are undecided, which is the highest levels of satisfaction across the study area.



5.186 Footfall in Sawbridgeworth is well distributed across the length of Bell Street, from the junction with London Road across to Knight St / The Square.

5.187 Smaller centres tend not to have regular statistics on footfall levels experienced in the centre. The information from residents and businesses is consistent and indicates relatively strong footfall levels in the centre. Residents indicate that visit frequency is typically in line with last year, and a reasonable

group are visiting more. Almost three quarters of businesses report customer numbers are either static or increasing. Businesses and residents are satisfied with the centre, residents particularly so.

5.188 Based on the latest occupancy information from Edozo (leading suppliers of commercial property information), Sawbridgeworth Town Centre has 62 retail and commercial units in the town centre (excluding residential and office units). Our place review identifies 3 vacant units, which therefore produces a vacancy rate of 5% for the town centre.

Identified Issues and Improvements Needed

The following table provides a SWOT analysis for Sawbridgeworth Town Centre.

Strengths	**Weaknesses**
Feel of place and environment is viewed as good	Lower than average visit frequency, low weekly visits
A reasonable walk-in customer base	Not the main centre to visit for most of immediate catchment
Popular for 1-2 hour and 2-3 hour visits	No direct local market offer, users have to go elsewhere for markets
Eating out and drinking out are popular activities for local residents, whereas Sawbridgeworth is more selected more for drinks	Mainly a car borne customer, that can also choose to drive elsewhere
Users like the food and beverage offer, café & restaurants	Customers typically choose to go elsewhere for eating
Satisfaction levels from residents are highest in study area	Choice / offer of town centre not particularly liked
Businesses are positive about trading in the town	More choice and activity is needed
Businesses want to stay in the town	More free parking is being requested by businesses, although it's not a major factor for consumers
Trading is good for many businesses	

Opportunities	**Threats**
Encourage more customers to walk into the centre, building on the already established habit	The success of the town emphasises some of the facilities issues
Improve the frequent trips offer, more food / convenience	Experience when visiting other centres exacerbates issues in Sawbridgeworth
Add more visiting and temporary uses, potentially utilising the existing / available parking areas	Lack of visible improvements
Improve public realm and facilities for pedestrian customers	Increased congestion
Make centre feel less car oriented and encourage less non-vehicular trips	

Healthcheck Summary

5.189 Sawbridgeworth Town Centre is evidently thriving and in good health.

5.190 Whilst there are a few grumbles from businesses in the town centre about a lack of free short-term parking and the need for more events to drive footfall, the town centre is evidently attracting good levels of footfall and custom.

5.191 Other positive observations include there is only one vacant unit in the centre, and many of the shop units are well maintained internally by the occupants and also the external façade / frontages appear well maintained by the building owners.

5.192 Businesses report good levels of performance and they are optimistic about the future prospects in the town centre. Consumers are also positive about the town centre offer, indeed at the highest rates in this study out of all five town centres included.

5.193 The challenge for Sawbridgeworth Town Centre is to maintain and grow the current levels of positive trading and the goodwill this generates.

Buntingford

Overview

5.194 Buntingford is a market town and civil parish, located at the centre of a large rural area in the northern part of the District. The town has developed in a valley setting astride the River Rib and the Roman Road Ermine Street and is surrounded by open countryside. The A10 by-passes the town, connecting Ware in the south to Royston and Cambridge to the north. In addition Stevenage, Letchworth Garden City and Bishop's Stortford are all fairly equidistant surrounding centres.

5.195 Being surrounded by an extensive rural hinterland enables Buntingford to function as an important rural service centre for the outlying villages. Despite its small size, the town has an extensive range of services and facilities that serve the day-to-day needs of residents, and a vibrant local community demonstrated by the numerous clubs and societies that are active in the town.

5.196 The historic core of the town, centred on the High Street, is an attractive location which supports local independent traders and a weekly market. The town is served by two small supermarkets, but residents have to travel to larger nearby towns for comparison shopping trips. Buntingford is therefore regarded as a Minor Town Centre.

5.197 In regards the primary research for this project, 25 businesses took part in our business survey, one stakeholder completed a survey and just over 120 residents completed surveys in the Zone 4 Buntingford residential zone.

Accessibility & Environment

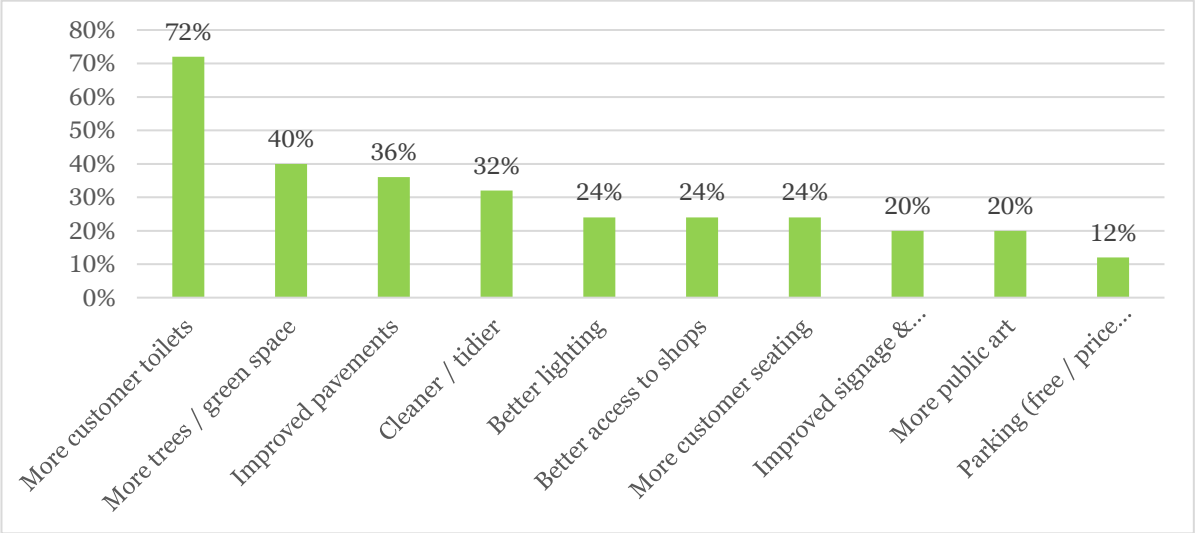
5.198 Buntingford benefits from good road connections, with easy access north and south via the A10.

5.199 Buntingford is the only town in East Herts that is not served by a railway, and bus service connections to other settlements are limited, resulting in a reliance on the private car as a means of transport to access larger nearby settlements for employment and leisure purposes. However, this relative remoteness has enabled the town to retain its market town character. It is reasonably well served by bus transport, which can be used to access the nearest stations as follows:

- Royston Station: Located about 8 miles north (approx. a 12-minute drive or a short trip on the number 18 bus)
- Hertford East Station: Located roughly 11 miles south (connected by the number 331 bus)
- Stevenage Station: Located about 11 miles west (connected by the number 37 bus).

5.200 Buntingford offers a variety of parking facilities, on street bays for short term use along its High Street area, the Council Car Park at Bowling Green Lane provides 104 spaces. The Co-op food store also has limited time free parking.

5.201 Businesses told us they would like to see the following the improvements to the public realm of Buntingford Town Centre:

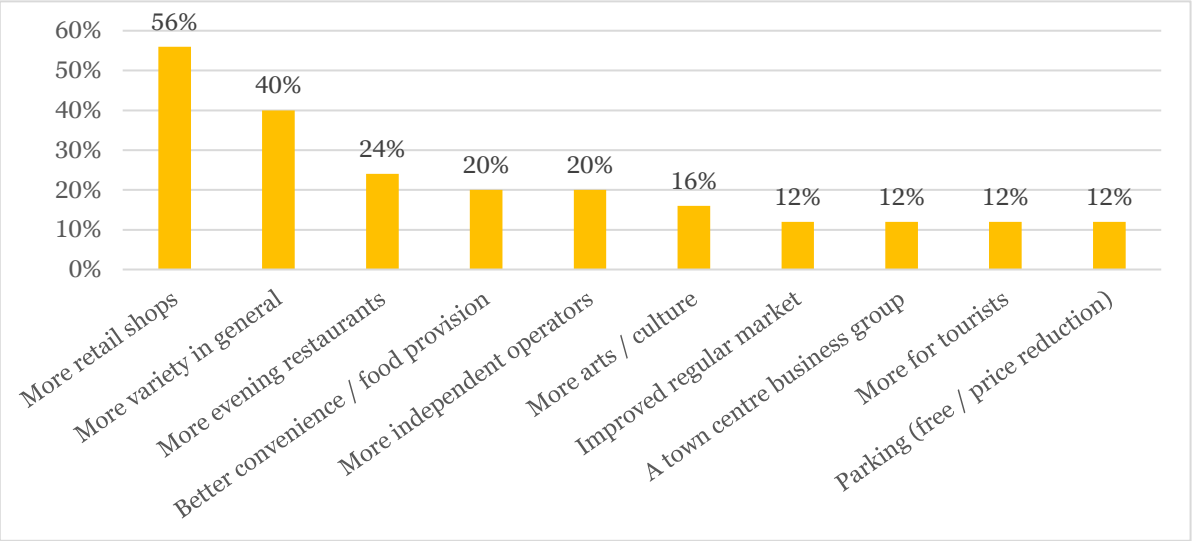


5.202 The provision of public toilets is a priority public realm improvement. More trees / green spaces, improved pavements and cleaner / tidier are also key improvement areas. Again a fairly long list that also includes better lighting, access, seating, signage and parking (again).

Diversity of Uses and Retailer Representation

5.203 In the sample of 25 businesses that completed our survey, 40% were retail shops, 28% retail services, 8% cafe / restaurant, and 8% financial services. Service provision is a key part of the centre offer.

5.204 In regards improvements wanted to the mix / offer, businesses told us they want to see:



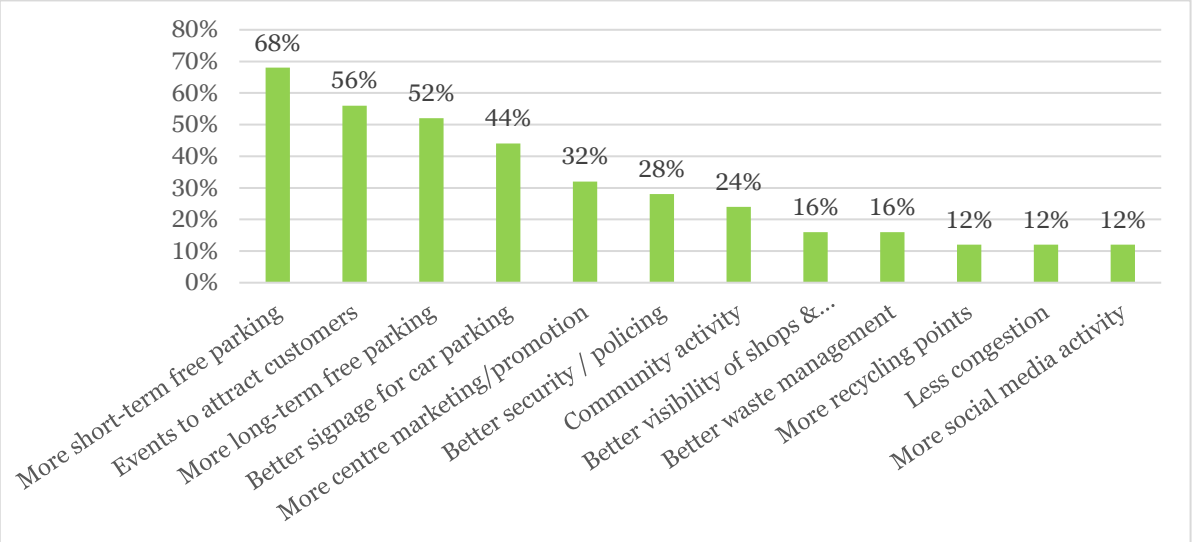
5.205 Businesses most want to see more retail shops, and more variety in general. The next set of improvements to the offer, include more evening catering, more convenience food stores and more independent businesses.

5.206 The town centre offer currently consists of a good and broad split of specialist convenience goods providers (including Sainsbury and Co-op), complemented by a few specialist comparison good (including two clothing stores), extensive range of beauty services providers and specialist personal services (osteopath, dentist, optician etc).

5.207 Both the daytime as well as evening food offer are good, including specialist providers such as two fish and chip shops, separate Indian, Chinese and Turkish operators plus three pubs serving food.

Customer Experience

5.208 Businesses who took part in the survey were also asked their views on potential improvements to the customer experience, and the responses included …



5.209 Car parking issues dominate three of the top four responses from businesses, including more free short and long-term parking plus improved signage for parking.

5.210 Beyond car parking, other experience improvements businesses would like include more events and promotion to attract customers to the centre. For a small centre there is quite a list of improvements requested.

5.211 Whilst several businesses weren't open or actively trading during the day at the time of our review, only two units appeared to be actually vacant.

Customer Behaviour and Views

5.212 Buntingford's main source of regular customers is from Zone 4, from which 54% visit weekly. Buntingford does not achieve strong visit frequency from any other zone.

5.213 56% of Zone 4 residents view Buntingford as their most regular destination.

5.214 Modes of travel are split into two areas, car borne at 77% and walk-in at 20%.

5.215 The typical, most frequent visit duration into the town is for less than 30 minutes at 39%. This is followed by visits for 1-2 hours at 23%. 17% visit for 30 minutes to an hour, and 11% are for 2-3 hours. Buntingford is primarily used as a place to 'pop in' / as a top-up shop.

5.216 Circa 29% of Zone 4 respondents indicated they used markets in the town. The regular weekly Monday Market is most popular with its users, 79% of Zone 4 market user respondents use it. 7% of the Zone 4 market users, use the Hertford Farmers Market and 6% of them use Hertford Saturday Market. The number of overall users could be improved with a better offer.

5.217 Improvements wanted to markets include lower prices (21%), more quality (15%) and more fruit and veg stalls (7%). A further 37% provided no response to this question.

5.218 The dominant 'like' about the centre is it being 'close to home'. Beyond this (all at single digit percentages) they like the café / restaurant offer (9%), independent shops (8%), affordable shops (6%) and a particular shop (6%). 6% said nothing.

5.219 In terms of improvements, 31% said nothing / provided no response. Beyond this, residents want more parking (12%), free parking (6%) and reduced traffic / improved access (9%). Improvements to the offer included more cafes and restaurants (8%), along with an improved supermarket offer (7%).

5.220 59% of Buntingford residents in Zone 4 go out for a drink as a leisure activity at least monthly (adding weekly, fortnightly and monthly respondents). In terms of typical destinations these are varied and include Buntingford Town Centre (31%), Hertford Town Centre (11%), Standon (7%) and Central London (5%).

5.221 The number that go out to eat is higher at 75% (weekly, fortnightly and monthly responses combined). Destination locations are numerous and include Hertford Town Centre (21%), Buntingford Town Centre (18%), Stevenage (11%), Ware and Bishop's Stortford (both at 7%) and finally London (6%).

Indicators of Health & Vitality

5.222 40% of businesses in Buntingford report that customer numbers are same as last year, and 32% are seeing decreasing numbers, whilst 28% are increasing. This is broadly a static picture.

5.223 Unfortunately sales trends are not so level, with 40% reporting a decrease in performance, 36% on par with last year and only 16% are up. Whilst this shows business is challenging, more businesses are level or up than down.

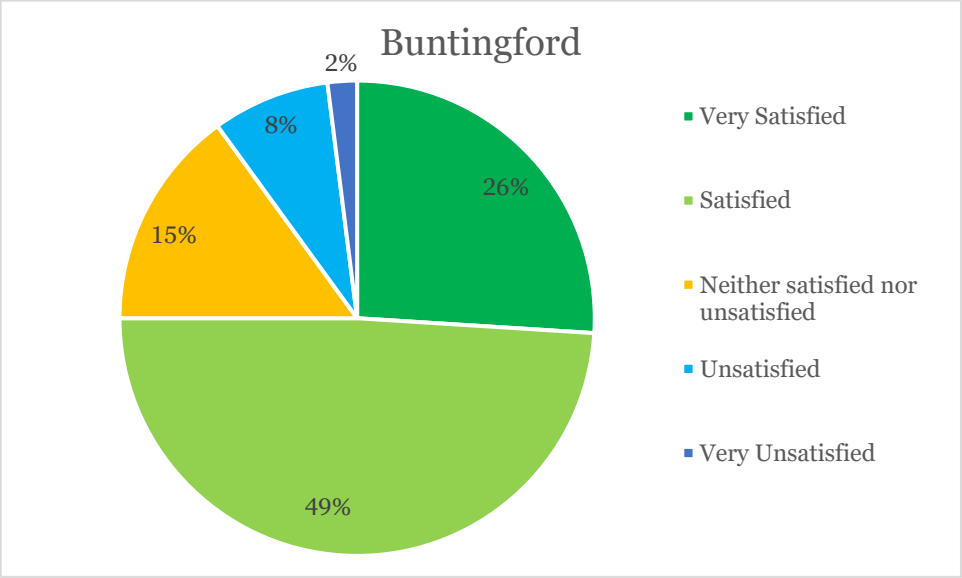
5.224 Unsurprisingly satisfaction levels mirror that of customer and sales trends. Almost a third (36%) being satisfied, a third in the middle (32%) and a third being dissatisfied 32%.

5.225 In regards to future trading prospects of trading in Buntingford, again it is a challenging outlook. Only 40% are optimistic, 36% are pessimistic (and one third of these 12% overall are very pessimistic), 20% are undecided.

5.226 Despite the challenging trading, mixed satisfaction levels and pessimistic outlook, all business that were surveyed plan to stay trading in Buntingford.

5.227 77% of those that visit Buntingford are doing so at the same frequency as last year, and 17% are visiting more, a very positive finding.

5.228 Satisfaction levels with the centre are very positive, with many more being satisfied (75%) than dissatisfied (10%), equating to a satisfaction ratio of 7:1, and only 15% of residents are undecided. Another very positive satisfaction rating, for one of the smaller centres.



5.229 Smaller centres tend not to have regular statistics on footfall levels experienced in the centre. In Buntingford the town centre has good levels of footfall distributed across the town centre, especially on the High Street from Sainsbury Local down to Jacksons Court.

5.230 Furthermore, residents indicate that visit frequency is typically in line with last year, and a reasonable group are visiting more. Businesses report customer numbers are evenly split between, static, decreasing or increasing. The business outlook is fairly cautious, although they expect to stay.

Businesses and residents are satisfied with the centre, residents particularly so. The information from residents and businesses is consistent and indicates relatively stable footfall levels in the centre.

5.231 Based on the latest occupancy information from Edozo (leading suppliers of commercial property information), Buntingford Town Centre has 52 retail and commercial units in the town centre (excluding residential and office units). Our place review identifies 3 vacant units, which therefore produces a vacancy rate of 6% for the town centre.

Identified Issues and Improvements Needed

The following table provides a SWOT analysis for Buntingford Town Centre.

Strengths	**Weaknesses**
Most visited centre for over half of catchment	Customers are choosing to go elsewhere for socialising, drinks and eating (particularly eating)
Good frequent visit patterns, over 50% weekly visitors	Not many likes about the centre, appeal is convenience
Car borne and walk-in customers	Choice / offer of town centre not particularly liked
A convenient centre to use	Lots of improvement areas identified, facilities, public realm, environment and offer
Good for short visits and also 1-2 hour visits	More food and beverage is needed
Markets are popular, although consumers, businesses and stakeholders all want them improving (more stalls, more choice and more quality)	Improved supermarket offer
Eat and drink are popular with residents	Parking identified as issue for residents and businesses
Satisfaction levels are among the highest in the study area	
Local and loyal resident base, using the centre for top up visits and a variety of services	

Opportunities	**Threats**
Improve the convenience of using Buntingford	Lack of perceived / visible improvements could lead to increased leakage to other centres, especially Hertford and Bishop's Stortford
Improve the markets offer (as described in strengths above)	Wider experiences of customers in other centres highlight deficiencies in Buntingford and footfall declines
Build on customer loyalty and high visit patterns	Local marketing and promotional activity fails to compete with larger centres, in and out of District
Add more visiting offers / events / themed markets / celebrations	
Improve physical realm, cleaning and customer facilities	
Introduce more greening and planting to high street	

Healthcheck Summary

5.232 Buntingford Town Centre is in a good place in regards its health & vitality. Its offer is in line with the needs of local residents, being focussed and dominated by frequently bought products and retail services.

5.233 The town is trading well, businesses, consumers and stakeholders like it and are positive about its offer and experience. Vacancies are low as a result.

5.234 The main improvements needed according to businesses are parking as well as more events / better marketing of the town centre offer to drive footfall to it.

5.235 Consumers and businesses would like to see an improved markets offer, improved cleaning, environment and facilities.

District / Neighbourhood Centres and Local Parades

5.236 For this Study, we have assessed some of the centres identified Table 16.1 of the District Plan comprising *District and Neighbourhood Centres, and Local Parades* (paragraph 16.8.6) to identify the common characteristics and content for each band of centre.

5.237 The assessment has been completed as a desk-based exercise using available online information, place reviews and responses from residents to the household survey. The centres and parades selected have been chosen to give a geographic and format spread / representative sample of centres across the District.

5.238 The exercise has informed our recommendations (included in section 9 of this report) in relation to the East Herts hierarchy of centres, in particular which centre(s) should be classified as District Centres; and further enables the Council to consider whether any of the locations identified in Table 16.1 fulfil the role and function of a Local Centre; or whether they comprise *"small parades of shops of purely neighbourhood significance"* citing the abovementioned NPPF definition of town centres.

5.239 District centres generally comprise a group of shops, separate from the town centre, with at least one supermarket or superstore, together with a range of non-retail services and public facilities. Therefore, in order to reflect the important role played by the Thorley Centre in Bishop's Stortford in terms of the local provision of food shopping (from a full range store) as well as services and food & beverage, the centre is currently identified as a District Centre.

5.240 Located in the south west part of the urban area of the town, the Thorley Centre is a purpose-built centre anchored by a large Sainsburys supermarket, extensive shared parking for all businesses. The offer includes a pharmacy, newsagent, hair and beauty, a selection of takeaways, café, dental and health centres, dry cleaners / laundry services. These offers and uses combine to create an established, busy and popular district centre.

5.241 The Bishop's Park Centre located due west of the town centre close to the A120 ring road in Bishop's Stortford is similar to the Thorley Centre, in that it provides a local destination for food shopping and services. This fundamentally is a large Tesco supermarket, with associated brands including Costa Coffee, Timpson's and a filling station. There is a separate building that accommodates a dry cleaners and charity shop, plus a community hall with classes and social uses.

5.242 Neighbourhood centres and local parades support the day-to-day needs of communities, providing opportunities for local top-up shopping and access to services and social interactions. Quite often they are essential for those less able to travel to town centres or larger retail centres. It is therefore important that these local centres provide the type and range of retail and commercial uses necessary to serve and support the local community.

5.243 The District Plan identifies that, *New neighbourhood centres will be provided in strategic developments at Whittington Way (Bishop's Stortford); Birchall Garden Suburb (East of Welwyn Garden City); Gresley Park (East of Stevenage) and the Gilston Area*. We understand that at the time of drafting the report no new neighbourhood centres have started to emerge. Although looking at Gilston Area as an example, the outline planning permission for the seven villages has been granted, and the plans clearly include the provision of new neighbourhood and community facilities. Snowley Parade is a Local Parade in Bishop's Stortford, on the north east side of the town. It offers over 12 premises, anchored by a Morrisons Daily convenience store along with a further mix of convenience and service providers. The parade is well occupied and seems to be a consistent offer compared to historic 'Streetview' images. Whilst offering more units than a Neighbourhood Centre, it lacks the scale of anchor.

5.244 Kingshill Shops, located in North Ware, is designated a Local Parade (or Neighbourhood Parade). This is identified in the 2023 Ware Neighbourhood Plan as an important out of town retail centre for employment. This 9 unit centre remains occupied and trading, with many of the long term businesses still being in situ. The centre has onsite parking and is in a densely populated area. There is no reason to change its classification.

5.245 Cromwell Road Shops on the east side of Ware, is another small Local Parade, also identified as an important out of town retail centre for employment in the Ware Neighbourhood Plan. This is a small parade of three units underneath low rise flats above. Anchored by a Premier Foods convenience shop, plus a take-away and a barbers. At the smaller end of Local Parades, and clearly unlikely to change its role offer and scale.

5.246 Hertford provides only Local Parades (Neighbourhood Parades). One is Fleming Crescent Local Parade in the west of the town, towards Welwyn. It offers a Co-op convenience store, community centre, takeaways, café, service providers, other food convenience stores, a pub and catering providers. There is available parking in this purpose built centre.

5.247 The other is The Avenue, to the north of the town, a smaller parade of shops, consisting of 6 occupied units, a café, newsagent, pharmacy, pets / vets and a hair and beauty salon.

5.248 Beyond the larger towns, there are a few Local (Neighbourhood) Parades in villages, listed as Puckeridge, Standon, Stanstead Abbotts and St Margarets, then Watton-at-Stone. Looking at Puckeridge (which is south of Buntingford) this is a pretty but small village centre offering a small convenience shop, a pub, café, pharmacy and a hair salon.

5.249 Another village local parade is in Watton-at-Stone (towards Stevenage). Here the offer is more dispersed through the village, rather than a single parade. It includes a café / farm shop, hair salon, a dentist, 2 pubs, barbers, Budgens convenience store / post office, a bakery and takeaway.

5.250 Notwithstanding the delivery of any new centres, district or parade centres in line with the building and occupancy of new housing stock / new 'villages' there is little hard evidence or reason to suggest changes to the status of the existing lower order centres. Most, if not all (where space / units are available), have a mix and offer that is in line with contemporary customer needs. There is nothing to suggest they will not continue to serve the useful purpose they already do.

6. Retail Capacity: Approach and Baseline Evidence

6.1 In this section, we outline our approach to retail capacity forecasting. We then set out the baseline assumptions and forecasts underpinning the assessment of new retail (convenience and comparison goods) floorspace capacity in East Herts over the plan period.

6.2 Our capacity forecasts distinguish between convenience goods and comparison goods, defined as follows:

- Convenience goods: *Food, alcoholic drink, tobacco products, newspapers and periodicals, non-durable household goods*.
- Comparison goods: *Clothing and footwear; household textiles and soft furnishings; Furniture and floor coverings; household appliances; audio visual equipment; hardware, DIY goods, decorating supplies; chemist and medical goods, cosmetics and beauty products; books, jewellery, watches, china, glassware and kitchen utensils, recreational, personal and luxury goods*.

Approach

6.3 Our assessment uses an Excel-based retail capacity model, applying the most up-to-date baseline evidence available including a new household survey conducted by NEMS in late January/February 2026.

6.4 Consistent with good retail planning practice, we forecast the expenditure-based capacity for new retail floorspace as follows:

- calculate the total amount of convenience and comparison goods expenditure available within each of the 6 zones comprising the catchment area, at the base and forecasting years (as defined below);
- allocate the available expenditure to the area's shopping destinations based on the results of the 2026 household survey to estimate current sales and forecast future sales in each shopping destination;
- identify any committed developments (i.e. retail floorspace with planning permission and/or under construction) and assess their likely turnover contribution to future sales; and
- compare the estimated sales in the area's shopping destinations with existing floorspace, so as to assess the current trading performance of each shopping destination and the capacity to support additional convenience and/or comparison goods floorspace (after allowing for any committed developments).

6.5 We set out below further details relating to the scope and format of the quantitative retail capacity assessment.

Catchment area

6.6 As set out in section 4 above, we have adopted the same catchment area (and zones) as the 2013 Study. The catchment area zones are based on postcode geography[11] and extend beyond the administrative boundary of EHDC to reflect shopping patterns and expenditure flows.

6.7 A map of the catchment area showing the 6 zones is included at Appendix A.

[11] Refer to Table 1 at Appendix C for details of the relevant postcode sectors.

Shopping destinations and scenarios modelled

6.8 The shopping destinations modelled are shown in Figure 6.1 below.

Figure 6.1 – Shopping destinations modelled

Bishop's Stortford Town Centre
Hertford Town Centre
Buntingford Town Centre
Sawbridgeworth Town Centre
Ware Town Centre
Other Centres in East Herts (as a group)
Madford Retail Park, Hertford
Other non-central stores in East Herts (as a group)

6.9 We assess the 'baseline' scenario for new retail floorspace in East Herts, in which we assume that the 2026 pattern of market shares of convenience and comparison goods expenditure in each of the area's shopping destinations – as indicated by the new household survey – remains unchanged throughout the forecasting period. The implicit assumption in this scenario is that any new retail floorspace (or 'lost' retail floorspace e.g. through redevelopment and/or change of use to non-retail) would not change the market shares of expenditure attracted from the catchment area. This 'constant market share' approach is widely used and accepted for strategic retail capacity forecasting.

6.10 We have not prepared capacity forecasts for convenience goods floorspace at Madford Retail Park, Hertford. This is because it lacks any notable convenience retail offer and thus does not feature in the results the household survey.

Base and forecasting years

6.11 We have used 2026 as the base year for our retail capacity forecasts. The model therefore provides estimates of current sales in each of the shopping destinations as at 2026.

6.12 As agreed with EHDC, we have prepared capacity forecasts at 2029, 2034, 2039 and 2044 (so as to cover the forthcoming plan period).

Limitations of retail capacity forecasting

6.13 It is important to note that the retail capacity forecasts serve only as a guide for future planning policies, development frameworks and/or decisions on planning applications. They are not prescriptive and the further ahead the forecasting year, the less certain the forecasts. Accordingly, EHDC should be aware that capacity forecasts beyond five years should be treated with a degree of caution, as they are based on various assumptions and forecasts that can and will change. Forecasting accuracy, even over the next five years, is also uncertain due to changing macro-economic conditions and the potential ramifications of the Iran war.

Format of the retail capacity tables

6.14 In the remainder of this section, all references to *Tables* are those comprising our up-to-date assessment of new retail floorspace capacity set out at Appendix C:

- Tables 1 to 5 show the population and expenditure forecasts for the catchment area.
- Tables 6 to 13 are the tables for Bishop's Stortford Town Centre. Tables 6 and 7 indicate the pattern of market shares of expenditure on each category of convenience and comparison goods respectively attracted from the catchment area, as indicated by the 2026 household survey. Table 8 provides an overview of the pattern of market shares for Bishop's Stortford Town Centre. Table 9 is the product of Tables 5 and 7, indicating the amounts of expenditure on each comparison goods sub-category attracted. Table 10 sets out forecast retail sales for both convenience and comparison goods, on a zone-by-zone basis and overall. Table 11 accounts for the sales capacity of existing main foodstores and other convenience goods shops in the Town Centre, and Table 12 sets out any committed retail developments and their expected sales levels (for both convenience and comparison goods). Table 13 brings together the expenditure attracted, existing floorspace and commitments to arrive at the retail capacity forecasts for Bishop's Stortford Town Centre. It also shows (in the bottom row) the overall market shares of catchment area expenditure on convenience and comparison goods attracted by the Town Centre.
- Thereafter, we have modelled Hertford Town Centre (Tables 14 to 21); Buntingford Town Centre (Tables 22 to 29); Sawbridgeworth Town Centre (Tables 30 to 37); Ware Town Centre (Tables 38 to 45); and Other Centres in East Herts (Tables 46 to 53). These tables follow the same arrangement as the tables for Bishop's Stortford Town Centre.
- Tables 54 to 62 are the tables for the 'non-central' Madford Retail Park, Hertford. These tables follow the same arrangement as the tables for Bishop's Stortford Town Centre; however, an additional table is included (Table 60) indicating 'benchmark' comparison goods sales in the existing retail warehouses.
- Tables 63 to 71 are the tables for Other non-central stores in East Herts. These tables follow the same arrangement as the tables for Madford Retail Park, Hertford.

Baseline Evidence

6.15 The principal data inputs and assumptions underpinning the new retail capacity forecasts are set out below.

Household survey of shopping patterns

6.16 As mentioned in section 4, we have designed and commissioned a new household survey of shopping patterns in the catchment area – the results of which are included at Appendix B. It covered the area shown on the map at Appendix A which was divided into the 6 catchment zones identified, consistent with the 2013 Study.

6.17 A total of 806 interviews were undertaken by NEMS in late January/February 2026, distributed across the 6 catchment zones to ensure a minimum of 100 interviews per zone. These interviews took the form of a standard telephone interview survey as well as an online self-completion format.

6.18 The survey asked questions about households' shopping habits for main food and top-up food (i.e. convenience goods) shopping. The survey also asked questions about households' shopping habits for 8 different sub-categories of comparison goods shopping (these sub-categories are closely matched with the widely recognised retail expenditure categories to ensure compatibility with the capacity model). We have combined the results of Questions 17 to 24 of the household survey to provide weighted average market shares of all comparison goods expenditure attracted to each of the shopping destinations modelled, using weights according to the amount of expenditure on each of these 8 sub-categories of comparison goods shopping. These are set out in Table 4 (bottom row) of the capacity model included at Appendix C

6.19 The household survey research therefore provides a detailed picture of where households in each of the 6 catchment zones do 'most of' their shopping for convenience goods and the 8 different categories of comparison goods. This is common practice for a survey of this nature, since it is not practical within the limitations of the sample to quantify how much households spend on convenience goods and the various categories of comparison goods, and where and how often. Shopping patterns are too dynamic

and unpredictable. Accordingly, the results of the household survey do not directly indicate actual expenditure flows but are the best available data to use as a proxy for modelling retail expenditure flows from residential areas to shopping destinations.

6.20 It should be recognised, as noted previously, that such household surveys often tend to over-emphasise comparison goods shopping in larger centres and stores; and under-represent it in small centres. The main reason is because in a small sample survey, the probability of interviewing the small number of people who use small centres is much less than the probability of interviewing the much larger number of people who use larger centres. It is also sometimes the case, in our experience, that convenience goods shopping is under-represented in those larger centres which mainly function as comparison goods shopping destinations.

Catchment population

6.21 Catchment population data has been supplied in the form of the latest Experian Retail Planner data (dated January 2026) which includes current estimates and the projected future population of each catchment area zone. The result is that, for the catchment area as a whole, the population is expected to increase from 204,044 in 2026 to 217,671 by 2044 (representing an increase of about 6.7%).

Per capita expenditure

6.22 The latest Experian Retail Planner data sets out average per capita[12] expenditure on convenience and comparison goods in each catchment area zone, at the various forecasting years. These estimates and forecasts take account of differences in average per capita expenditure on convenience and comparison goods from zone to zone. The resulting estimates and forecasts of per capita expenditure on both convenience and comparison goods, including expenditure on Special Forms of Trading, are set out in the top half of Table 2 at Appendix C.

6.23 The forecast growth in per capita expenditure in Table 2 is specific to the catchment area. The use of such local growth forecasts is expected to be more reliable than relying on national forecasts. Notwithstanding, they broadly reflect UK-wide expenditure trends.

Special Forms of Trading (SFT)

6.24 We have made deductions from the per capita expenditure figures supplied by Experian to allow for expenditure via SFT. This includes online shopping, mail order and expenditure at temporary market stalls; and is therefore expenditure not made in shops and stores. Table 2 shows the growing deductions we have made.

6.25 We have applied an SFT deduction of 5.4% for convenience goods expenditure in 2026, increasing to 7.7% by 2044. Our SFT deductions for comparison goods expenditure are much greater; from 26.1% in 2026 to 32.5% by the end of the forecasting period.

6.26 These deductions are based on Experian's Retail Planner Briefing Note 23 (published March 2026). Whilst the total volume of online retail sales is greater than the percentages assumed within the model, it is necessary to recognise that, with the growth of multi-channel retailing, physical stores can function as showrooms and a source of stock for online-based sales. Therefore, not all online retail sales are 'lost' from the turnover of physical stores and our SFT deductions seek to account for this.

Total available expenditure in the catchment area

6.27 The combined effect of the forecast growth in population and per capita expenditure (after deducting expenditure on SFT) is that we expect total catchment area expenditure on convenience goods to increase by about £1.9m (approximately 0.3%) over the period 2026 to 2044; as set out in Table 3 of the model.

6.28 For comparison goods, we expect total catchment area expenditure to increase by about £367m (approximately 52%) over the period 2026 to 2044. This compares with growth in the total catchment area population of around 6.7% over the period. Thus, only a relatively small proportion of the growth

[12] The per capita expenditure data represents people of all ages whose usual place of residence is a private household. This excludes any people living in communal establishments (e.g. care homes, student halls of residence, prisons).

in catchment area expenditure on comparison goods is accounted for by forecast growth in population. This means that the comparison goods floorspace capacity forecasts are particularly insensitive to population growth assumptions, principally because:

- Any population growth is likely to be only a small proportion of total catchment area population (and its available expenditure); and
- The expenditure arising from any population growth is likely to be attracted by a number of shopping destinations (as shopping patterns vary greatly), therefore having only a small effect on capacity forecasts in any individual centre.

6.29 The comparison goods floorspace capacity forecasts are much more sensitive to the assumptions about growth in per capita expenditure, however, especially in the later part of the forecasting period. This underlines the need to review the capacity forecasts at regular intervals over that period.

Visitor expenditure

6.30 For both Bishop's Stortford and Hertford Town Centres, allowances have been made for convenience goods expenditure by visitors who live outside the catchment area (or 'inflow' expenditure). Reflecting their appeal as 'day out' destinations for cultural activities and events, we have assumed that the Town Centres are likely to attract inflow expenditure amounting to 3% (Bishop's Stortford) and 2% (Hertford) of total catchment area expenditure on convenience goods.

6.31 We have made no such allowance for the other shopping destinations modelled, given they are unlikely to secure substantial expenditure from outside the wider catchment area.

Existing shop floorspace

6.32 Information on the supply of existing shop floorspace in East Herts has been derived from several sources including the 2013 Study, Edozo Occupiers and EHDC.

Committed shop floorspace

6.33 We have included in the model any notable retail commitments in East Herts (i.e. retail development with extant planning permission). In particular:

- Land east of A10, Buntingford (application ref. 3/23/1447/OUT) as shown in Table 52 at Appendix C (i.e. identified as part of 'Other Centres in East Herts' within the capacity model). We understand the reserved matters for this local centre and the wider development have not been applied for. We have therefore made some high-level assumptions in Table 52 about the scale and type of retail floorspace likely to come forward as part of the new local centre.
- Bishop's Stortford North – western parcel (application ref. 3/19/2626/FUL) as shown in Table 52 at Appendix C (i.e. identified as part of 'Other Centres in East Herts' within the capacity model). The permission is for two local centres and we have made some high-level assumptions in Table 52 about the scale and type of retail floorspace likely to come forward within the 'western parcel' local centre. The eastern parcel has been excluded from the capacity model on the basis we understand the outline planning permission has lapsed; therefore, a new application is required for the development of the eastern parcel and its local centre.
- Extension to Wickes, Unit 1, Madford Retail Park, Hertford (application ref. 3/25/1697/FUL) as shown in Table 61 at Appendix C (i.e. identified as part of 'Madford Retail Park, Hertford' within the capacity model).

6.34 We are aware that outline planning permission has been granted for the Harlow and Gilston Garden Town[13] (a significant part of which is located within the East Herts District). The proposals include retail floorspace; however, it is currently unclear when development is likely to come forward. The scale, format and type of retail floorspace is also unclear at this stage. The development is not therefore included as a retail commitment within our retail capacity modelling at this stage.

[13] Application refs. 3/19/2124/OUT and 3/19/1045/OUT.

Growth in sales densities

6.35 We have assumed that both existing and new comparison goods floorspace will increase its sales density by approximately 2% per annum throughout the forecasting period. This allocates a proportion of the forecast growth in expenditure to existing shops and stores, before new floorspace becomes necessary.

6.36 We have made no allowance for any increase in the sales densities of convenience goods floorspace over the forecasting period.

7. Retail Capacity: Forecasts

7.1 In this section, we set out and discuss the implications of our retail capacity forecasts for East Herts.

7.2 We have prepared individual forecasts for both convenience and comparison goods floorspace in each of the shopping destinations modelled, as shown in Figure 7.1 below, except for Madford Retail Park where we have only considered the expenditure capacity for additional comparison goods floorspace (in the absence of any notable convenience goods floorspace).

Figure 7.1 – Shopping destinations modelled

Bishop's Stortford Town Centre
Hertford Town Centre
Buntingford Town Centre
Sawbridgeworth Town Centre
Ware Town Centre
Other Centres in East Herts (as a group)
Madford Retail Park, Hertford
Other non-central stores in East Herts (as a group)

7.3 As outlined in section 6, our forecasts represent the 'baseline' scenario for new retail floorspace, in which we assume that the 2026 pattern of market shares of convenience and comparison goods expenditure (as indicated by the new household survey) remains unchanged throughout the forecasting period to 2044 – notwithstanding the potential impact of any new or replacement retail development and/or any existing shop floorspace 'lost' to alternative uses.

7.4 The capacity forecasts, particularly beyond the next five years, should be treated with a degree of caution as they are based on various assumptions and forecasts that can and will change. The uncertainty in forecasting long-term retail trends is recognised in the PPG, which states that assessments *'…may need to focus on a limited period (such as the next five years) but will also need to take the lifetime of the plan into account and be regularly reviewed'* (paragraph 004). Therefore, greater weight should be placed on the capacity forecasts over the next 5-10 year period.

Convenience Goods Floorspace

7.5 Our forecasts in respect of the need for new convenience goods floorspace in East Herts are summarised in Figure 7.2 below.

7.6 Before we comment on the capacity forecasts, we would note that the forecasts are on the assumption that, where existing foodstores and other convenience goods floorspace is shown in the model to be trading above average benchmark levels, the sales density will fall to that benchmark level from 2029 onwards. In reality, however, some stores may continue to trade above (or below) average benchmark levels.

7.7 The forecasts are also on the assumption that potential new convenience goods floorspace would be delivered in the form of a new foodstore(s) trading at a 'generic' average sales density of £12,000 per sqm net. Some operators would trade above this level whilst other foodstores (and convenience goods shops) would trade below. Therefore, the format in which new convenience goods floorspace is provided will affect the amount of such floorspace that can be supported in terms of expenditure-based capacity.

Figure 7.2 – Summary of capacity forecasts: convenience goods (sqm net sales area)

	2029	2034	2039	2044	Table number (Appendix C)
Bishop's Stortford Town Centre	-1,350	-1,350	-1,300	-1,300	13
Hertford Town Centre	-300	-300	-300	-300	21
Buntingford Town Centre	-300	-300	-300	-300	29
Sawbridgeworth Town Centre	-50	-50	-50	-50	37
Ware Town Centre	600	600	600	600	45
Other Centres in East Herts (as a group)	-700	-650	-650	-600	53
Madford Retail Park, Hertford	-	-	-	-	-
Other non-central stores in East Herts (as a group)	1,900	1,900	1,900	1,950	71
Combined forecasts for East Herts	**-200**	**-150**	**-100**	**0**	n/a

Source:
Tables 1-71, Appendix C (as indicated to the right).
Notes:
a) The forecasts are 'baseline' forecasts after allowing for the committed developments.
b) The forecasts are cumulative i.e. the forecasts for each year include the forecasts for the previous years and are not additional to those earlier forecasts.
c) Forecasts rounded to the nearest 50 sqm net.

7.8 Figure 7.2 shows, after allowing for commitments, there will be a limited theoretical over-supply of convenience goods floorspace in East Herts (all shopping destinations modelled as a whole) from 2029. It is assessed the amount of negative capacity is set to decrease from about -200 sqm net sales area to about -100 sqm net sales area by 2039, before returning to equilibrium by 2044.

7.9 Forecast levels of over-supply are greatest in Bishop's Stortford Town Centre (about -1,350 sqm net sales area by 2029). This – and the more modest levels of over-supply in the other centres (except for Ware Town Centre) – is offset by the positive capacity identified for the non-central stores in East Herts (about 1,900 sqm net sales area by 2029). Yet the overall picture across the District is one of a limited over-supply of convenience goods floorspace.

7.10 The negative capacity identified in Bishop's Stortford Town Centre is an indication that the centre's main foodstores and other convenience goods floorspace is trading below 'benchmark' levels. This is slightly surprising given the foodstore line-up includes Waitrose and M&S Food Hall, both key attractors for the Town Centre on the face of it, although they are older town centre stores and compromised to a degree by issues such as accessibility and store layout.

7.11 Meanwhile, the very modest levels of expenditure-based capacity forecasted in Ware Town Centre suggest existing convenience retail provision (which includes the Tesco store on West Street) is trading slightly above benchmark.

7.12 It is important to note that the positive capacity identified for the non-central stores in East Herts (modelled as a group) – a signal that many of these stores are likely to be over-trading – does not justify new 'non-central' foodstore development or extensions should proposals come forward; rather, the sequential approach should be applied. It is also to be noted that, where there is limited or no expenditure capacity to support additional convenience goods floorspace, as is the case for East Herts District as a whole, any new foodstore development or extensions will have the potential to have greater adverse impacts on existing centres/stores. This is because there is a direct correlation between capacity and impact.

7.13 Notwithstanding, with the combined forecasts for East Herts indicating limited over-supply (-200 sqm net sales area by 2029), we consider there is no demonstrable quantitative need to plan for additional convenience goods floorspace.

7.14 Given the evidence of under-trading in most of the main centres, particularly Bishop's Stortford Town Centre, the strategy should be focused on encouraging activity and linked-trips in those centres to support their existing convenience retail offers, or store refurbishments, as opposed to planning for new foodstores.

Comparison Goods Floorspace

7.15 Our 'baseline' capacity forecasts for comparison goods floorspace in East Herts are summarised in Figure 7.3 below.

Figure 7.3 – Summary of capacity forecasts: comparison goods (sqm net sales area)

	2029	**2034**	**2039**	**2044**	Table number (Appendix C)
Bishop's Stortford Town Centre	150	800	1,450	1,900	13
Hertford Town Centre	0	100	200	300	21
Buntingford Town Centre	0	50	50	100	29
Sawbridgeworth Town Centre	0	0	50	50	37
Ware Town Centre	0	100	200	250	45
Other Centres in East Herts (as a group)	0	50	50	50	53
Madford Retail Park, Hertford	450	500	600	650	62
Other non-central stores in East Herts (as a group)	-1,800	-1,700	-1,600	-1,500	71
Combined forecasts for East Herts	**-1,200**	**-100**	**1,000**	**1,800**	n/a

Source:
Tables 1-71, Appendix C (as indicated to the right).
Notes:
a) The forecasts are 'baseline' forecasts after allowing for the committed developments.
b) The forecasts are cumulative i.e. the forecasts for each year include the forecasts for the previous years and are not additional to those earlier forecasts.
c) Forecasts rounded to the nearest 50 sqm net.

7.16 Figure 7.3 shows that, after allowing for commitments (at Madford Retail Park) and for existing comparison goods floorspace to become more efficient by 2% per annum, there will be a limited theoretical over-supply of comparison goods floorspace in East Herts (all shopping destinations modelled as a whole) in 2029, amounting to about -1,200 sqm net sales area. However, in the longer term, due to stable/positive spending growth as currently forecasted by Experian, capacity for additional comparison goods floorspace is identified and will rise to about 1,800 sqm net sales area by the end of the plan period.

7.17 Positive capacity forecasts are most notable in Bishop's Stortford Town Centre (increasing from about 150 sqm net sales area in 2029 to about 1,900 sqm net sales area by 2044). Meanwhile, the Other non-central stores in East Herts (modelled as a group) are assessed to have negative capacity throughout the forecasting period.

7.18 Considering the District-wide picture is one of over-supply in the earlier part of the forecasting period, and noting that longer term capacity forecasts should be treated with a degree of caution, as they are based on various assumptions and forecasts than can and will change, we assess there is no quantitative need to plan or allocate sites for new comparison goods floorspace. This further aligns with market trends and a reduction in retailer demand. There will be scope, however, for existing vacant shop floorspace in the existing centres to accommodate any retailer demand that arises. This is most likely within the busier, more 'prime' areas, with the secondary areas supporting a high proportion of services and/or seeing a contraction of retail space (i.e. its release for alternative uses such as residential).

8. Commercial Leisure Needs Assessment

8.1 Leisure uses and activities are essential for successful town centres. They can play a major role in attracting visitors, extending dwell times, and supporting the evening economy.

8.2 In this section, we identify the current supply of key leisure facilities in East Herts and assess whether there are any deficiencies or 'gaps' in the existing commercial leisure offer – with a particular focus on eating and drinking out (i.e. food and beverage uses); cinema; ten-pin bowling; bingo; and gymnasiums and other indoor-based health and fitness activities. We also recognise the important role of non-commercial leisure attractions such as theatres, museums and other cultural facilities and events.

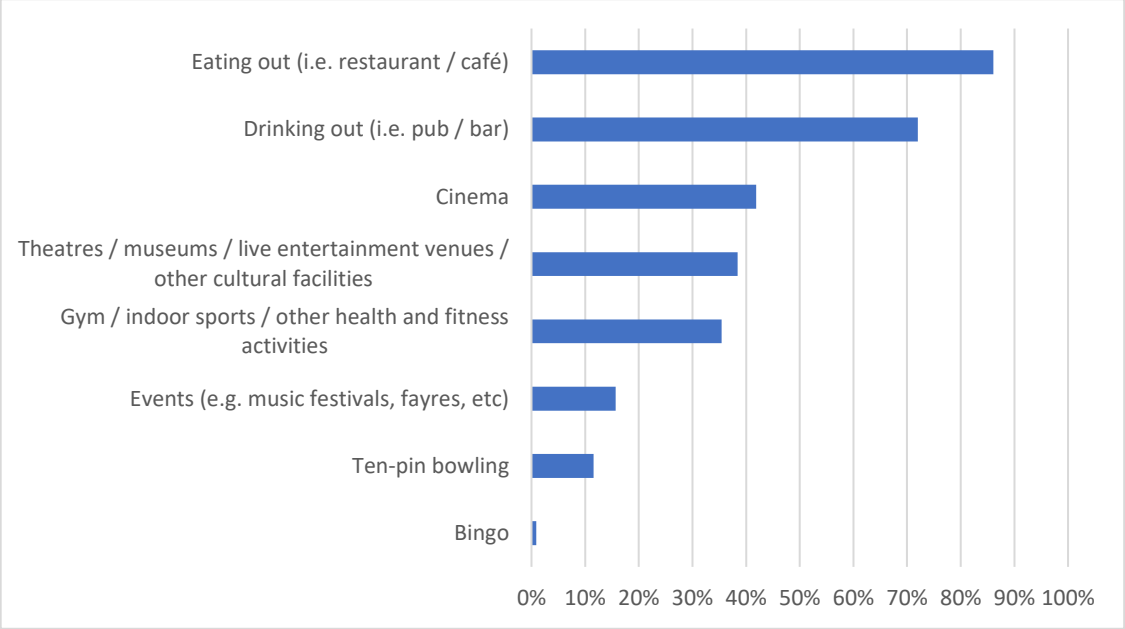
8.3 It should be noted that forecasting the need for commercial leisure provision is more problematic than for retailing. This is due to the unpredictable and highly elastic nature of leisure trips (and associated spending) in addition to a lack of reliable performance data. Consequently, there is no robust method for assessing commercial leisure needs in quantitative terms. Our review is therefore based on high-level qualitative analysis informed by the following:

- the leisure market context and trends identified in section 3;
- our town centre reviews in section 5;
- the results of the 2026 household survey (Appendix B); and
- desktop research.

Participation Levels

8.4 Figure 8.1 below shows the level of participation in different types of leisure-based activities by respondents to the household survey[14] which, as described earlier in this report, is based on a catchment area comprising 6 zones (as shown on the map included at Appendix A).

Figure 8.1 – Participation in leisure-based activities across the catchment area



Source: Question 25 of household telephone survey (Appendix B).

[14] The chart identifies the percentage of respondents who participate more than once a year in the relevant activity.

8.5 The most popular activity relates to eating out (i.e. restaurant/café) with around 86% of respondents visiting these types of facilities. Drinking out (i.e. pub/bar) is also popular and has the second highest level of participation (around 72% of respondents). The *Eating and Drinking Out* section below identifies respondents' frequency of visits to such facilities and the most popular destinations in (and outside) East Herts.

8.6 Almost 42% of the respondents visit the cinema and the *Cinema* section below examines this type of activity in more detail, including the frequency of visits and existing provision in East Herts and the surrounding area.

8.7 The next most common activities are trips to the theatre, museums, live entertainment venues and other cultural facilities (38.4%) and gyms and other indoor sports activities (35.4%). The former are not commercial leisure facilities but are clearly important and complementary attractions, with Bishop's Stortford and Hertford Town Centres in particular securing a catchment area market share of such visits.

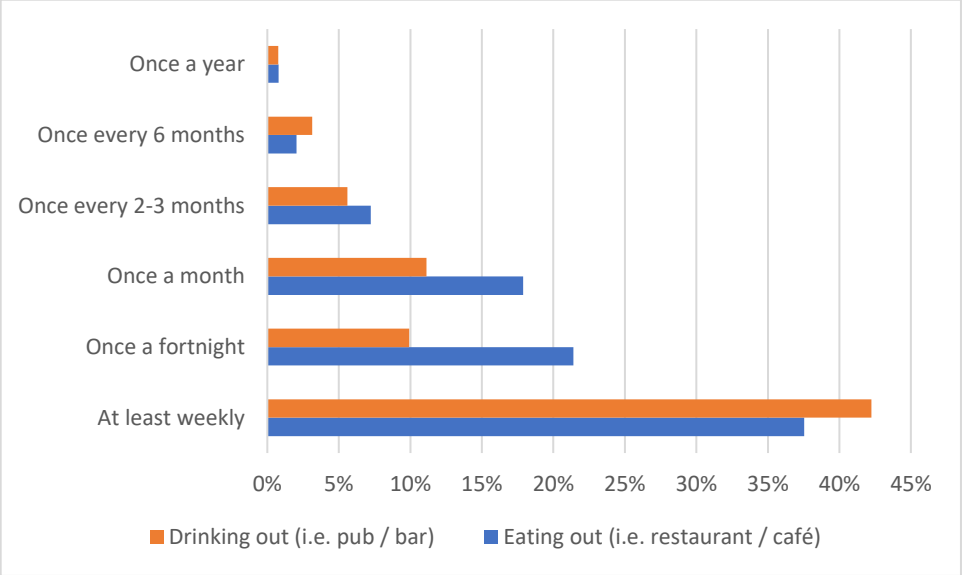
8.8 Participation in other types of leisure-based activities, namely ten-pin bowling and bingo, is much lower (around 11% and 1% respectively) as shown in Figure 8.1 above.

Eating and Drinking Out

8.9 The F&B sector includes cafes, restaurants, pubs and bars. A good quality and choice of F&B uses can help to support a centre's retail function and complement the wider offer by generating footfall, improving the consumer 'experience' and extending dwell times into the evening.

8.10 As identified in Figure 8.1 above, eating out and (to a lesser degree) drinking out comprise the most popular leisure-based activities in terms of participation levels across the catchment area; and Figure 8.2 below sets out the frequency of visits.

Figure 8.2 – Frequency of visits to restaurants/cafes and pubs/bars



Source: Question 25 of household telephone survey (Appendix B).

8.11 Respondents' propensity to visit pubs/bars (42%) and restaurants/cafes (38%) at least weekly is strong. On the face of it, such trips and associated spending should support the potential to enhance the choice of F&B uses in the District's main centres. However, while gourmet fast-food and quick-serve brands continue expanding, the level of growth will be subject to market conditions and demand amid inflationary pressures and shifting consumer habits. Competing offers in the surrounding towns and

villages, including Harlow, as well as Central London / West End, as per the household survey findings, will also have implications for the potential level of growth in East Herts.

8.12 Figure 8.3 below provides a summary of F&B provision in the District's main centres.

Figure 8.3 – Overview of existing F&B provision in East Herts

Centre	Description
Bishop's Stortford Town Centre	The centre's F&B offer is established and a reason to visit, with a strong choice of bars and catering options including 'destination' Mediterranean/Turkish restaurants (such as Skew and Pircio) as well as the EAT17 food hall.
Hertford Town Centre	The centre offers a good line-up of predominantly independent F&B operators including restaurants, cafes and bars which, together with the centre's wider appeal, ensures Hertford is a popular destination for F&B trips.
Buntingford Town Centre	The centre has a limited F&B offer, which includes public houses and a small number of restaurants/cafes.
Sawbridgeworth Town Centre	The centre contains several public houses and some local independent catering options.
Ware Town Centre	The centre has a range of restaurants, cafes and bars. Aside from the Prezzo (Italian) restaurant, the offer predominantly comprises independent operators.

8.13 Respondents to the household survey were asked where they visit most often for the purpose of eating and drinking out. The market shares secured by the District's town centres for restaurants/cafés (Figure 8.4) and pubs/bars (Figure 8.5) respectively are summarised below.

8.14 Figure 8.4 indicates that Bishop's Stortford Town Centre is the catchment area's principal destination for eating out, with an overall market share of 30.6% according to the survey research, followed by Hertford Town Centre (17.7% catchment area market share). The main competing destinations are Harlow Town Centre (securing a catchment area market share of approximately 8% comparable to Ware Town Centre), Stevenage Town Centre and Central London / West End.

Figure 8.4 – Restaurant/café catchment area market share

Destination	Catchment area % market share
Bishop's Stortford Town Centre	30.6%
Hertford Town Centre	17.7%
Ware Town Centre	8.4%
Sawbridgeworth Town Centre	3.8%
Buntingford Town Centre	3.3%
Main competing destinations (outside East Herts):	
Harlow Town Centre	8.2%
Stevenage Town Centre	7.4%
Central London / West End	6.2%

Source: Question 27 of household telephone survey (Appendix B).

8.15 Figure 8.5 below reveals a similar picture for drinking out, with Bishop's Stortford Town Centre securing a total catchment area market share of 28.7% and it is therefore the principal destination for this type of activity. Hertford Town Centre is the second most popular destination and performs slightly better for drinking out (19.5%) compared with eating out (17.7%). Ware Town Centre also performs better for drinking out (12.1%). The main competing destinations are Central London / West End and Harlow Town Centre.

Figure 8.5 – Pub/bar catchment area market share

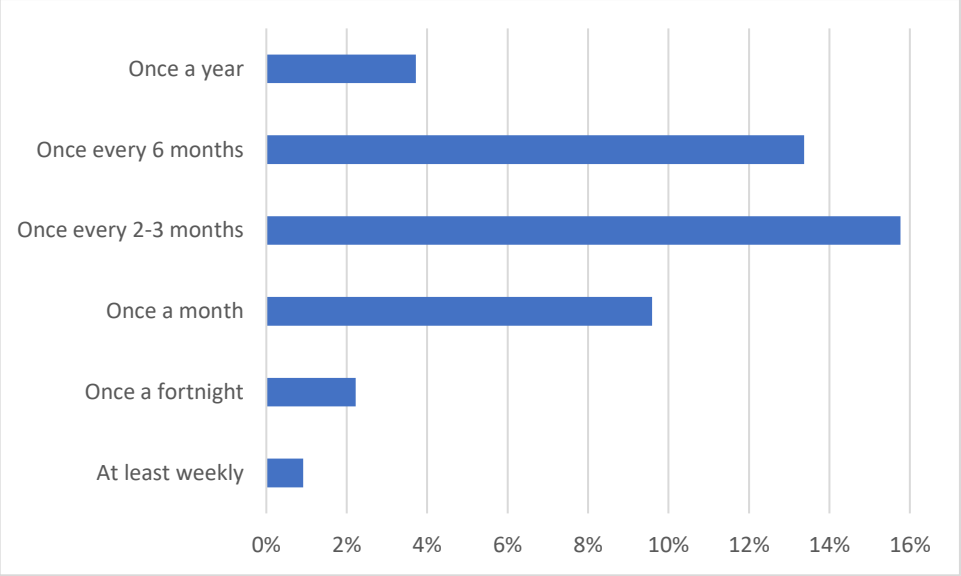
Destination	Catchment area % market share
Bishop's Stortford Town Centre	28.7%
Hertford Town Centre	19.5%
Ware Town Centre	12.1%
Buntingford Town Centre	5.0%
Sawbridgeworth Town Centre	4.6%
Main competing destinations (outside East Herts): Central London / West End Harlow Town Centre	 6.0% 5.2%

Source: Question 26 of household telephone survey (Appendix B).

Cinema

8.16 Figure 8.6 below reveals how often respondents to the household survey visit the cinema. Almost 16% of respondents visit once every 2-3 months, followed by about 13% once every 6 months. Although not represented in the chart below, it is also to be noted that more than half (53%) said they visit the cinema less than once a year or never. These findings suggest relatively modest levels of participation across the catchment.

Figure 8.6 – Frequency of visits to the cinema



Source: Question 25 of household telephone survey (Appendix B).

8.17 East Herts District has two main cinemas: Roxy Movies in Bishop's Stortford Town Centre and BEAM in Hertford Town Centre. The 3-screen BEAM cinema is the fourth most popular cinema destination amongst catchment area respondents, retaining a 9.5% market share, as shown in Figure 8.7 below. Roxy Movies, which has 4 cinema screens, secures a 4.1% catchment area market share.

8.18 Competing cinemas in Harlow and Stevenage are clearly attracting a significant proportion of cinemagoers from the catchment area. Each of these main competing destinations are multi-plex Cineworld cinemas (of the type and scale not currently found in East Herts) and are situated adjacent to substantial retail and F&B offers which enhance their appeal and convenience to consumers.

Figure 8.7 – Cinema catchment area market share

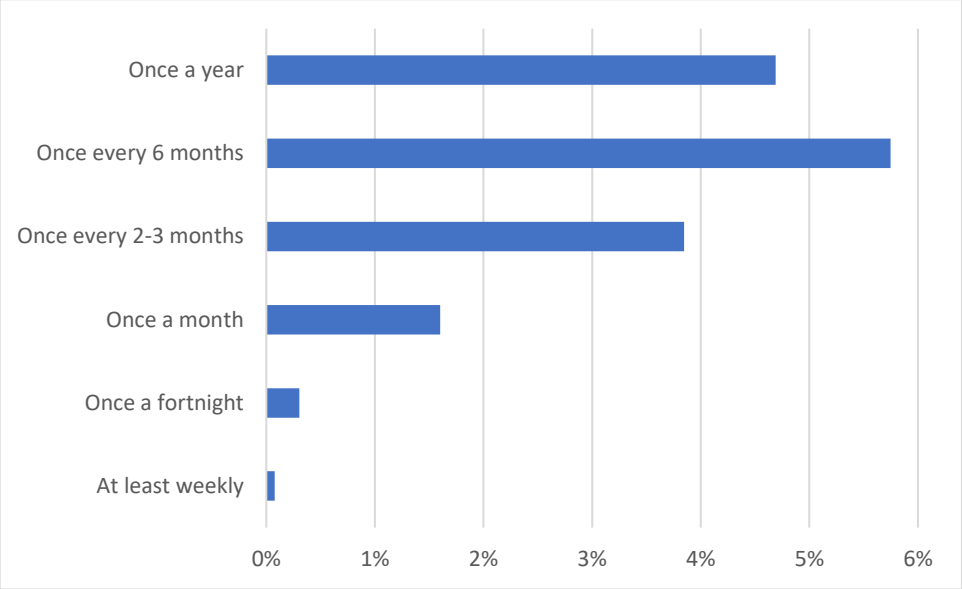
Destination	Catchment area % market share
BEAM, The Wash, Hertford Town Centre	9.5%
Roxy Movies, Anchor Street, Bishop's Stortford Town Centre	4.1%
Main competing destinations (outside East Herts):	
Cineworld, Stevenage Leisure Park, Stevenage	26.7%
Cineworld, Harvey Shopping Centre, Harlow	24.4%
Cineworld, The Queensgate Centre, Harlow	21.5%

Source: Question 29 of household telephone survey (Appendix B).

Ten-pin bowling

8.19 Ten-pin bowling is a long-established commercial leisure activity, particularly for families and social groups. Like cinemas and other leisure operators, however, such facilities have been affected by shifting consumer habits and tend to attract occasional (or less frequent) visits as shown in Figure 8.8 below.

Figure 8.8 – Frequency of visits to ten-pin bowling



Source: Question 25 of household telephone survey (Appendix B).

8.20 Ace of Lanes in Bishop's Stortford Town Centre is the District's main ten-pin bowling facility. According to the household survey research, it secures more than a 20% catchment area market share. The main competing destination outside East Herts is Hollywood Bowl at Stevenage Leisure Park (59% catchment area market share).

Bingo

8.21 The bingo sector has been faced with falling admissions and therefore closures in the past 10-15 years, driven by the indoor smoking ban and a shift to online-based gambling and gaming.

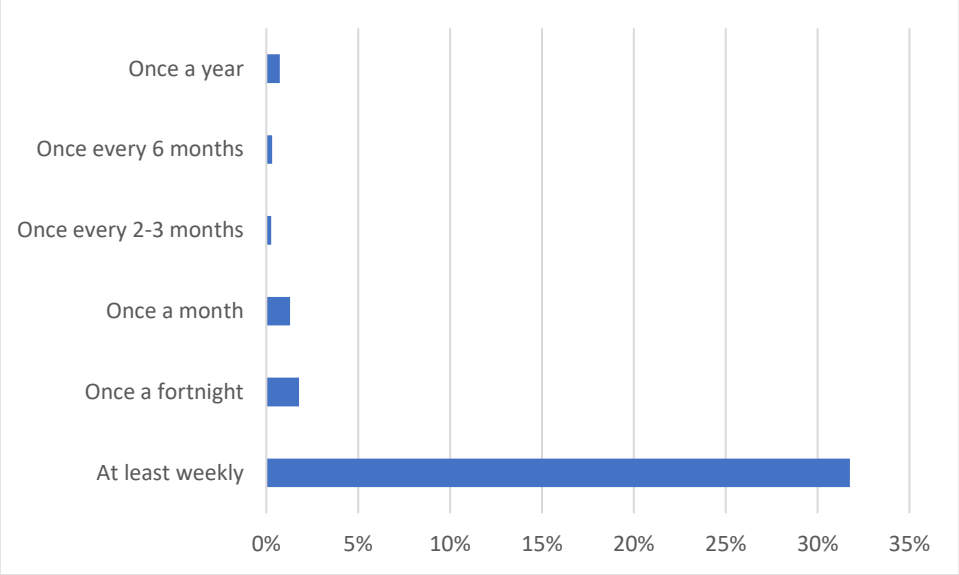
8.22 Participation rates for bingo are very low: about 87% of respondents to the household survey do not visit the bingo. Of those who do, about 9% visit the bingo less than once a year. The nearest and most popular venue is Mecca Bingo in Harlow Town Centre (which secures a 24% catchment area market share).

Gyms, indoor sports and other health and fitness activities

8.23 Gyms and other indoor sports facilities can make an important contribution towards town centre footfall and activity. The budget operators offering flexible and discounted subscriptions have experienced the most significant growth in recent years, while female-only gyms have grown in popularity, yet all operators are faced with increasing competition from 'at home' digital fitness platforms and equipment.

8.24 Whilst almost 60% of respondents to the household survey do not partake in these types of activities, Figure 8.9 below shows that around 32% visit at least weekly.

Figure 8.9 – Frequency of visits to gyms and other indoor sports/fitness



Source: Question 25 of household telephone survey (Appendix B).

8.25 Figure 8.10 below identifies some of the main public and private gyms, other indoor sports and health and fitness facilities in the District, as indicated by the household survey research, together with the catchment area market shares.

Figure 8.10 – Gyms and other indoor sports/fitness catchment area market share

Destination	Catchment area % market share
Nuffield Health Fitness & Wellbeing Gym, Madford Retail Park, Hertford	14.5%
Hartham Leisure Centre, Hartham Common, Hertford	11.8%
Grange Paddocks Leisure Centre, Rye Street, Bishop's Stortford	10.4%
Nuffield Health Fitness & Wellbeing Gym, Anchor Street, Bishop's Stortford	9.1%
Wodson Park Sports & Leisure Centre, Wadesmill Road, Ware	5.9%

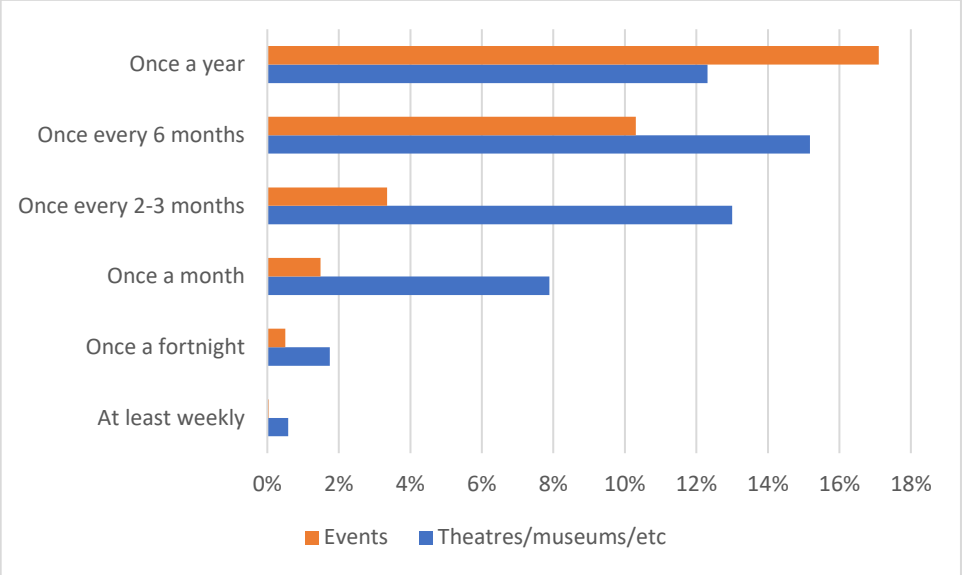
Source: Question 28 of household telephone survey (Appendix B).

Non-commercial leisure facilities

8.26 Non-commercial leisure facilities (i.e. recreational, cultural or entertainment facilities that are primarily driven by artistic expression and community enrichment rather than generating profit) have an important role supporting town centre vitality and viability. To that end, Figure 8.11 below reveals how often catchment area respondents visit the following types of attractions:

- Theatres / museums / live entertainment venues / other cultural facilities
- Events (e.g. music festivals, fayres, etc)

Figure 8.11 – Frequency of visits to non-commercial leisure facilities



Source: Question 25 of household telephone survey (Appendix B).

8.27 Figure 8.12 below identifies the non-commercial leisure facilities or attractions visited "most often" by respondents to the household survey, together with the percentage of responses.

Figure 8.12 – Main non-commercial leisure facilities

Theatres / museums / live entertainment venues / other cultural facilities	**Total % responses**
BEAM, The Wash, Hertford Town Centre	10.2%
Southmill Arts Centre, South Road, Bishop's Stortford	3.9%
The Little Theatre, Balfour Street, Hertford	1.3%
Hertford Town Centre	1.0%
Main 'competing' locations: Central London / West End Cambridge City Centre Gordon Craig Theatre, Stevenage Harlow Playhouse, Harlow	 67.8% 3.7% 1.3% 1.3%
Events (e.g. music festivals, fayres, etc)	**Total % responses**
Bishop's Stortford Town Centre	7.4%
Hertford Town Centre	7.4%
Town Park Sworder's Field, Bishop's Stortford	2.1%
Main 'competing' locations: Central London / West End Harlow Town Centre	 46.8% 2.9%

8.28 The most popular cultural facilities and events in East Herts are focused in Bishop's Stortford and Hertford. Key attractions include the Council-funded BEAM multi-arts venue in Hertford Town Centre and Southmill Arts Centre in Bishop's Stortford, which add variety and drive 'purpose of visits' to the towns.

Potential Improvements / Needs

8.29 The preceding analysis has considered the District's existing commercial and non-commercial leisure offer. We have used household survey research to establish levels of participation, frequency of visits, and provide a high-level indication of market share where possible.

8.30 Taking this a step further, the household survey asked respondents what additional facilities or other improvements would encourage them to do leisure activities more often in the area. Figure 8.13 below identifies the 'top 15' most cited improvements and needs.

8.31 Although almost a third of catchment area respondents answered "none" while a further 13.3% said either "don't know" or "don't do" when asked this question, the survey findings suggest there is scope for improvement and new facilities subject to market demand.

Figure 8.13 – Suggested improvements and needs to encourage more leisure activities

Suggestion	Total % responses
Better shopping facilities	18.3%
More or better restaurants/cafes	18.2%
Cinema – art house	10.1%
Cinema – multi-screen	9.0%
More or better leisure facilities / activities for families	7.4%
Swimming pool – indoor	7.3%
More or better leisure facilities / activities for teenagers	5.5%
More or better pubs/bars	4.1%
More or better leisure facilities / activities for the elderly	4.0%
More or better leisure facilities / activities for young children	3.8%
More or better cultural facilities (e.g. museums / art galleries)	3.2%
Swimming pool – outdoor	3.2%
More or better health clubs / gyms (indoor)	3.0%
More outdoor entertainment / events (including festivals)	2.4%
Improved car parking facilities	2.1%
(None)	30.3%
(Don't know / don't do)	13.3%

Source: Question 34 of household telephone survey (Appendix B).

8.32 It is interesting that one of the most common responses (about 18%) indicates that better shopping facilities would encourage respondents to do more leisure activities in the area. This suggests consumers are looking to combine their leisure activities with a day-out or a linked trip to shopping facilities; and aligns with our market context review in section 3 about the need for town centres to become more multi-purpose in their offer, use and experience.

8.33 The other most common response (also about 18%) is the need for more or better restaurants/cafes. This is followed by responses indicating that new cinema facilities would encourage respondents to do more leisure activities in the area (10.1% suggested an "art house" cinema and 9% suggested a "multi-screen" cinema).

8.34 Other notable responses included more or better leisure facilities/activities for families (7.4%) and for teenagers (5.5%), while 7.3% suggested an indoor swimming pool.

Demographic-Based Potential Improvements / Needs

- 'Better shopping facilities' is a main suggestion for respondents aged 18-34 (31%) and 35-54 (29%), whereas only about 1% of those aged over 55 years cited this as a potential improvement.
- Responses suggesting 'more or better restaurants/cafes' and 'more or better pubs/bars' follow a similar pattern, with much higher response levels amongst the 18-54 age band.
- The main 'need' identified by those aged over 55 years is a multi-screen cinema (5%) and this is also a popular suggestion by the 18-34 age group (14%) and the 35-54 age group (10%).
- Relative to the younger age groups, a higher proportion of respondents aged over 55 years (49%) suggest 'no' additional facilities or improvements would encourage them to do leisure activities more often in the area.

Summary and Accommodating Commercial Leisure Needs

8.35 The commercial leisure sector is dynamic and changes rapidly. As highlighted earlier, there is no robust method for assessing commercial leisure needs in quantitative terms owing to the unpredictable nature of leisure trips and a lack of reliable performance data.

8.36 This section has therefore reviewed East Herts District's commercial leisure needs in qualitative terms, supported by the results of the household survey and other sources of data. Having assessed the current supply of key leisure facilities in the District, including consideration for participation rates and potential improvements, in addition to competing provision outside East Herts, we set out below any deficiencies in the commercial leisure offer and advise whether any new provision should be planned for.

8.37 The household survey research has confirmed that eating out and (to a lesser degree) drinking out comprise the most popular leisure-based activities in the catchment area, with around 86% visiting restaurants/cafes more than once a year and around 72% visiting pubs/bars more than once a year. Such facilities help to extend dwell time and hours of activity into the evening, while the catchment area market share analysis indicates there is demand for more or better F&B provision, particularly amongst the younger age groups.

8.38 Bishop's Stortford Town Centre is the main destination for eating and drinking out, reflecting its relative size and strong catering offer, together with its wider shopping, leisure and cultural attractions. The Town Centre includes some 'destination' restaurants and a small but popular food hall-style offering at EAT17. Hertford Town Centre is the catchment area's next most popular destination for eating and drinking out, thanks to its good line-up of established F&B options and the recent additions at Lea Wharf. Ware Town Centre has a decent range of pubs and catering options, while the smaller town centres (Buntingford and Sawbridgeworth) have a more limited offering.

8.39 The scale of any growth in F&B provision will largely be dependent on market conditions and demand. Competing offers in the surrounding towns and villages will also serve to limit the potential for growth in East Herts.

8.40 The main cinema offer in the District is currently limited to BEAM in Hertford Town Centre and Roxy Movies in Bishop's Stortford Town Centre. The former is the most popular East Herts-based cinema destination in the catchment area, although competing cinemas in Harlow and Stevenage attract the highest proportion of cinemagoers from the catchment area (a combined market share of about 73%).

8.41 The household survey research suggests new cinema facilities (including art-house and multi-screen formats) would encourage respondents to do more leisure activities in the area. However, the cinema sector is under a degree of stress following the pandemic and the market is seeing very few openings. That said, the smaller independent cinemas like BEAM and Roxy Movies have shown that new facilities can be viable (recognising BEAM was Council-funded) in the right location and as part of the right mix of uses. Any additional cinema provision over the plan period, including permanent and 'pop-up' indoor or outdoor cinemas, should be supported in principle and considered as potentially adding to the offers and reasons to visit the District's town centres.

8.42 In terms of future needs for ten-pin bowling, we take the view that the existing main destination in Bishop's Stortford Town Centre (Ace of Lanes) is unlikely to entirely satisfy the demand for this type of activity considering the relatively high market shares attracted to Stevenage. That said, low participation rates coupled with competing provision in Stevenage, as well as Harlow, is likely to fetter any scope for additional provision.

8.43 Consumer demand for bingo facilities has fallen considerably in recent years and the survey research has indicated low participation in this type of leisure-based activity. We assess there is no need to plan for such facilities.

8.44 Existing provision and usage of gyms and other indoor sports facilities is largely dominated by facilities outside the town centres. The lack of 'in-centre' provision would suggest there is scope for additional facilities, including in the town centres of Bishop's Stortford, Hertford and Ware, where an increasing number of leisure uses (e.g. gyms, fitness studios) have come forward out of town. The challenge here is the provision of suitable premises for these larger format uses more centrally, that can meet operational requirements or preferences. Nevertheless, should proposals come forward for a new such facilities in or on the edge of the town centres, they have the potential to complement and enhance the range of uses and experiences available.

8.45 Non-commercial leisure uses and activities are an important element of the all-round leisure offer and our assessment has identified that trips to the theatre, museums, live entertainment venues and other cultural facilities (and events to a lesser degree) are common activities amongst catchment area residents. These types of facilities and experiences, especially those focused in or close to the town centres are important complementary attractions and help to support their retail and service functions.

8.46 Overall, as our analysis has identified, there is scope for improvement in the District's commercial leisure offer although the potential for growth is limited by market factors, supply-side constraints and accessible competing destinations. There is understandably some 'leakage' and a degree of reliance on larger surrounding destinations such as Stevenage and Harlow for leisure-based activities (and cultural facilities, in particular Central London / West End). Notwithstanding, we consider there is no need for EHDC to allocate specific sites for new leisure provision. A more flexible approach is recommended. Indeed, in the longer term, as the catchment area population increases and new development proposals emerge, there may be additional demand for commercial leisure facilities, in which case any such provision should be directed to the District's main centres in accordance with the sequential approach to strengthen their diversity of uses and overall vitality. Larger format uses should be encouraged in the larger town centres in particular, commensurate with the retail hierarchy and to improve their roles as a main 'evening economy' destinations. These are more likely to come forward as part of repurposing or mixed-use schemes (as opposed to new standalone formats) for commercial viability reasons.

8.47 The town centre policies of the new Local Plan should be sufficiently flexible to ensure that proposals of this nature are supported in appropriate locations and capable of contributing towards town centre vitality and viability.

9. Retail Strategy and Policy Recommendations

9.1 This section sets out the retail strategy for East Herts District based on the findings of this Study. Where appropriate, our advice includes a critical review of the relevant policies set out in the currently adopted District Plan. We consider whether these policies are fit-for-purpose, or whether any policy revisions and/or additional provisions are necessary to ensure the new Local Plan reflects the updated evidence base and is consistent with the NPPF.

District-Wide Retail Needs and Strategy

9.2 Our capacity (or needs) forecasts represent the 'baseline' scenario for new retail floorspace in East Herts, in which we assume that the 2026 survey-derived pattern of market shares of convenience and comparison goods expenditure, in each of the shopping destinations modelled, remains unchanged throughout the forecasting period.

9.3 Table 9.1 below shows our individual capacity forecasts for convenience goods floorspace, together with our overall (i.e. combined) forecasts for the District. The forecasts indicate there will be a limited, yet decreasing, theoretical over-supply of convenience goods floorspace from 2029 onwards. This over-supply is largely driven by the survey-indicated (under) trading performance of existing convenience retail provision in Bishop's Stortford Town Centre.

9.4 Apart from Ware Town Centre, it is assessed that all the other centres in East Herts are faced with modest levels of over-supply. This is offset by the positive capacity identified for the non-central stores in East Herts (about 1,900 sqm net sales area by 2029). Yet this does not justify new 'non-central' foodstore development or extensions should proposals come forward; rather, the sequential approach should be applied. It is also to be noted that, where there is limited or no expenditure capacity to support additional convenience goods floorspace, as is the case for East Herts District as a whole, any new foodstore development or extensions will have the potential to have greater adverse impacts on existing centres/stores. This is because there is a direct correlation between capacity and impact.

9.5 Notwithstanding, the overall picture across the District is one of a limited over-supply of convenience goods floorspace; and we assess **there is no quantitative need to plan or allocate sites for new convenience goods floorspace**.

9.6 With evidence of under-trading in most of the main centres, particularly Bishop's Stortford Town Centre, the strategy should be focused on encouraging activity and linked-trips in those centres to support their existing convenience retail offers, or store refurbishments, as opposed to planning for new foodstores.

Table 9.1 – Summary of capacity forecasts: convenience goods (sqm net sales area)

	2029	2034	2039	2044	Table number (Appendix C)
Bishop's Stortford Town Centre	-1,350	-1,350	-1,300	-1,300	13
Hertford Town Centre	-300	-300	-300	-300	21
Buntingford Town Centre	-300	-300	-300	-300	29
Sawbridgeworth Town Centre	-50	-50	-50	-50	37
Ware Town Centre	600	600	600	600	45
Other Centres in East Herts (as a group)	-700	-650	-650	-600	53
Madford Retail Park, Hertford	-	-	-	-	-
Other non-central stores in East Herts (as a group)	1,900	1,900	1,900	1,950	71
Combined forecasts for East Herts	**-200**	**-150**	**-100**	**0**	n/a

Source:
Tables 1-71, Appendix C (as indicated to the right).
Notes:
a) The forecasts are 'baseline' forecasts after allowing for the committed developments.
b) The forecasts are cumulative i.e. the forecasts for each year include the forecasts for the previous years and are not additional to those earlier forecasts.
c) Forecasts rounded to the nearest 50 sqm net.

9.7 The position in respect of comparison goods floorspace, as set out in Table 9.2 below, is that there will be a limited theoretical over-supply of comparison goods floorspace in East Herts (all shopping destinations modelled as a whole) in 2029. However, in the longer term, due to stable/positive spending growth as currently forecasted by Experian, capacity for additional comparison goods floorspace is identified and will rise to about 1,800 sqm net sales area by the end of the plan period – principally due to assessed expenditure-based capacity in Bishop's Stortford Town Centre.

9.8 Considering the District-wide picture is one of over-supply in the earlier part of the forecasting period, and noting that longer term capacity forecasts should be treated with a degree of caution, as they are based on various assumptions and forecasts than can and will change, we assess **there is no quantitative need to plan or allocate sites for new comparison goods floorspace**. This further aligns with market trends and a reduction in retailer demand. There will be scope, however, for existing vacant shop floorspace in the existing centres to accommodate any retailer demand that arises. This is most likely within the busier, more prime areas, with the secondary areas supporting a high proportion of services and/or seeing a contraction of retail space (i.e. its release for alternative uses such as residential).

Table 9.2 – Summary of capacity forecasts: comparison goods (sqm net sales area)

	2029	2034	2039	2044	Table number (Appendix C)
Bishop's Stortford Town Centre	150	800	1,450	1,900	13
Hertford Town Centre	0	100	200	300	21
Buntingford Town Centre	0	50	50	100	29
Sawbridgeworth Town Centre	0	0	50	50	37
Ware Town Centre	0	100	200	250	45
Other Centres in East Herts (as a group)	0	50	50	50	53
Madford Retail Park, Hertford	450	500	600	650	62
Other non-central stores in East Herts (as a group)	-1,800	-1,700	-1,600	-1,500	71
Combined forecasts for East Herts	**-1,200**	**-100**	**1,000**	**1,800**	n/a

Source:
Tables 1-71, Appendix C (as indicated to the right).
Notes:
a) The forecasts are 'baseline' forecasts after allowing for the committed developments.
b) The forecasts are cumulative i.e. the forecasts for each year include the forecasts for the previous years and are not additional to those earlier forecasts.
c) Forecasts rounded to the nearest 50 sqm net.

9.9 Our retail capacity forecasts set out above serve as a guide for future planning policies and decisions on planning applications. The forecasts should be reviewed regularly in the light of actual population and (in particular) expenditure growth, the outlook for which is subject to change given macro-economic conditions and trends.

9.10 In addition, the PPG states that assessments *'…may need to focus on a limited period (such as the next five years) but will also need to take the lifetime of the plan into account and be regularly reviewed'* (paragraph 004). Therefore, greater weight should be placed on the capacity forecasts over the next 5-10 year period.

Madford Retail Park, Hertford

9.11 Hertford's Madford Retail Park has been promoted through the call-for-sites process and the Council are therefore keen to understand how the Retail Park is used and performs as a shopping destination. The retail park currently includes Matalan, Pets at Home and Wickes, in addition to Majestic Wine and Costa.

9.12 For the purposes of the market share analysis and capacity assessment set out in this Study, we have modelled Madford Retail Park separately as a shopping destination. The household survey research indicates that it secures a low market share of total available catchment area expenditure on comparison goods (2.6%) although, reflecting the store line-up, the retail park secures a relatively high market share of catchment area expenditure on hardware, DIY and garden products (18%); as well as a 5% market share on household textiles and a 2% market share on clothing and footwear. The market share data suggests Madford Retail Park is more widely used by those aged 54 years and below.

9.13 In the event Madford Retail Park is the subject of residential-led redevelopment in future years, requiring the closure of its existing stores, we consider the most likely scenario is that a high proportion of its current market shares will be redistributed to retail parks/warehouses outside East Herts (e.g. Harlow and Stevenage) which have comparable competitive facilities. Some sub-categories of

comparison goods expenditure may be retained within the District, for example the Wickes store in Bishop's Stortford (i.e. hardware, DIY and garden products) or the District's foodstores and garden centres outside Hertford and Ware. However, given the nature of their retail offers, we consider there is limited prospect of the nearest Town Centres of Hertford and Ware attracting the expenditure 'lost' arising from the potential closure of Madford Retail Park. Given the above, and emphasising the retail park's low overall market share, we consider there is little merit in modelling an alternative scenario whereby we explore the effect of adjusted market shares for Madford Retail Park following its potential redevelopment in future years, and the likely implications for shopping patterns and retail provision in the surrounding town centres. Competing like-for-like destinations in Harlow and Stevenage are well placed to capture a high proportion of any expenditure market shares lost from Madford Retail Park – unless an alternative site outside (preferably on the edge of) one of the District's town centres is available, suitable and viable for large format retail. No potential alternative site has been identified at this stage. It should also be recognised that any sites of a substantial scale and otherwise potentially suitable for large format retail, that may come forward in future years, will be subject to competing land uses i.e. residential.

9.14 We would also make the following observations:

a) There is little or no evidence of linked trips between Madford Retail Park and Hertford Town Centre (the closest centre). The potential closure/loss of the retail park to alternative use(s) in future years is therefore unlikely to have adverse consequences for the Town Centre. Indeed, residential-led redevelopment at Madford Retail Park is likely to have the opposite effect on the basis the new population should bring additional footfall and spending to support the town centre's shops and services.

b) The surface level car park serving Madford Retail Park is important to both customers and occupiers, given the 'bulky' comparison goods sold from the retail park (e.g. hardware, DIY and garden products). Redeveloping the car park (or part of it) whilst retaining the existing stores is therefore unlikely to be a viable option.

9.15 In terms of **a recommended policy approach for Madford Retail Park**, any future redevelopment proposals should be required to justify (i) the loss of existing retail uses and (ii) the scale and mix of uses proposed as part of any redevelopment. In addition:

- The sequential test shall apply in the event main town centre uses are proposed; and
- The impact test shall apply in the event retail and/or leisure development is proposed which exceeds the local floorspace impact thresholds set out in policy.

Commercial Leisure Needs and Strategy

9.16 Bishop's Stortford and Hertford Town Centres are the District's principal destination for F&B and larger format commercial leisure facilities (i.e. cinemas and ten-pin bowling). The smaller town centres have a more limited offering, focused largely on pubs/bars, although Ware Town Centre in particular has a range of restaurants/cafes.

9.17 Overall, our analysis identifies there is scope for improvement in the District's commercial leisure offer although the potential for growth is limited by market factors, supply-side constraints and accessible competing destinations. There is understandably some 'leakage' and a degree of reliance on larger surrounding destinations such as Stevenage and Harlow for leisure-based activities (and cultural facilities, in particular Central London / West End). Notwithstanding, we consider **there is no need for EHDC to allocate specific sites for new leisure provision. A more flexible approach is recommended.**

9.18 Indeed, in the longer term, as the catchment area population increases and new development proposals emerge, there may be additional demand for commercial leisure facilities, in which case any such provision should be directed to the District's main centres in accordance with the sequential approach to strengthen their diversity of uses and overall vitality. **Larger format uses should be encouraged in the larger town centres in particular**, commensurate with the retail hierarchy and to improve their roles as a main 'evening economy' destinations. These are more likely to come forward as part of

repurposing or mixed-use schemes (as opposed to new standalone formats) for commercial viability reasons.

9.19 The town centre policies of the new Local Plan should be sufficiently flexible to ensure that proposals of this nature are supported in appropriate locations and capable of contributing towards town centre vitality and viability.

9.20 To that end, we would recommend **a policy approach which requires town centre development proposals to include active (non-residential) ground floor frontages. The non-residential spaces to be provided at ground floor level should be flexible and suitable for a wide range of uses** (e.g. gyms, food and beverage, workspaces, health clinics) to ensure they are future-proof and capable of contributing positively to the vitality and viability of the centre.

Network and Hierarchy of Centres

9.21 Paragraph 16.3.2 of the District Plan defines the hierarchy of town centres as follows:

- Principal Town Centre: Bishop's Stortford
- Secondary Town Centre: Hertford
- Minor Town Centres: Buntingford, Sawbridgeworth and Ware

9.22 Table 16.1 of the District Plan then sets out, *A full list of District and Neighbourhood Centres, and Local Parades* (paragraph 16.8.6) as copied below for ease of reference.

Hierarchy	**Location**
District Centre	• The Thorley Centre, Bishop's Stortford
Neighbourhood Centre	• Bishop's Park, Bishop's Stortford • Bishop's Stortford North • Birchall Garden Suburb, East of Welwyn Garden City • Gresley Park, East of Stevenage • North and East of Ware • The Gilston Area • Whittington Way at Bishop's Stortford South
Local Parade: Bishop's Stortford	• Hockerill • Havers Parade • Snowley Parade
Local Parade: Hertford	• Fleming Crescent, Sele Farm • The Avenue
Local Parade: Ware	• The Green, Kingshill • Cromwell Road • King George Road
Local Parade: Villages	• Puckeridge • Standon • Stanstead Abbotts and St Margarets • Watton-at-Stone

9.23 As an approach, the hierarchy of town centres defined under paragraph 16.3.2 of the District Plan reflects the NPPF (paragraph 90a) requirement that *planning policies should* define a network and hierarchy of town centres (our emphasis). Town centres are defined as:

Area defined on the local authority's policies map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local

centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in the development plan, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.

9.24 However, not all the locations identified in Table 16.1 of the District Plan are likely to meet the definition of 'town centres' in the NPPF; and some have not been delivered (as considered previously in section 5).

9.25 Based on the findings of this Study, we consider:

- It remains appropriate to define Bishop's Stortford as the **Principal Town Centre** at the apex of the hierarchy, reflecting and promoting its role as the largest centre for shopping, services, leisure, other commercial, and cultural activities in the District;
- The Council could re-consider Hertford's classification as a Secondary Town Centre, i.e. consider defining as a **Major Town Centre**, on the basis the 'secondary' term does not reflect and promote the town centre's important role and function in the hierarchy;
- The Council could also consider re-classifying Buntingford, Sawbridgeworth and Ware as **Town Centres** (as opposed to Minor Town Centres) because they cannot be characterised as 'minor' centres, albeit their respective role and function is not at the same level as Hertford Town Centre.
- The Thorley Centre (Bishop's Stortford) and Bishop's Park (Bishop's Stortford), each characterised by large foodstores, should be defined as **District Centres**.
- The Council should consider whether any of the other existing centres identified in Table 16.1 of the District Plan fulfil the role and function of a **Local Centre**; or whether they comprise *"small parades of shops of purely neighbourhood significance"* citing the abovementioned NPPF definition of town centres.

9.26 Our recommended descriptions of each tier of centre within the hierarchy (see Table 9.3 below) can assist understanding the intended role and function of each centre and we would recommend that the new Local Plan includes these descriptions.

Table 9.3 – Recommended definitions of centres in the hierarchy

Tier of centre	Description
Principal Town Centre	*At the apex of the District's retail hierarchy, the centre is the principal focus for comparison and convenience goods shopping, services, leisure, and other commercial, community and cultural facilities serving residents in the town of Bishop's Stortford and visitors from a wider catchment area.*
Major Town Centre	*Sitting below the Principal Town Centre in the District's retail hierarchy, the centre provides a range of shops, services, businesses, and community and cultural facilities for residents in the town of Hertford as well as surrounding towns and villages.*
Town Centres	*Although the Town Centres are more varied in their scale and character, they each have an important role providing shops, services, businesses and community facilities to serve the needs of the towns' residents and local catchments.*
District Centres	*Centres with a medium to large foodstore and principally serving the convenience-based retail and service needs of a hinterland which includes a few surrounding suburbs and villages.*
Local Centres	*Centres with a limited range of shops and services catering for the basic needs of their walk-in catchments and passers-by.*

9.27 To ensure the new Local Plan approach to defining a network and hierarchy of centres is consistent with the wording used in the NPPF (paragraph 90a), the Council should consider setting out the full hierarchy – and the descriptions of each tier of centre within the hierarchy – in policy as opposed to the supporting text and a separate table.

Town Centre Boundaries

9.28 The NPPF states that planning policies should *'…define the extent of town centres and primary shopping areas, and make clear the range of uses permitted in such locations, as part of a positive strategy for the future of each centre'* (paragraph 90b).

9.29 Annex 2 (Glossary) to the NPPF defines a primary shopping area as *'where retail development is concentrated'* and we consider this definition further below in the context of the changes to the Use Classes Order.

9.30 The extent of a centre's primary shopping area (PSA) determines whether a site or building should be considered in-centre (i.e. within the primary shopping area), edge-of-centre or out-of-centre; and is therefore key to the application of the sequential and impact tests set out in the NPPF.

9.31 Edge-of-centre is defined as:

For retail purposes, a location that is well connected to, and up to 300 metres from, the primary shopping area. For all other main town centre uses, a location within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances.

9.32 Out-of-centre is a location which is not in or on the edge of a centre.

9.33 The NPPF sets out that a 'town centre' (applying to *city centres, town centres, district centres and local centres*) is an area defined on the local authority's policies map, *'including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area'* (Annex 2).

9.34 There is no longer a national policy requirement to define primary and/or secondary shopping frontages. The PPG (paragraph 002) does state that local planning authorities may, where appropriate, wish to define frontages where their use can be justified in supporting the vitality and viability of particular centres. However, we consider that the definition and application of primary and secondary frontages is now outdated – not least since the changes to the Use Classes Order (including Class E) introduced in September 2020 – and too inflexible. In our view, frontage policies can constrain the delivery of a mix of non-retail uses and activities that, as well as helping to support retail, can add significantly to the vitality and viability of town centres in a manner that Class E generally provides for. In the East Herts context, this includes gyms and fitness studios which, as mentioned earlier in this report, are increasing in number outside of the town centres. Whilst there are issues and limitations around attracting larger format uses into town centres, removing unnecessary planning barriers (i.e. restrictive change of use policies) will only assist.

9.35 We therefore recommend that the Council's current approach to controlling retail and non-retail uses as outlined in Policy RTC3 (*'Use Classes [A1-A5] will be supported in principle provided … there remains an adequate provision of A1 and A2 uses which support its role as a Primary Shopping Frontage'*) is reconsidered for the new Local Plan. We suggest the alternative approach set out in Policy RTC4 is more pragmatic and flexible, stating *'proposals for development or changes of use to main town centre uses or those that will support the vitality and viability of the frontage or the town centre as a whole (such as employment generating or activity generating uses) will be supported in principle.'* Indeed, there is increasing emphasis at the plan-making and decision-making stages on qualitative-based assessment factors, focusing on (for example) the nature and character of a proposed use or development, including the level of activity associated with it, and its contribution to the overall health of the centre.

9.36 Meanwhile, given the replacement of the previous Class A uses (including shops) with Class E and a new permitted development right allowing changes of use from Class E uses to residential without the need for planning permission[15], the definition of a PSA (i.e. where retail development is concentrated) is more problematic. PSAs can and will increasingly include a diversity of uses beyond just shops because this is what the UCO and the wider planning reforms provide for – albeit the NPPF has not kept pace with these developments. Thus, the purpose of a PSA is now largely restricted to its critical role in the application of the sequential and impact tests.

9.37 It is in the above context we have reviewed the current town centre boundaries and made recommendations for PSAs in each centre (noting that the current District Plan does not define PSAs for Buntingford and Sawbridgeworth Town Centres). These are shown on the maps at Appendix E.

9.38 Table 9.4 below provides an overview of the changes recommended for each centre.

Table 9.4 – Proposed changes to Town Centre boundaries and PSAs

Town Centre	Suggested changes
Bishop's Stortford	No changes proposed to the current **Town Centre boundary**. Amend the current **PSA boundary** to reflect the distribution of existing retail and Class E uses. Specifically: - Exclude the Royal Mail building (102 South Street)
Hertford	Amend the current **Town Centre boundary** to reflect the distribution of main town centre uses and car parks. Specifically: - Exclude residential uses along Cowbridge (opposite Hartham Lane) No changes proposed to the current **PSA boundary**.
Ware	Amend the current **Town Centre boundary** to reflect the distribution of main town centre uses and car parks. Specifically: - Include the town centre car park on Baldock Street - Exclude residential uses to the west of 27 Church Street - Exclude residential uses to the east of 4 Star Street Amend the current **PSA boundary** to reflect the distribution of existing retail and Class E uses. Specifically: Exclude the residential uses to the east of 4 Star Street
Sawbridgeworth	Amend the current **Town Centre boundary** to reflect the distribution of main town centre uses and car parks. Specifically: - Include the Co-op foodstore (London Road) and customer/town centre car park - Include the main town centre uses between Bell Street and the Co-op customer/town centre car park - Include the areas to the south of Bell Street including the public house (White Lion), Central Surgery, town centre car parks, town council offices, and the small group of buildings (accessed from The Square) comprising main town centre uses Recommend defining a **PSA boundary** to reflect the distribution of existing retail and Class E uses within the centre.
Buntingford	Amend the current **Town Centre boundary** to reflect the distribution of main town centre uses and car parks. Specifically: - Exclude residential uses along Union Terrace - Exclude residential uses to the west of High Street - Recommend defining a **PSA boundary** to reflect the distribution of existing retail and Class E uses within the centre.

[15] Albeit subject to 'Prior Approval' and the need to satisfy certain criteria.

The Sequential and Impact Tests (including Local Floorspace Impact Thresholds)

9.39 Having considered District's network of centres and PSA boundaries, it will be important for policy to identify the requirements of the sequential and impact tests set out in the NPPF, as relevant:

- for sequential test purposes when assessing planning applications for main town centre uses which are neither in an existing centre nor in accordance with an up-to date plan (paragraph 91); and
- for impact test purposes when assessing planning applications for retail and leisure development outside town centres, which are not in accordance with an up-to-date local plan (paragraph 94).

9.40 These two tests are referenced in Policy RTC1 (Parts II-IV). The reference to the sequential test in Part II is limited to, *Proposals will be assessed in line with the sequential approach* – and we suggest the Council consider setting out further details, as per the NPPF, including the order of preference (i.e. town centres first, then in edge of centre locations, etc) (paragraph 91) and the requirement to demonstrate flexibility on issues such as format and scale (paragraph 92).

9.41 The NPPF (paragraph 94) makes it clear that the impact test only applies to retail and leisure development proposals over 2,500 sqm gross unless there is a different proportionate, locally set floorspace threshold.

9.42 Policy RTC1 (Part III) includes the District's locally set floorspace thresholds for impact assessments. The local floorspace impact thresholds set out are for proposals over 1,500 sqm gross within the settlement boundary of Bishop's Stortford; proposals over 1,000 sqm gross within the settlement boundary of Hertford; and proposals over 500 sqm gross elsewhere. The policy indicates that the requirement for an impact assessment concerns *retail outside the Primary Shopping Area, and leisure, office and other developments outside of town centres, which are not in accordance with policies of the District Plan.*

9.43 For clarity, policy should make it clear that the sequential test applies to all planning applications for main town centre uses *which are neither in an existing centre nor in accordance with an up-to date plan*; and the impact test applies to planning applications for retail and leisure development *outside town centres, which are not in accordance with an up-to-date local plan*. The impact test set out in the NPPF is not relevant to *office and other developments*.

9.44 In terms of the local floorspace impact thresholds that are appropriate for requiring an assessment of the impact of retail and leisure development proposals on the District's town centres, some local authorities are introducing a 'blanket' impact threshold of 280 sqm. This level of floorspace, at least with regards to shops, is significant for two main reasons:

a) The changes to the Use Classes Order include Class F2(a) defined *as 'Shops (mostly) selling essential goods, including food, where the shop's premises do not exceed 280 square metres and there is no other such facility within 1000 metres'* (our emphasis); and

b) Shops with an internal display and sales area below 280 sqm are exempt from Sunday trading restrictions (on the basis the Sunday Trading Act defines a 'large shop' as generally being over 280 sqm measured internally).

9.45 The implicit assumption is that shops below 280 sqm would probably not have a significant adverse impact, whereas shops exceeding this level of floorspace are unlikely to be a purely local facility and would be capable of drawing trade from outside their immediate local catchment with potential consequences for existing shops and stores in town centre locations.

9.46 **An impact threshold of 280 sqm (net sales area) or 350 sqm gross**[16] can further be justified in the East Herts context given the limited or even negative capacity for additional retail floorspace in the District's town centres over the plan period. There is also a broad correlation between the capacity

[16] Gross floorspace is a more appropriate measure for determining when the impact test should be applied: 350 sqm gross assumes a gross to net (i.e. internal display and sales area) ratio of 80%.

for retail floorspace and the likely trading impacts of any new floorspace on existing floorspace; that being the lower the capacity forecasted, the higher the trading impacts are likely to be.

9.47 With regards to leisure floorspace, 350 sqm gross amounts to a notable scale of floorspace and is larger than many existing leisure uses within the District's centres. This report has further recommended that the Council's policy response to the increasing number of out-of-town leisure uses (e.g. gyms, fitness studios) should focus on promoting and supporting proposals for such facilities in more central locations; and an effective policy tool for controlling this trend is the impact test together with the sequential test. Therefore, we would recommend an impact threshold of 350 sqm gross is justified for leisure development proposals in the East Herts context.

9.48 If a 'blanket' impact threshold of 350 sqm gross is to be preferred, then policy should make it clear that impact assessments should be proportionate to the scale and nature of retail and/or leisure development proposed, as indicated by the PPG (paragraph 017) which states:

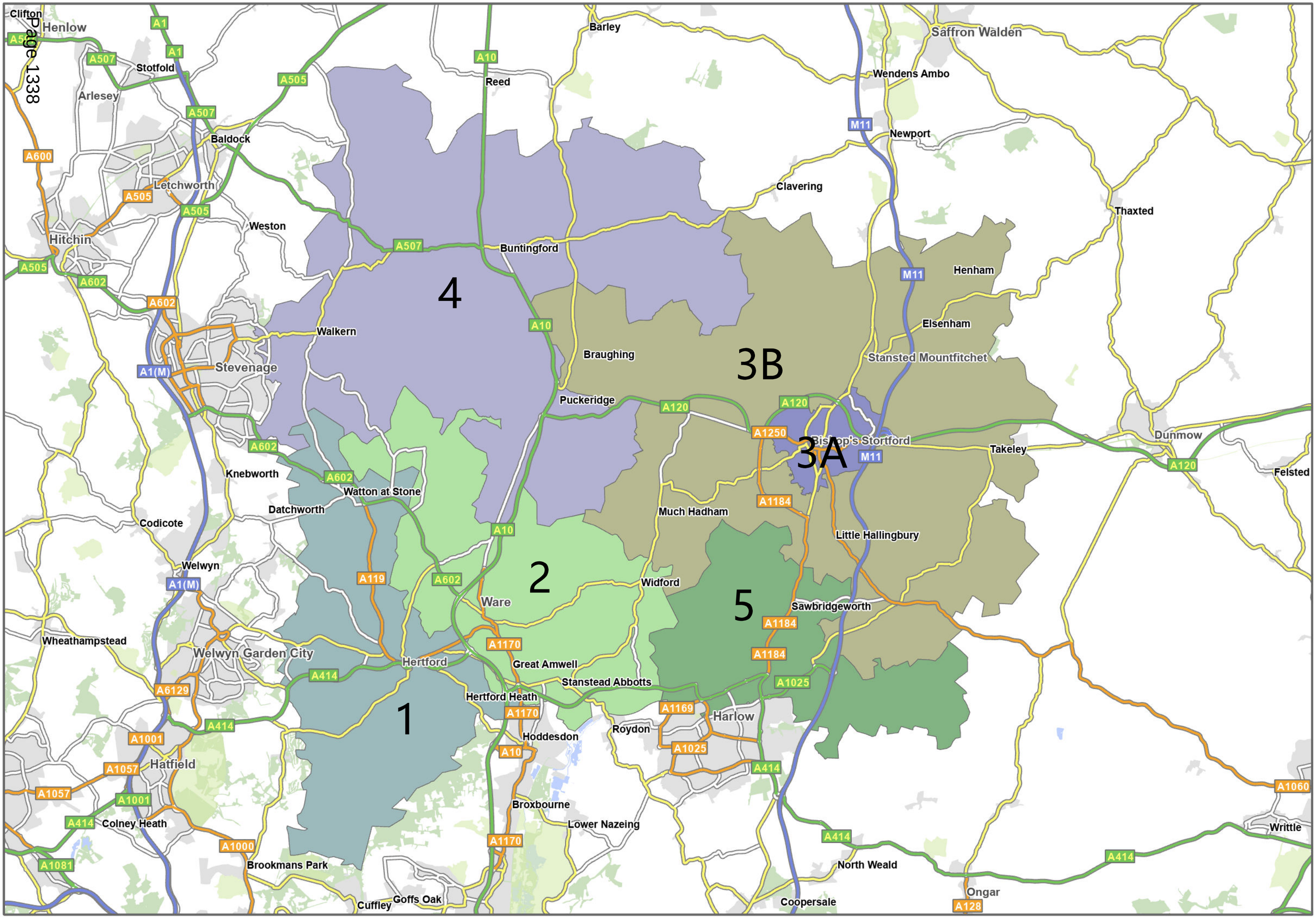
The impact test will need to be undertaken in a proportionate and locally appropriate way, drawing on existing information where possible. Ideally, applicants and local planning authorities should seek to agree the scope, key impacts for assessment, and level of detail required in advance of applications being submitted.

Glossary of Terms

Comparison goods:	Clothing and footwear; household textiles and soft furnishings; Furniture and floor coverings; household appliances; audio visual equipment; hardware, DIY goods, decorating supplies; chemist and medical goods, cosmetics and beauty products; books, jewellery, watches, china, glassware and kitchen utensils, recreational, personal and luxury goods.
Convenience goods:	Food, alcoholic drink, tobacco products, newspapers and periodicals, non-durable household goods.
Expenditure per capita:	The amount of money spent on retail goods per head (or per person) in each catchment area zone. The data represents people of all ages whose usual place of residence is a private household. This excludes any people living in communal establishments (e.g. care homes, student halls of residence, prisons) (source: Experian).
Market share:	The proportion of residents' expenditure secured by a particular shopping destination, derived from the household survey research.
Primary Shopping Area (PSA):	Where retail development is concentrated (source: NPPF Annex 2).
Sales density:	Turnover, per square metre of net sales area.
Special Forms of Trading (SFT):	Sales via the internet, mail order, stalls and markets, vending machines, door-to-door and telephone sales, including online sales by supermarkets, department stores and catalogue companies (source: Experian).
Turnover:	Amount of retail sales per unit i.e. net sales area.
Use Classes Order (UCO):	Derived from the Town and Country Planning (Use Classes) Order 1987 (as amended), the UCO puts land and buildings in England into various categories according to their type and purpose (source: Planning Portal).

Appendix A

Map of the catchment area



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Appendix B

Results of the 2026 household survey

Q01 Where does your household do most of its main food and grocery shopping?
Excl. Nulls & SFT

	Total		Zone 1		Zone 2		Zone 3A		Zone 3B		Zone 4		Zone 5	
Zone 1														
Aldi, Gascoyne Way, Hertford, SG14 1LH	2.1%	15	7.4%	11	3.2%	4	0.0%	0	0.0%	0	0.4%	0	0.0%	0
Co-op, Fleming Crescent, Hertford, SG14 2DJ	0.1%	0	0.2%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Marks and Spencer (M&S) Foodhall, Fore Street, Hertford, SG14 1AJ	1.0%	7	3.2%	5	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.8%	3
Sainsbury's, Hartham Lane, Hertford, SG14 1RD	3.0%	21	11.4%	17	0.3%	0	0.0%	0	0.0%	0	5.6%	4	0.0%	0
Tesco Superstore, Ware Road, Hertford, SG14 1QA	12.4%	89	53.2%	79	7.4%	8	0.0%	0	0.0%	0	2.0%	2	0.0%	0
Zone 2														
Asda, Watton Road, Ware, SG12 0AD	5.8%	41	4.4%	7	26.4%	30	0.0%	0	1.4%	2	3.2%	2	0.0%	0
Dane End Stores, Easington Road, Dane End, Ware, SG12 0LX	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.4%	0	0.0%	0
Tesco Superstore, West Street, Ware, SG12 9EE	8.1%	58	0.0%	0	43.0%	48	0.0%	0	2.8%	5	5.9%	5	0.0%	0
Zone 3A														
Aldi, London Road, Bishop's Stortford, CM23 5NF	3.4%	24	0.0%	0	0.0%	0	7.5%	9	6.6%	11	1.7%	1	3.4%	3
B&M, South Street, Bishop's Stortford, CM23 3AB	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.8%	2
Caulfields, Snowley Parade, Manston Drive, Bishop's Stortford, CM23 5EP	0.0%	0	0.0%	0	0.0%	0	0.3%	0	0.0%	0	0.0%	0	0.0%	0
Lidl, Stansted Road, Bishop's Stortford, CM23 2BT	0.9%	6	0.0%	0	0.0%	0	3.3%	4	1.4%	2	0.0%	0	0.3%	0
Marks and Spencer (M&S), South Street, Bishop's Stortford, CM23 3YJ	1.2%	8	0.0%	0	0.0%	0	4.2%	5	2.1%	4	0.0%	0	0.0%	0
Morrisons Daily, Snowley Parade, Manston Drive, Bishop's Stortford, CM23 5EP	0.3%	2	0.0%	0	0.0%	0	0.0%	0	1.4%	2	0.0%	0	0.0%	0
Sainsbury's, Jackson Square, Bishop's Stortford, CM23 3XG	4.7%	34	0.0%	0	1.2%	1	20.8%	24	4.9%	8	0.0%	0	0.3%	0
Tesco Express, Havers Lane, Bishop's Stortford, CM23 3PD	1.2%	9	0.0%	0	3.6%	4	0.0%	0	2.8%	5	0.0%	0	0.0%	0
Tesco Express, South Street, Bishop's Stortford, CM23 3AZ	2.3%	16	0.0%	0	0.0%	0	9.1%	10	3.5%	6	0.0%	0	0.0%	0
Waitrose (Little), London Road, Bishop's Stortford, CM23 3LA	0.6%	4	0.0%	0	0.3%	0	0.0%	0	1.4%	2	0.0%	0	1.8%	2
Waitrose, Birchanger Green Services, Bishop's Stortford, CM23 5QZ	0.8%	6	0.0%	0	0.0%	0	0.0%	0	3.4%	6	0.0%	0	0.0%	0
Waitrose, Northgate End, Bishop's Stortford, CM23 2BA	3.8%	27	0.0%	0	0.0%	0	9.2%	11	7.2%	12	5.0%	4	1.0%	1
Zone 3B														
Co-op, Church Road, Stansted Mountfitchet, Stansted, CM24 8BE	0.3%	2	0.0%	0	0.0%	0	0.0%	0	1.4%	2	0.0%	0	0.0%	0
Sainsbury's, Thorley Lane East, Bishop's Stortford, CM23 4EG	6.6%	47	0.0%	0	0.0%	0	13.7%	16	16.7%	27	0.0%	0	3.9%	4
Tesco Express, Ambrose Corner, Elsenham, Bishop's Stortford, CM22 6EH	0.3%	2	0.0%	0	0.0%	0	0.0%	0	1.1%	2	0.0%	0	0.0%	0
Tesco Superstore, Bishops Park Centre, Lancaster Way, Bishop's Stortford, CM23 4DD	8.1%	58	0.0%	0	0.0%	0	21.8%	25	15.8%	26	7.6%	6	0.7%	1

	Total		Zone 1		Zone 2		Zone 3A		Zone 3B		Zone 4		Zone 5	
Zone 4														
Co-op, Station Road, Buntingford, SG9 9HT	0.2%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.9%	1	0.0%	0
Pearce's Farm Shop & Café, Hamels Mead, Buntingford, SG9 9ND	0.5%	4	0.0%	0	0.0%	0	0.0%	0	2.1%	4	0.0%	0	0.0%	0
Sainsbury's Local, High Street, Buntingford, SG9 9AE	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.1%	1	0.0%	0
Sainsbury's, Magpie Crescent, Stevenage, SG2 7DU	0.9%	7	0.7%	1	2.2%	3	0.0%	0	0.0%	0	3.7%	3	0.0%	0
Zone 5														
Co-op, High Street, Old Harlow, Harlow, CM17 0DN	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.7%	1
Co-op, London Road, Sawbridgeworth, CM21 9JS	0.2%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.3%	1
Farmfoods, St James Centre, East Road, Temple Fields, Harlow, CM20 2SX	0.0%	0	0.0%	0	0.0%	0	0.3%	0	0.0%	0	0.0%	0	0.0%	0
Lidl, Edinburgh Way, Harlow, CM20 2DA	0.4%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.1%	3
Local shops, Sawbridgeworth Town Centre	0.4%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.8%	3
Sainsbury's, Allende Avenue, Harlow, CM20 2AG	4.8%	34	0.0%	0	0.8%	1	5.3%	6	4.8%	8	0.0%	0	20.3%	19
Tesco Superstore, East Road (off Edinburgh Way), Harlow, CM20 2TG	4.8%	34	0.0%	0	0.0%	0	0.0%	0	2.5%	4	0.0%	0	31.6%	30
Outside Survey Area														
Aldi, Bessemer Road, Welwyn Garden City, AL7 1HH	0.1%	0	0.2%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Aldi, Brookhill Road, London, Barnet, EN4 8SL	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.8%	2
Aldi, First Avenue, Harlow, CM20 3FA	0.8%	6	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	6.2%	6
Aldi, Gateway, Durham Way, Royston, SG8 5GX	0.4%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.5%	3	0.0%	0
Aldi, Knight Park, Saffron Walden, CB10 2SG	0.4%	3	0.0%	0	0.0%	0	0.0%	0	1.4%	2	0.4%	0	0.0%	0
Aldi, Taverners Way, Hoddesdon, EN11 8TY	1.0%	7	3.3%	5	1.7%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Asda, High Street, Conduit Lane, Hoddesdon, EN11 8HD	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.8%	2
Asda, Monkswood Way, Stevenage, SG1 1LA	0.4%	3	0.0%	0	1.5%	2	0.0%	0	0.0%	0	1.7%	1	0.0%	0
Asda, Town Centre, Hatfield, AL10 0JP	0.3%	2	1.3%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Asda, Watergardens, South Gate, Harlow, CM20 1AN	0.8%	6	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	6.3%	6
Costco, Gunnels Wood Road, Stevenage, SG1 2FW	0.6%	4	0.0%	0	1.5%	2	0.0%	0	0.0%	0	3.1%	2	0.0%	0
Iceland, Harvey Centre Approach, Harlow, CM20 1XW	0.4%	3	0.0%	0	2.2%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Lidl, Jubilee Road, Letchworth Garden City, SG6 1WG	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.0%	2	0.0%	0
Lidl, Moors Walk, Welwyn Garden City, AL7 2BQ	0.1%	1	0.5%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Lidl, Southern Way, Harlow, CM18 7PJ	0.6%	5	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	4.9%	5
Marks and Spencer (M&S) Foodhall, Millennium Way, Braintree, CM77 8YJ	0.3%	2	0.0%	0	0.0%	0	0.0%	0	1.4%	2	0.0%	0	0.0%	0
Marks and Spencer (M&S)	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.4%	0	0.0%	0

	Total		Zone 1		Zone 2		Zone 3A		Zone 3B		Zone 4		Zone 5	
Foodhall, York Way, Durham Way, Royston, SG8 5GX														
Marks and Spencer (M&S), Roaring Meg Retail Park, London Road, Great North Road, Stevenage, SG1 1XN	0.4%	3	0.2%	0	0.0%	0	0.0%	0	0.0%	0	3.1%	2	0.0%	0
Morrisons, Amwell Street, Hoddesdon, EN11 8UD	0.3%	2	0.2%	0	0.5%	1	0.0%	0	0.0%	0	1.7%	1	0.0%	0
Morrisons, Black Fan Road, Welwyn Garden City, AL7 1RY	0.6%	5	3.1%	5	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Sainsbury's, Brewery Road, Hoddesdon, EN11 8HF	0.8%	5	1.6%	2	2.8%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Sainsbury's, Third Avenue, Letchworth Garden City, SG6 2HX	0.3%	2	0.0%	0	0.3%	0	0.0%	0	0.0%	0	2.0%	2	0.0%	0
Tesco Express, High Street, Hoddesdon, EN11 8TQ	0.6%	4	0.0%	0	0.0%	0	3.8%	4	0.0%	0	0.0%	0	0.0%	0
Tesco Extra, Brookfield Centre, Cheshunt, Waltham Cross, EN8 0TA	0.8%	6	0.0%	0	0.3%	0	0.0%	0	3.4%	6	0.0%	0	0.0%	0
Tesco Extra, Great North Road, Hatfield, AL9 5JY	0.7%	5	2.6%	4	0.0%	0	0.0%	0	0.0%	0	1.7%	1	0.0%	0
Tesco Extra, High Street, Baldock, SG7 6BN	1.0%	7	0.0%	0	0.0%	0	0.0%	0	0.0%	0	9.1%	7	0.0%	0
Tesco Extra, Old North Road, Royston, SG8 5UA	3.7%	27	3.3%	5	0.0%	0	0.0%	0	0.0%	0	27.8%	22	0.0%	0
Tesco Extra, The Forum, Stevenage, SG1 1ES	0.4%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.7%	3	0.0%	0
Tesco Superstore, Church Langley Way, Harlow, CM17 9TE	2.5%	18	0.0%	0	0.5%	1	0.0%	0	8.5%	14	0.0%	0	3.4%	3
Tesco Superstore, London Road, Broadwater, Stevenage, SG2 8DT	0.5%	4	1.6%	2	0.3%	0	0.0%	0	0.0%	0	1.5%	1	0.0%	0
Tesco Superstore, Mutton Lane, Potters Bar, EN6 2PB	0.1%	0	0.2%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Tesco Superstore, Radwinter Road, Saffron Walden, CB10 2JP	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.3%	0	0.0%	0	0.0%	0
Tesco Superstore, Stortford Road, Great Dunmow, Dunmow, CM6 1SF	0.5%	3	0.0%	0	0.0%	0	0.3%	0	1.9%	3	0.0%	0	0.0%	0
Waitrose, Bridge Road, Welwyn Garden City, AL8 6AB	0.2%	2	1.0%	1	0.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Waitrose, Hauxton Road, Trumpington, Cambridge, CB2 9FT	0.0%	0	0.0%	0	0.0%	0	0.3%	0	0.0%	0	0.0%	0	0.0%	0
Others														
Weighted base:		713		148		113		115		164		78		95
Sample:		704		127		120		131		122		91		113

Q02 Which retailer do you normally purchase your main food internet / delivery shopping from?
Those who said 'Internet / delivery' at Q01

	Total		Zone 1		Zone 2		Zone 3A		Zone 3B		Zone 4		Zone 5	
Aldi	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Amazon	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Asda	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Iceland	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Lidl	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Marks & Spencer	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Morrisons	5.3%	5	27.5%	3	9.6%	1	0.0%	0	0.0%	0	0.0%	0	2.3%	0
Ocado	35.7%	33	40.2%	5	6.5%	1	0.0%	0	57.9%	11	31.4%	9	53.9%	7
Sainsbury's	24.4%	23	6.2%	1	16.1%	2	77.8%	5	17.8%	4	30.8%	9	21.8%	3
Tesco	30.9%	29	26.1%	3	53.8%	7	16.7%	1	22.2%	4	34.8%	10	21.9%	3
Waitrose	3.5%	3	0.0%	0	14.0%	2	5.6%	0	2.1%	0	2.0%	1	0.0%	0
Other	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Gusto	0.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	0	0.0%	0
(Don't know / varies)	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Weighted base:		93		12		14		6		20		29		13
Sample:		102		13		20		9		18		29		13

Q03 What is the main reason your household does most of its main food shopping at STORE MENTIONED AT Q01?

	Total		Zone 1		Zone 2		Zone 3A		Zone 3B		Zone 4		Zone 5	
Can get everything I need there	35.0%	282	30.9%	49	44.0%	56	19.9%	24	38.5%	71	29.2%	31	47.5%	52
Close to home	17.9%	145	19.2%	31	17.2%	22	25.3%	31	16.8%	31	13.0%	14	15.5%	17
Low prices / value for money	7.0%	56	6.1%	10	8.7%	11	4.3%	5	8.2%	15	10.5%	11	3.8%	4
Good offers	6.2%	50	8.1%	13	11.4%	14	5.3%	6	2.5%	5	0.0%	0	11.0%	12
Online shopping is convenient	4.0%	32	2.5%	4	2.8%	4	4.7%	6	1.9%	4	13.5%	14	0.9%	1
Quality of food goods available	3.9%	31	4.9%	8	0.9%	1	7.9%	10	4.3%	8	3.3%	3	1.1%	1
Range of food goods available	3.4%	28	2.4%	4	0.5%	1	4.3%	5	5.6%	10	3.9%	4	3.4%	4
Parking provision is good / easy to park	3.3%	26	3.6%	6	2.2%	3	6.2%	8	3.0%	6	4.2%	4	0.3%	0
Delivery service	2.5%	20	3.4%	5	2.2%	3	0.8%	1	2.8%	5	4.9%	5	0.6%	1
Habit / always used it	2.2%	18	0.9%	1	0.2%	0	5.9%	7	1.4%	2	3.5%	4	2.4%	3
Familiar / know where everything is	2.1%	17	1.5%	2	2.4%	3	4.5%	5	1.9%	4	0.5%	1	2.0%	2
Staff discount / work there	1.9%	15	4.7%	7	0.2%	0	0.3%	0	1.2%	2	3.1%	3	1.6%	2
Loyalty scheme / reward points	1.6%	13	3.2%	5	1.1%	1	1.7%	2	1.2%	2	0.3%	0	1.6%	2
Large store	1.4%	11	0.0%	0	0.0%	0	0.5%	1	5.3%	10	0.5%	1	0.3%	0
Easy to get to by car	1.1%	9	0.9%	1	0.0%	0	2.9%	4	1.5%	3	0.0%	0	1.3%	1
Easy to get to by foot	0.7%	6	1.7%	3	0.7%	1	1.1%	1	0.2%	0	0.3%	0	0.0%	0
Close to family / friends	0.6%	5	0.0%	0	1.1%	1	0.5%	1	1.0%	2	0.5%	1	0.3%	0
Close to work	0.6%	5	0.0%	0	0.2%	0	1.2%	1	0.0%	0	2.7%	3	0.0%	0
Close to other shops / services / facilities	0.5%	4	0.2%	0	0.2%	0	0.0%	0	1.0%	2	0.0%	0	1.6%	2
Preference for retailer	0.5%	4	0.5%	1	0.5%	1	0.3%	0	0.0%	0	1.5%	2	0.9%	1
Started online shopping due to the pandemic and kept using it	0.4%	3	0.5%	1	0.5%	1	0.3%	0	0.5%	1	0.8%	1	0.0%	0
Dislike in-person shopping	0.3%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.4%	3
Health / mobility issue	0.3%	3	0.0%	0	1.3%	2	0.0%	0	0.2%	0	0.5%	1	0.0%	0
Use online shopping due to the pandemic / because it's covid safe	0.3%	2	0.0%	0	1.2%	1	0.3%	0	0.0%	0	0.0%	0	0.3%	0
Parking is free	0.2%	2	0.5%	1	0.2%	0	0.3%	0	0.0%	0	0.0%	0	0.6%	1
Small / quiet store	0.2%	2	0.2%	0	0.0%	0	1.2%	1	0.0%	0	0.0%	0	0.0%	0
Easy to get to by public transport	0.2%	1	0.2%	0	0.0%	0	0.0%	0	0.2%	0	0.3%	0	0.3%	0
Friendly / helpful staff	0.1%	1	0.2%	0	0.2%	0	0.0%	0	0.2%	0	0.0%	0	0.0%	0
Only one in the area	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.2%	0	0.0%	0	0.6%	1
Good layout / easy to get around	0.1%	1	0.0%	0	0.0%	0	0.3%	0	0.0%	0	0.5%	1	0.0%	0
Range of non-food goods available	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.2%	0	0.0%	0	0.0%	0
Pleasant shopping environment	0.0%	0	0.2%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Clean store	0.0%	0	0.2%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Has a petrol station	0.0%	0	0.0%	0	0.0%	0	0.3%	0	0.0%	0	0.0%	0	0.0%	0
Good disability access	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.3%	0	0.0%	0
Quality of non-food goods available	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Use store / location because it has good covid safety measures	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Anything else	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Products	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Shopping Environment	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Long opening hours	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Parking prices are low	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Like to support local business	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Safe shopping environment (from crime)	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Self-service checkouts	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Others	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Other	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Location / Travel	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Ethical policy	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Online	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Has a cafe	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0

	Total		Zone 1		Zone 2		Zone 3A		Zone 3B		Zone 4		Zone 5	
(Don't know)	0.6%	5	3.1%	5	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
(No particular reason)	0.4%	3	0.2%	0	0.0%	0	0.0%	0	0.2%	0	2.0%	2	0.0%	0
Weighted base:		806		160		126		121		184		106		109
Sample:		806		140		140		140		140		120		126

Meanscore: [£]

Q04 How much on average does your household spend on main food shopping in a week?

£1 - £10	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
£11 - £20	0.2%	2	0.2%	0	0.5%	1	0.3%	0	0.0%	0	0.0%	0	0.3%	0
£21 - £30	1.9%	15	0.9%	1	3.0%	4	1.1%	1	2.9%	5	2.3%	2	0.9%	1
£31 - £40	2.9%	23	4.5%	7	1.2%	1	4.3%	5	3.2%	6	1.6%	2	1.7%	2
£41 - £50	4.7%	38	7.5%	12	4.1%	5	3.1%	4	6.0%	11	2.8%	3	2.3%	2
£51 - £60	5.1%	41	4.1%	7	7.2%	9	6.0%	7	5.5%	10	3.9%	4	3.8%	4
£61 - £70	3.7%	30	2.6%	4	3.8%	5	5.1%	6	3.8%	7	4.5%	5	2.9%	3
£71 - £80	7.2%	58	9.6%	15	6.0%	8	2.9%	4	10.1%	19	4.8%	5	7.3%	8
£81 - £90	2.5%	20	1.1%	2	3.8%	5	1.7%	2	2.8%	5	0.5%	1	5.0%	5
£91 - £100	20.0%	161	12.6%	20	21.5%	27	25.5%	31	22.3%	41	15.2%	16	23.6%	26
£101 - £110	0.6%	5	0.0%	0	0.7%	1	1.7%	2	0.5%	1	0.5%	1	0.6%	1
£111 - £120	7.5%	60	8.9%	14	11.8%	15	6.7%	8	5.6%	10	8.5%	9	3.4%	4
£121 - £130	2.0%	16	3.8%	6	0.2%	0	0.0%	0	1.7%	3	3.8%	4	2.1%	2
£131 - £140	1.6%	12	1.9%	3	0.5%	1	1.5%	2	2.9%	5	0.0%	0	1.6%	2
£141 - £150	6.4%	52	1.7%	3	2.0%	3	10.1%	12	4.2%	8	15.6%	17	9.1%	10
£151 - £160	1.3%	10	0.2%	0	0.2%	0	3.6%	4	1.5%	3	2.3%	2	0.3%	0
£161 - £170	0.3%	3	0.0%	0	0.0%	0	0.3%	0	0.0%	0	2.3%	2	0.0%	0
£171 - £180	0.3%	2	0.0%	0	1.3%	2	0.0%	0	0.2%	0	0.0%	0	0.3%	0
£181 - £190	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.2%	0	0.3%	0	0.0%	0
£191 - £200	4.6%	37	5.1%	8	0.0%	0	1.5%	2	1.7%	3	15.7%	17	6.7%	7
£201 - £220	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
£221 - £240	0.3%	3	0.0%	0	0.0%	0	2.3%	3	0.0%	0	0.0%	0	0.0%	0
£241 - £260	0.9%	7	1.9%	3	0.2%	0	0.0%	0	1.2%	2	0.0%	0	1.6%	2
£261 - £280	0.2%	2	1.3%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
£281 - £300	0.3%	3	0.0%	0	2.0%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0
£301+	0.5%	4	0.0%	0	0.0%	0	0.3%	0	1.2%	2	0.3%	0	1.3%	1
(Don't know / varies)	21.8%	176	26.6%	42	27.3%	34	15.3%	19	22.0%	40	12.5%	13	24.3%	26
(Refused)	3.1%	25	5.4%	9	2.8%	4	6.9%	8	0.5%	1	2.6%	3	1.1%	1
Mean:	*107.60*		*103.96*		*97.08*		*108.79*		*99.57*		*125.83*		*116.38*	
Weighted base:		806		160		126		121		184		106		109
Sample:		806		140		140		140		140		120		126

Q05 Where does your household do most of its shopping for small scale 'top-up' food and convenience goods items?
Excl. Nulls & SFT

	Total		Zone 1		Zone 2		Zone 3A		Zone 3B		Zone 4		Zone 5	
Zone 1														
Aldi, Gascoyne Way, Hertford, SG14 1LH	2.6%	17	12.7%	17	0.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Budgens, High Street, Watton at Stone, Hertford, SG14 3SB	0.1%	0	0.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Co-op, Bengeo Street, Bengeo, Hertford, SG14 3ES	2.0%	13	5.6%	7	0.0%	0	4.5%	4	0.0%	0	0.0%	0	2.2%	2
Co-op, Fleming Crescent, Hertford, SG14 2DJ	1.0%	7	5.0%	7	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Dawlicious Milk, Downfield Road, Hertford Heath, Hertford, SG13 7RZ	0.0%	0	0.0%	0	0.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Emmie Murphy's Village Store, Church Road, Little Berkhamsted, Hertford, SG13 8LY	0.1%	0	0.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Express Food & Wine, Ware Road, Hertford, SG13 7EQ	0.1%	0	0.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Foxholes Farm Shop & Butchery, London Road, Hertford, SG13 7NT	0.0%	0	0.0%	0	0.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Good News, The Avenue, Bengeo, Hertford, SG14 3DU	0.1%	1	0.3%	0	0.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Local shops, Watton at Stone Village Centre	0.2%	2	1.3%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Londis, Birdie Way, Hertford, SG13 7SX	0.1%	0	0.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Marks and Spencer (M&S) Foodhall, Fore Street, Hertford, SG14 1AJ	1.3%	9	3.2%	4	0.9%	1	0.0%	0	2.3%	4	0.0%	0	0.0%	0
Marks and Spencer (M&S) Simply Food, Ryder Close, Stanstead Road, Hertford, SG13 7SH	2.9%	19	14.5%	19	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Mind the Gap, North Road, Hertford, SG14 1NB	0.4%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.7%	2	0.0%	0
Sainsbury's, Hartham Lane, Hertford, SG14 1RD	2.7%	17	13.4%	17	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Tesco Superstore, Ware Road, Hertford, SG14 1QA	5.7%	37	23.2%	30	7.0%	7	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Thirteen Artisan Bakery, Mill Bridge, Hertford, SG14 1PZ	0.3%	2	1.5%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Zis Zis Food, London Road, Hertford Heath, Hertford, SG13 7PN	0.1%	0	0.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Zone 2														
Asda, Watton Road, Ware, SG12 0AD	3.3%	22	4.2%	5	10.8%	11	0.0%	0	1.5%	2	2.7%	2	0.0%	0
Co-op, High Street, Stanstead Abbotts, Ware, SG12 8AG	0.9%	6	0.0%	0	5.4%	6	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Costcutter, Amwell End, Ware, SG12 9HP	0.2%	2	0.0%	0	1.6%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Cromwell Community Stores, Cromwell Road, Ware, SG12 7LD	0.0%	0	0.0%	0	0.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Dane End Stores, Easington Road, Dane End, Ware, SG12 0LX	0.1%	1	0.0%	0	0.6%	1	0.0%	0	0.0%	0	0.3%	0	0.0%	0
French & Day Delicatessen, High Street, Ware, SG12 9BA	0.3%	2	0.0%	0	1.6%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0
G.S Pickett Family Butchers, The Green, Kingshill, Ware, SG12 0QW	0.0%	0	0.0%	0	0.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0

	Total		Zone 1		Zone 2		Zone 3A		Zone 3B		Zone 4		Zone 5	
Local shops, Ware Town Centre	0.0%	0	0.0%	0	0.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Londis, The Green, Ware, SG12 0QW	0.0%	0	0.0%	0	0.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Sainsbury's Local, Star Street, Ware, SG12 9BX	2.3%	15	0.0%	0	14.2%	15	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Simmons Bakers, High Street, Ware, SG12 9BY	0.1%	1	0.0%	0	0.6%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Tesco Superstore, West Street, Ware, SG12 9EE	7.2%	47	0.3%	0	38.3%	40	0.0%	0	0.0%	0	7.2%	6	0.0%	0
Zone 3A														
Aldi, London Road, Bishop's Stortford, CM23 5NF	3.6%	23	0.0%	0	0.0%	0	11.3%	11	7.8%	12	0.0%	0	0.4%	0
B&M, South Street, Bishop's Stortford, CM23 3AB	0.9%	6	0.0%	0	0.0%	0	0.0%	0	3.9%	6	0.0%	0	0.0%	0
Caulfields, Snowley Parade, Manston Drive, Bishop's Stortford, CM23 5EP	0.3%	2	0.0%	0	0.0%	0	1.7%	2	0.0%	0	0.0%	0	0.4%	0
Co-op, Carriage House, Bishop's Stortford, CM23 3FU	1.4%	9	0.0%	0	0.0%	0	4.5%	4	0.0%	0	1.8%	2	4.4%	3
Lidl, Stansted Road, Bishop's Stortford, CM23 2BT	1.2%	8	0.0%	0	0.0%	0	2.2%	2	3.7%	6	0.0%	0	0.0%	0
Local shops, Bishop's Stortford Town Centre	0.1%	1	0.0%	0	0.0%	0	0.7%	1	0.0%	0	0.0%	0	0.0%	0
Marks and Spencer (M&S), South Street, Bishop's Stortford, CM23 3YJ	2.6%	17	0.0%	0	0.0%	0	3.5%	3	8.8%	14	0.0%	0	0.0%	0
Morrisons Daily, Snowley Parade, Manston Drive, Bishop's Stortford, CM23 5EP	0.1%	0	0.0%	0	0.0%	0	0.3%	0	0.0%	0	0.0%	0	0.0%	0
Sainsbury's, Jackson Square, Bishop's Stortford, CM23 3XG	2.6%	17	0.0%	0	0.0%	0	11.0%	11	4.1%	6	0.3%	0	0.0%	0
Spar, Stortford Hall Park, Dunmow Road, Bishop's Stortford, CM23 5AL	0.2%	1	0.0%	0	0.0%	0	1.5%	1	0.0%	0	0.0%	0	0.0%	0
Tesco Express, Havers Lane, Bishop's Stortford, CM23 3PD	1.6%	11	0.0%	0	0.0%	0	11.1%	11	0.0%	0	0.0%	0	0.0%	0
Tesco Express, South Street, Bishop's Stortford, CM23 3AZ	0.6%	4	0.0%	0	0.0%	0	1.8%	2	1.5%	2	0.0%	0	0.0%	0
Waitrose (Little), London Road, Bishop's Stortford, CM23 3LA	1.3%	8	0.0%	0	0.0%	0	5.0%	5	2.3%	4	0.0%	0	0.0%	0
Waitrose, Birchanger Green Services, Bishop's Stortford, CM23 5QZ	1.5%	10	0.0%	0	0.0%	0	4.5%	4	3.6%	6	0.0%	0	0.0%	0
Waitrose, Northgate End, Bishop's Stortford, CM23 2BA	5.1%	33	0.0%	0	0.0%	0	21.7%	21	7.6%	12	0.0%	0	0.8%	1
Zone 3B														
Co-op, Church Road, Stansted Mountfitchet, Stansted, CM24 8BE	0.9%	6	0.0%	0	0.0%	0	0.0%	0	3.7%	6	0.0%	0	0.0%	0
Co-op, The Heath, Hatfield Heath, Bishop's Stortford, CM22 7EB	1.9%	12	0.0%	0	0.0%	0	0.0%	0	5.5%	8	0.0%	0	4.8%	4
Dorringtons, Cambridge Road, Stansted Mountfitchet, Stansted, CM24 8BZ	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.3%	0	0.0%	0	0.0%	0
Henham Village Shop, High Street, Bishop's Stortford, CM22 6AS	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.3%	0	0.0%	0	0.0%	0
Londis, High Street, Hadham Cross, Much Hadham, SG10 6DE	0.4%	3	0.0%	0	1.8%	2	0.0%	0	0.5%	1	0.0%	0	0.0%	0
Londis, Takeley, Bishops Stortford, CM22 6SH	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.3%	0	0.0%	0	0.0%	0
Sainsbury's, Thorley Lane East, Bishop's Stortford,	3.5%	23	0.0%	0	0.0%	0	5.0%	5	11.6%	18	0.0%	0	0.4%	0

	Total		Zone 1		Zone 2		Zone 3A		Zone 3B		Zone 4		Zone 5	
CM23 4EG														
Tesco Express, Ambrose Corner, Elsenham, Bishop's Stortford, CM22 6EH	0.8%	5	0.0%	0	0.0%	0	0.0%	0	3.2%	5	0.0%	0	0.0%	0
Tesco Express, Cambridge Road, Stansted Mountfitchet, CM24 8BZ	0.8%	5	0.0%	0	0.0%	0	0.0%	0	3.2%	5	0.0%	0	0.0%	0
Tesco Superstore, Bishops Park Centre, Lancaster Way, Bishop's Stortford, CM23 4DD	2.7%	17	0.0%	0	0.0%	0	6.5%	6	7.2%	11	0.0%	0	0.0%	0
Zone 4														
Budgens, Baldock Road, Buntingford, SG9 9BL	0.6%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	4.5%	4	0.0%	0
Budgens, High Street, Walkern, Stevenage, SG2 7NT	0.2%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.4%	1	0.0%	0
Chells Manor Post Office, Emperors Gate, Stevenage, SG2 7QX	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.3%	0	0.0%	0
Co-op, Station Road, Buntingford, SG9 9HT	4.8%	31	0.0%	0	0.0%	0	0.0%	0	0.3%	0	34.4%	31	0.0%	0
Local shops, Puckeridge Village Centre	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.3%	0	0.0%	0
Pearce's Farm Shop & Café, Hamels Mead, Buntingford, SG9 9ND	1.7%	11	0.0%	0	2.4%	3	0.3%	0	3.6%	6	3.1%	3	0.0%	0
Puckeridge Local Store, High Street, Puckeridge, Ware, SG11 1RN	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.6%	1	0.0%	0
Sainsbury's Local, High Street, Buntingford, SG9 9AE	2.6%	17	0.0%	0	0.0%	0	0.0%	0	1.5%	2	16.4%	15	0.0%	0
Sainsbury's, Magpie Crescent, Stevenage, SG2 7DU	0.9%	6	1.5%	2	0.0%	0	0.0%	0	0.0%	0	4.3%	4	0.0%	0
Westwoods Convenience Store, High Street, Standon, Ware, SG11 1LA	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.8%	2	0.0%	0
Zone 5														
Christine Traditional Home Baking, Bell Street, Sawbridgeworth, CM21 9AN	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.8%	1
Churchgate Stores, Churchgate Street, Churchgate Street, Harlow, CM17 0JT	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.4%	0
Co-op, High Street, Old Harlow, Harlow, CM17 0DN	0.6%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	5.2%	4
Co-op, London Road, Sawbridgeworth, CM21 9JS	2.5%	16	0.0%	0	0.0%	0	0.0%	0	1.2%	2	0.0%	0	18.2%	14
Dorringtons, High Street, Old Harlow, Harlow, CM17 0DW	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.8%	1
Farmfoods, St James Centre, East Road, Temple Fields, Harlow, CM20 2SX	0.1%	0	0.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Lidl, Edinburgh Way, Harlow, CM20 2DA	1.5%	10	3.8%	5	0.0%	0	0.0%	0	0.0%	0	0.0%	0	6.3%	5
Local shops, Sawbridgeworth Town Centre	0.3%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.2%	2
Morrisons Daily, Bell Street, Sawbridgeworth, CM21 9AN	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.4%	0
Sainsbury's, Allende Avenue, Harlow, CM20 2AG	2.5%	16	0.0%	0	1.3%	1	0.0%	0	3.6%	6	0.0%	0	12.3%	10
Tesco Superstore, East Road (off Edinburgh Way),	0.9%	6	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	7.3%	6

	Total		Zone 1		Zone 2		Zone 3A		Zone 3B		Zone 4		Zone 5	
Harlow, CM20 2TG														
Outside Survey Area														
Aldi, Fairlands Way, Stevenage, SG1 1FZ	0.4%	3	0.0%	0	2.4%	3	0.0%	0	0.0%	0	0.3%	0	0.0%	0
Aldi, First Avenue, Harlow, CM20 3FA	2.4%	15	0.0%	0	3.8%	4	0.0%	0	1.2%	2	0.0%	0	12.3%	10
Aldi, Gateway, Durham Way, Royston, SG8 5GX	0.4%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.1%	3	0.0%	0
Aldi, Knight Park, Saffron Walden, CB10 2SG	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.3%	0	0.0%	0
Aldi, Taverners Way, Hoddesdon, EN11 8TY	0.3%	2	1.5%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Asda, High Street, Conduit Lane, Hoddesdon, EN11 8HD	0.1%	0	0.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Asda, Watergardens, South Gate, Harlow, CM20 1AN	0.5%	3	0.0%	0	0.3%	0	0.0%	0	0.3%	0	0.0%	0	3.4%	3
Co-op, Goffs Lane, Goffs Oak, Waltham Cross, EN7 5ET	0.1%	0	0.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Co-op, Maunds Road, Maunds Hatch, Harlow, CM18 7RG	0.6%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	5.3%	4
Co-op, North Square, Harlow, CM17 9TW	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.4%	0
Iceland (The Food Warehouse), Monkswood Retail Park, Monkswood Way, Stevenage, SG1 1TL	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.3%	0	0.0%	0	0.0%	0
Lidl, Jubilee Road, Letchworth Garden City, SG6 1WG	0.2%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.4%	1	0.0%	0
Lidl, Southern Way, Harlow, CM18 7PJ	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.4%	0
Local shops, Cuffley Village Centre	0.1%	0	0.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Local shops, Harlow Town Centre	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.4%	0
Marks and Spencer (M&S) Foodhall, High Street, Epping, CM16 4BP	0.4%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.4%	3
Marks and Spencer (M&S) Simply Food, Southern Way, Great Parndon, Harlow, CM18 7BH	0.3%	2	0.0%	0	0.0%	0	0.0%	0	1.5%	2	0.0%	0	0.0%	0
Marks and Spencer (M&S) Simply Food, Ware Road, Hoddesdon, EN11 9DU	0.0%	0	0.0%	0	0.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Marks and Spencer (M&S), Roaring Meg Retail Park, London Road, Great North Road, Stevenage, SG1 1XN	0.7%	4	0.6%	1	0.0%	0	0.0%	0	0.0%	0	4.2%	4	0.0%	0
Morrisons Daily, Fishers Hatch, Harlow, CM20 3PP	0.2%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.8%	1
Morrisons, Amwell Street, Hoddesdon, EN11 8UD	0.5%	3	0.0%	0	0.3%	0	2.8%	3	0.0%	0	0.3%	0	0.0%	0
Nisa Local, Colt Hatch Off, Hobtoe Road, Harlow, CM20 1SX	0.3%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.2%	2
Nisa Local, Stortford Road, Clavering, Saffron Walden, CB11 4PE	0.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.8%	2	0.0%	0
Sainsbury's, Brewery Road, Hoddesdon, EN11 8HF	0.1%	1	0.3%	0	0.6%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Sainsbury's, Church Road, Welwyn Garden City, AL8 6SA	0.5%	3	2.4%	3	0.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Spar, Stortford Road, Clavering, Saffron Walden, CB11 4PE	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.3%	0	0.0%	0	0.0%	0
Tesco Express, Chells Way, Mobbsbury Way, Stevenage, SG2 0LU	0.3%	2	0.0%	0	1.6%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0

	Total		Zone 1		Zone 2		Zone 3A		Zone 3B		Zone 4		Zone 5	
Tesco Express, Harvey Centre Approach, Harlow, CM20 1XN	0.2%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.8%	1
Tesco Express, High Street, Stevenage, SG1 3EF	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.3%	0	0.0%	0
Tesco Express, Station Road, Cuffley, Potters Bar, EN6 4HX	0.1%	0	0.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Tesco Extra, Brookfield Centre, Cheshunt, Waltham Cross, EN8 0TA	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.3%	0	0.0%	0
Tesco Extra, High Street, Baldock, SG7 6BN	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.6%	1	0.0%	0
Tesco Extra, Old North Road, Royston, SG8 5UA	0.4%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.2%	3	0.0%	0
Tesco Superstore, Church Langley Way, Harlow, CM17 9TE	0.8%	5	0.0%	0	1.9%	2	0.0%	0	1.7%	3	0.0%	0	0.8%	1
Tesco Superstore, High Street, Epping, CM16 4BA	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.4%	0
Tesco Superstore, London Road, Broadwater, Stevenage, SG2 8DT	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.3%	0	0.0%	0
Tesco Superstore, Radwinter Road, Saffron Walden, CB10 2JP	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.3%	0	0.0%	0	0.0%	0
Tesco Superstore, Stortford Road, Great Dunmow, Dunmow, CM6 1SF	0.4%	3	0.0%	0	0.0%	0	0.0%	0	1.7%	3	0.0%	0	0.0%	0
Waitrose, Bridge Road, Welwyn Garden City, AL8 6AB	0.4%	2	1.8%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Waitrose, Hill Street, Saffron Walden, CB10 1DT	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.4%	0
Waitrose, New Union Square, Nine Elms, London, SW11 7DN	0.2%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.4%	1	0.0%	0
Others														
Weighted base:		654		130		105		97		155		90		78
Sample:		615		106		112		104		110		91		92

	Total		Zone 1		Zone 2		Zone 3A		Zone 3B		Zone 4		Zone 5	
Meanscore: [£]														
Q06 How much on average does your household spend on 'top-up' food shopping in a week? *Those who do top-up shopping at Q05*														
£1 - £10	12.2%	82	13.5%	18	15.4%	17	7.6%	8	13.2%	21	15.0%	14	6.7%	5
£11 - £20	32.1%	215	24.5%	32	30.9%	34	38.9%	40	25.6%	40	44.9%	41	36.2%	29
£21 - £30	22.7%	152	28.0%	37	18.9%	21	18.0%	18	28.9%	45	10.7%	10	27.0%	21
£31 - £40	5.4%	36	7.0%	9	2.3%	3	11.6%	12	4.5%	7	4.8%	4	1.6%	1
£41 - £50	4.3%	29	3.2%	4	4.6%	5	5.5%	6	5.3%	8	3.2%	3	3.7%	3
£51 - £60	1.1%	7	1.5%	2	0.0%	0	2.7%	3	1.7%	3	0.0%	0	0.0%	0
£61 - £70	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.4%	0
£71 - £80	0.5%	3	1.5%	2	0.0%	0	1.4%	1	0.0%	0	0.0%	0	0.0%	0
£81 - £90	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.3%	0	0.0%	0
£91 - £100	0.4%	3	0.0%	0	0.0%	0	0.6%	1	0.5%	1	1.4%	1	0.0%	0
£101 - £110	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
£111 - £120	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
£121 - £130	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
£131 - £140	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
£141 - £150	0.4%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.7%	2	0.0%	0
£151 - £160	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.3%	0	0.0%	0	0.0%	0
£161 - £170	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
£171 - £180	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
£181 - £190	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
£191 - £200	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
£201 - £220	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
£221 - £240	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
£241 - £260	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
£261 - £280	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
£281 - £300	0.0%	0	0.0%	0	0.0%	0	0.3%	0	0.0%	0	0.0%	0	0.0%	0
£301+	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
(Don't know / varies)	17.8%	119	16.3%	21	24.7%	27	7.8%	8	19.3%	30	15.3%	14	23.6%	19
(Refused)	2.7%	18	4.4%	6	3.2%	4	5.5%	6	0.8%	1	1.6%	1	0.8%	1
Mean:		*24.82*		*24.26*		*21.18*		*28.46*		*25.38*		*25.85*		*22.81*
Weighted base:		669		132		110		102		156		90		79
Sample:		635		107		118		108		114		93		95
Q07 How often does your household visit the following centres? [PR] ***Bishop's Stortford***														
At least weekly	31.0%	250	0.0%	0	4.9%	6	78.6%	95	62.9%	116	16.5%	18	13.8%	15
Once a fortnight	6.9%	56	1.7%	3	4.7%	6	6.1%	7	9.9%	18	4.1%	4	15.7%	17
Once a month	8.3%	67	0.9%	1	8.0%	10	2.8%	3	9.2%	17	18.5%	20	14.4%	16
Once every 2-3 months	5.0%	40	3.2%	5	5.0%	6	4.3%	5	1.9%	4	9.7%	10	8.8%	10
Once every 6 months	3.2%	26	4.0%	6	3.7%	5	1.2%	1	3.5%	6	2.6%	3	3.8%	4
Once a year	1.8%	14	0.7%	1	4.0%	5	0.0%	0	0.0%	0	6.1%	6	1.7%	2
Less often	15.9%	129	25.6%	41	30.9%	39	0.0%	0	7.4%	14	10.7%	11	21.7%	24
Never	27.3%	220	63.9%	102	38.7%	49	3.5%	4	5.0%	9	31.9%	34	20.1%	22
(Don't know)	0.6%	5	0.0%	0	0.0%	0	3.6%	4	0.2%	0	0.0%	0	0.0%	0
Weighted base:		806		160		126		121		184		106		109
Sample:		806		140		140		140		140		120		126
Hertford														
At least weekly	24.2%	195	74.0%	118	28.9%	37	3.6%	4	8.4%	15	13.5%	14	6.1%	7
Once a fortnight	10.8%	87	9.9%	16	24.1%	30	0.0%	0	9.3%	17	6.5%	7	15.5%	17
Once a month	12.2%	99	7.4%	12	17.3%	22	4.0%	5	18.9%	35	16.7%	18	7.1%	8
Once every 2-3 months	3.6%	29	2.4%	4	1.7%	2	2.7%	3	2.1%	4	13.9%	15	0.9%	1
Once every 6 months	4.0%	32	3.0%	5	5.4%	7	9.1%	11	0.0%	0	8.0%	9	1.1%	1
Once a year	1.4%	11	0.5%	1	0.5%	1	0.8%	1	3.6%	7	0.8%	1	1.6%	2
Less often	7.3%	59	0.2%	0	3.6%	5	9.2%	11	9.4%	17	2.0%	2	21.7%	24
Never	35.2%	284	2.4%	4	17.2%	22	67.1%	81	48.3%	89	36.2%	38	45.9%	50
(Don't know)	1.1%	9	0.2%	0	1.3%	2	3.6%	4	0.0%	0	2.3%	2	0.0%	0
Weighted base:		806		160		126		121		184		106		109
Sample:		806		140		140		140		140		120		126

	Total		Zone 1		Zone 2		Zone 3A		Zone 3B		Zone 4		Zone 5	
Ware														
At least weekly	20.5%	165	13.0%	21	86.9%	110	3.6%	4	8.0%	15	10.7%	11	3.7%	4
Once a fortnight	6.1%	49	10.4%	17	4.9%	6	0.0%	0	2.1%	4	8.8%	9	11.7%	13
Once a month	15.8%	127	34.1%	54	3.3%	4	4.4%	5	20.3%	37	16.0%	17	8.0%	9
Once every 2-3 months	4.9%	39	10.6%	17	1.2%	1	1.5%	2	2.1%	4	11.6%	12	2.7%	3
Once every 6 months	2.6%	21	0.9%	1	0.5%	1	7.6%	9	0.9%	2	7.1%	8	0.9%	1
Once a year	2.4%	20	5.0%	8	1.3%	2	3.2%	4	0.2%	0	2.6%	3	2.8%	3
Less often	11.1%	89	3.3%	5	0.7%	1	7.9%	10	18.6%	34	12.3%	13	24.3%	26
Never	36.2%	292	22.6%	36	0.9%	1	71.6%	87	47.7%	88	28.6%	30	46.0%	50
(Don't know)	0.4%	3	0.0%	0	0.2%	0	0.3%	0	0.0%	0	2.3%	2	0.0%	0
Weighted base:		806		160		126		121		184		106		109
Sample:		806		140		140		140		140		120		126
Buntingford														
At least weekly	8.9%	71	0.0%	0	0.0%	0	1.7%	2	3.9%	7	54.4%	58	3.8%	4
Once a fortnight	1.6%	13	0.0%	0	0.0%	0	0.0%	0	1.7%	3	6.8%	7	2.4%	3
Once a month	4.2%	34	0.0%	0	2.8%	4	0.0%	0	8.6%	16	11.8%	13	1.6%	2
Once every 2-3 months	2.4%	19	4.4%	7	2.5%	3	1.2%	1	0.0%	0	5.3%	6	1.6%	2
Once every 6 months	1.8%	14	1.0%	2	8.8%	11	0.5%	1	0.2%	0	0.5%	1	0.0%	0
Once a year	1.6%	13	1.5%	2	2.5%	3	0.0%	0	1.5%	3	2.3%	2	1.8%	2
Less often	23.2%	187	25.4%	41	36.1%	46	10.9%	13	27.5%	51	3.9%	4	29.9%	32
Never	55.9%	450	67.6%	108	47.3%	60	81.8%	99	56.3%	104	15.1%	16	58.9%	64
(Don't know)	0.6%	5	0.0%	0	0.0%	0	3.9%	5	0.2%	0	0.0%	0	0.0%	0
Weighted base:		806		160		126		121		184		106		109
Sample:		806		140		140		140		140		120		126
Sawbridgeworth														
At least weekly	6.4%	52	1.9%	3	3.4%	4	1.1%	1	3.1%	6	1.2%	1	33.0%	36
Once a fortnight	2.3%	19	0.0%	0	0.0%	0	0.8%	1	6.6%	12	0.0%	0	5.3%	6
Once a month	4.1%	33	1.0%	2	0.7%	1	6.5%	8	9.2%	17	0.3%	0	5.1%	6
Once every 2-3 months	2.2%	18	0.0%	0	1.1%	1	3.7%	5	3.3%	6	0.0%	0	5.5%	6
Once every 6 months	3.1%	25	1.3%	2	5.4%	7	5.7%	7	2.5%	5	3.5%	4	0.9%	1
Once a year	2.1%	17	3.4%	5	0.5%	1	5.1%	6	1.4%	2	1.8%	2	0.3%	0
Less often	22.0%	177	16.5%	26	34.6%	44	11.7%	14	26.0%	48	18.8%	20	23.2%	25
Never	56.9%	459	75.8%	121	53.1%	67	63.9%	77	47.7%	88	72.1%	77	26.7%	29
(Don't know)	0.8%	6	0.0%	0	1.3%	2	1.5%	2	0.2%	0	2.3%	2	0.0%	0
Weighted base:		806		160		126		121		184		106		109
Sample:		806		140		140		140		140		120		126

Q08 Which of the following centres does your household visit the most? [PR]
Exclude respondents who said 'Never' or 'Don't know' for any centre at Q07

Bishop's Stortford	42.1%	327	0.0%	0	5.5%	7	94.6%	113	88.0%	157	14.2%	14	37.8%	37
Hertford	24.4%	190	94.8%	149	14.4%	18	0.0%	0	0.2%	0	11.9%	12	11.1%	11
Ware	19.5%	151	5.2%	8	79.8%	100	0.0%	0	7.2%	13	16.7%	17	13.6%	13
Buntingford	8.1%	63	0.0%	0	0.0%	0	1.8%	2	2.6%	5	55.7%	56	0.0%	0
Sawbridgeworth	5.9%	46	0.0%	0	0.2%	0	3.7%	4	2.0%	4	1.6%	2	37.5%	36
(Don't visit any of these centres)	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Weighted base:		778		157		126		119		178		101		97
Sample:		759		136		138		137		132		108		108

Q09 Is your household visiting CENTRE MENTIONED AT Q08 more or less than this time last year?
Those who visit a centre at Q08

More often	16.8%	131	15.0%	23	19.4%	24	14.4%	17	11.0%	20	16.9%	17	30.2%	29
Less often	8.2%	63	5.0%	8	7.3%	9	11.9%	14	9.4%	17	3.6%	4	12.2%	12
About the same	74.2%	577	79.6%	125	71.3%	90	73.4%	87	79.6%	142	77.1%	78	57.6%	56
(Don't know)	0.8%	6	0.5%	1	2.0%	3	0.3%	0	0.0%	0	2.4%	2	0.0%	0
Weighted base:		778		157		126		119		178		101		97
Sample:		759		136		138		137		132		108		108

	Total		Zone 1		Zone 2		Zone 3A		Zone 3B		Zone 4		Zone 5	

Q10 How does your household normally travel to CENTRE MENTIONED AT Q08?
Those who visit a centre at Q08

Car / van – driver	64.4%	501	55.0%	86	72.9%	92	34.4%	41	83.7%	149	72.9%	74	61.2%	60
Car / van - passenger	4.2%	33	4.1%	6	5.1%	6	3.8%	5	2.0%	4	3.9%	4	8.6%	8
Bus	3.8%	30	4.1%	6	2.7%	3	2.9%	3	5.5%	10	3.0%	3	3.8%	4
Bicycle	0.1%	1	0.2%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.3%	0
Motorcycle, scooter or moped	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Disabled vehicle (e.g. mobility scooter)	0.1%	1	0.0%	0	0.0%	0	0.5%	1	0.0%	0	0.0%	0	0.0%	0
Taxi	0.2%	2	0.2%	0	0.2%	0	0.5%	1	0.2%	0	0.0%	0	0.0%	0
Train	0.3%	2	0.2%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.8%	2
Walk	25.8%	201	34.6%	54	17.0%	21	55.4%	66	8.6%	15	19.9%	20	24.3%	24
Other	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
(Don't know / varies)	1.0%	8	1.5%	2	2.0%	3	2.4%	3	0.0%	0	0.3%	0	0.0%	0
Weighted base:		778		157		126		119		178		101		97
Sample:		759		136		138		137		132		108		108

Meanscore: [Time in minutes] (Less than 30 minutes = 14.5 | 30 - 59 minutes = 44.5 | About 1 to 2 hours = 90 |About 2 to 3 hours = 150 | About 3 to 4 hours = 210 | 4 hours or more = 240)

Q11 How long do you normally spend in CENTRE MENTIONED AT Q08 when visiting?
Those who visit a centre at Q08

Less than 30 mins	26.2%	204	46.2%	72	33.8%	43	23.2%	28	6.4%	11	38.5%	39	11.6%	11
30 – 59 mins	14.7%	114	14.4%	23	13.6%	17	21.0%	25	12.3%	22	16.6%	17	11.4%	11
About 1 to 2 hours	35.2%	273	20.0%	31	29.9%	38	37.5%	45	57.6%	103	22.7%	23	35.2%	34
About 2 to 3 hours	15.3%	119	11.6%	18	13.1%	16	13.9%	17	17.6%	31	11.4%	12	25.6%	25
About 3 to 4 hours	3.5%	27	1.3%	2	5.8%	7	0.8%	1	4.3%	8	0.3%	0	9.4%	9
4 hours or more	1.2%	10	1.0%	2	0.0%	0	2.7%	3	0.0%	0	4.1%	4	0.6%	1
(Don't know / varies)	3.8%	30	5.5%	9	3.8%	5	0.8%	1	1.7%	3	6.3%	6	6.2%	6
Mean:		*78.29*		*56.81*		*72.43*		*76.21*		*95.40*		*65.20*		*104.44*
Weighted base:		778		157		126		119		178		101		97
Sample:		759		136		138		137		132		108		108

Q12 When visiting CENTRE MENTIONED AT Q08 which market or markets do you use? [MR]
Excluding those who said SAWBRIDGEWORTH at Q08 because it doesn't have a market AND Excl. Nulls & SFT

Zone 1														
Hertford farmers market – second Saturday of every month	6.3%	15	29.7%	11	3.6%	1	0.0%	0	0.0%	0	7.2%	2	0.0%	0
Hertford Market (every Saturday)	18.1%	42	92.4%	34	15.8%	6	0.7%	0	0.0%	0	6.4%	2	0.0%	0
Hertford street food market – fourth Thursday of each month March – October	1.6%	4	5.5%	2	4.5%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Zone 2														
Ware local produce and craft market – held monthly on Saturday's	7.2%	17	0.0%	0	41.1%	15	0.0%	0	0.0%	0	0.0%	0	14.0%	2
Ware Market (every Tuesday)	11.6%	27	0.0%	0	57.0%	21	0.0%	0	3.6%	2	1.7%	1	25.3%	3
Zone 3A														
Bishop's Stortford monthly farmers and craft market – first Saturday of each month	27.0%	62	0.0%	0	6.9%	3	55.5%	27	46.6%	30	0.0%	0	27.9%	3
Bishop's Stortford Market (every Thursday and Saturday)	42.2%	97	0.0%	0	3.6%	1	81.3%	39	74.1%	47	6.4%	2	60.8%	7
Zone 3B														
Zone 4														
Buntingford Outdoor Market (every Monday)	11.6%	27	0.0%	0	0.0%	0	0.0%	0	0.0%	0	79.1%	27	0.0%	0
Zone 5														
Outside Survey Area														
Hoddesdon Market	0.1%	0	0.0%	0	0.8%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
North Weald Market	0.2%	0	0.0%	0	0.0%	0	0.0%	0	0.7%	0	0.0%	0	0.0%	0
Others														
Weighted base:		231		36		37		48		64		34		12
Sample:		213		49		40		49		34		31		10

Q13 What would encourage you to use the market(s) more often?
Those who visit a market at Q12

	Total		Zone 1		Zone 2		Zone 3A		Zone 3B		Zone 4		Zone 5	
Stalls: more fruit & veg stalls	15.3%	35	1.0%	0	19.5%	7	28.7%	14	12.9%	8	7.2%	2	27.8%	3
Stalls: more quality stalls in general	13.0%	30	24.6%	9	15.0%	5	7.7%	4	7.8%	5	15.3%	5	14.0%	2
Stalls: more non-food stores	10.4%	24	1.0%	0	10.6%	4	13.7%	7	17.5%	11	0.0%	0	16.5%	2
Stalls: more clothing stalls	10.2%	23	0.0%	0	18.7%	7	7.4%	4	17.9%	11	0.0%	0	14.0%	2
Stalls: more stalls in general	7.5%	17	21.6%	8	5.3%	2	12.4%	6	0.7%	0	3.8%	1	0.0%	0
Stalls: lower prices on stalls	4.9%	11	0.0%	0	0.0%	0	1.3%	1	5.5%	4	20.9%	7	0.0%	0
More farmers markets	2.8%	6	5.5%	2	0.0%	0	9.0%	4	0.0%	0	0.0%	0	0.0%	0
Stalls: more meat stalls	2.0%	5	2.0%	1	0.8%	0	0.0%	0	5.5%	4	0.0%	0	0.0%	0
More advertising of what's on at the market	1.7%	4	0.0%	0	0.0%	0	0.0%	0	6.1%	4	0.0%	0	0.0%	0
Parking: more standard parking spaces	0.9%	2	2.0%	1	3.6%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Market on more days of the week	0.9%	2	3.0%	1	1.6%	1	0.0%	0	0.0%	0	0.9%	0	0.0%	0
Hot food van	0.8%	2	0.0%	0	0.0%	0	3.7%	2	0.0%	0	0.0%	0	0.0%	0
Stalls: more stalls selling food you can eat while you're there	0.7%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	14.0%	2
Parking: no parking on the main street	0.7%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	4.7%	2	0.0%	0
Parking: cheaper parking	0.3%	1	0.0%	0	0.8%	0	0.0%	0	0.7%	0	0.0%	0	0.0%	0
Open for longer / closes later	0.3%	1	0.0%	0	0.0%	0	0.0%	0	0.7%	0	0.9%	0	0.0%	0
Stalls: more wet fish stalls	0.3%	1	0.0%	0	0.0%	0	0.7%	0	0.0%	0	0.9%	0	0.0%	0
More support for stall owners	0.2%	0	1.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Friendlier staff	0.2%	0	1.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Parking: free parking	0.2%	0	1.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Stalls: more second hand stalls	0.1%	0	0.0%	0	0.0%	0	0.7%	0	0.0%	0	0.0%	0	0.0%	0
Less spread out / more compact	0.1%	0	0.0%	0	0.0%	0	0.7%	0	0.0%	0	0.0%	0	0.0%	0
More cover / protection from the weather	0.1%	0	0.0%	0	0.8%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Stalls: more bakery stalls	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.9%	0	0.0%	0
More / better public toilets	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Cleaner / less litter	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Parking: more disabled parking spaces	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Better access by bus	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Better access by train	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Better access by car	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
More / better cafes nearby	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Other	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Better access by bicycle	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Parking: parking closer to the market	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Parking: longer parking slots	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Better security / make it safer	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
More live entertainment / music	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
More / better pubs / bars nearby	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Improved pavements / walking surfaces	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Better disabled access	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
(None)	21.5%	50	34.1%	12	20.7%	8	12.7%	6	14.9%	9	36.6%	12	13.8%	2
(Don't know)	4.9%	11	2.0%	1	2.4%	1	1.3%	1	10.0%	6	8.1%	3	0.0%	0
Weighted base:		231		36		37		48		64		34		12
Sample:		213		49		40		49		34		31		10

Q14 What do you like most about CENTRE MENTIONED AT Q08 for shopping and services?
Those who visit a centre at Q08

	Total		Zone 1		Zone 2		Zone 3A		Zone 3B		Zone 4		Zone 5	
Close to home	22.6%	176	24.2%	38	19.4%	24	35.9%	43	15.8%	28	34.8%	35	8.0%	8
Good cafés / restaurants	14.0%	109	8.7%	14	6.7%	8	13.8%	16	23.6%	42	9.4%	9	19.5%	19
Traditional / quaint	9.3%	72	10.1%	16	13.0%	16	0.0%	0	9.7%	17	4.0%	4	19.4%	19
Shops - good range of independent shops	4.8%	37	2.0%	3	5.8%	7	7.6%	9	2.4%	4	8.2%	8	5.4%	5
Familiar / know where everything is	4.4%	34	5.8%	9	8.5%	11	6.8%	8	0.7%	1	1.6%	2	3.7%	4
Attractive environment / nice place	3.8%	29	11.2%	17	2.0%	3	1.1%	1	3.5%	6	0.6%	1	1.3%	1
Nice atmosphere / friendly people	3.7%	29	3.4%	5	1.7%	2	2.0%	2	4.1%	7	1.4%	1	10.6%	10
Has a particular shop that I like	3.4%	27	0.9%	1	2.7%	3	1.9%	2	4.6%	8	5.9%	6	5.4%	5
Shops - good range of non-food shops generally	3.0%	24	6.4%	10	0.5%	1	3.3%	4	3.2%	6	2.4%	2	1.0%	1
You can get everything you need there	2.3%	18	2.2%	3	2.0%	3	1.8%	2	3.8%	7	1.6%	2	1.4%	1
Shops - good range of supermarkets	1.8%	14	1.7%	3	0.2%	0	2.3%	3	2.6%	5	1.6%	2	2.1%	2
Shops - good range of charity shops	1.7%	13	5.2%	8	2.0%	3	0.0%	0	0.0%	0	2.6%	3	0.0%	0
Good layout / shops close together	1.5%	12	1.7%	3	2.2%	3	1.1%	1	0.2%	0	3.3%	3	1.0%	1
Close to work / en route to work	1.3%	10	0.0%	0	0.0%	0	0.0%	0	4.4%	8	0.0%	0	2.1%	2
Shops - good range of affordable shops	1.2%	9	0.0%	0	0.2%	0	0.0%	0	1.5%	3	6.3%	6	0.0%	0
Quiet / not too busy	1.2%	9	0.2%	0	4.9%	6	0.0%	0	1.3%	2	0.0%	0	0.3%	0
Close to friends / relatives	1.0%	8	2.0%	3	3.2%	4	0.0%	0	0.0%	0	0.3%	0	0.3%	0
Shops - good range of clothes shops	1.0%	8	0.0%	0	0.0%	0	0.0%	0	3.4%	6	1.3%	1	0.3%	0
Good leisure facilities (e.g. leisure centres, cinema, health and fitness clubs, etc)	0.8%	6	1.5%	2	0.2%	0	0.0%	0	0.0%	0	0.0%	0	3.3%	3
Easy to get there on foot	0.7%	6	0.2%	0	0.7%	1	2.0%	2	1.0%	2	0.3%	0	0.0%	0
Open / green spaces / parks	0.7%	5	2.0%	3	0.0%	0	0.3%	0	1.0%	2	0.0%	0	0.0%	0
Shops - good range of quality shops	0.7%	5	0.2%	0	0.2%	0	0.0%	0	0.0%	0	1.6%	2	3.0%	3
Good for financial services (e.g. banks / building societies)	0.7%	5	0.0%	0	0.2%	0	0.3%	0	0.5%	1	3.0%	3	0.6%	1
Good range of other services (e.g. library, hairdresser, vets etc.)	0.5%	4	2.3%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.6%	1
Parking - it's easy to find a space	0.5%	4	0.0%	0	1.5%	2	0.3%	0	0.5%	1	1.1%	1	0.0%	0
Good range of health services (e.g. doctors, dentists, opticians etc.)	0.5%	4	0.5%	1	0.2%	0	1.8%	2	0.2%	0	0.3%	0	0.0%	0
Shops - good range of 'high street' retailers	0.5%	4	0.0%	0	0.2%	0	0.3%	0	1.5%	3	0.0%	0	0.3%	0
Good pubs / bars	0.3%	2	0.2%	0	0.0%	0	0.0%	0	0.2%	0	0.0%	0	1.4%	1
Good safety / security / feel safe there	0.3%	2	0.2%	0	0.0%	0	0.0%	0	0.0%	0	1.6%	2	0.0%	0
Like to support local businesses	0.2%	2	0.0%	0	0.0%	0	0.0%	0	1.0%	2	0.0%	0	0.0%	0
Easy to get there by car	0.2%	2	0.2%	0	0.0%	0	0.8%	1	0.2%	0	0.0%	0	0.0%	0
Pedestrianised areas	0.2%	1	0.0%	0	1.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Clean streets / well maintained	0.1%	1	0.2%	0	0.0%	0	0.0%	0	0.0%	0	0.3%	0	0.3%	0
Good market	0.1%	1	0.2%	0	0.0%	0	0.0%	0	0.2%	0	0.0%	0	0.0%	0
Parking - it's free	0.1%	1	0.0%	0	0.2%	0	0.0%	0	0.2%	0	0.0%	0	0.0%	0
Shops - good range of bakers / butchers / greengrocers	0.1%	1	0.0%	0	0.2%	0	0.0%	0	0.0%	0	0.3%	0	0.0%	0
Good public transport	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.2%	0	0.0%	0	0.0%	0
Specific store - B&M	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.2%	0	0.0%	0	0.0%	0
Good historical sites	0.0%	0	0.2%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Good for a day out	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.3%	0
Specific store - M&S	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.3%	0
Close to the gym	0.0%	0	0.0%	0	0.2%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0

	Total		Zone 1		Zone 2		Zone 3A		Zone 3B		Zone 4		Zone 5	
Good bus service	0.0%	0	0.0%	0	0.2%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Specific store - Coopers	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.3%	0	0.0%	0
Shopping Environment	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Location / Travel	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Good train service	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Parking	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Online / delivery reasons	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Amenities / shops	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Easier to compare goods online	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Online / delivery shopping has low prices / good offers	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Online / delivery shopping is convenient / quick / easier	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Others	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Other	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Diverse / multi-cultural	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Good disabled access	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Shops - good opening hours / open on Sundays	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Delivery service	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Good seating areas	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Good toilet facilities	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Has undercover shopping	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Parking - it's cheap	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
(Nothing / very little)	9.3%	73	5.5%	9	18.0%	23	14.5%	17	7.5%	13	5.9%	6	4.9%	5
(Don't know)	1.3%	10	0.7%	1	1.5%	2	2.3%	3	0.5%	1	0.3%	0	3.2%	3
Weighted base:		778		157		126		119		178		101		97
Sample:		759		136		138		137		132		108		108

Q15 Is there anything about CENTRE MENTIONED AT Q08 that could be improved to encourage you to visit more often?
Those who visit a centre at Q08

	Total		Zone 1		Zone 2		Zone 3A		Zone 3B		Zone 4		Zone 5	
Shops - more / better clothes shops	14.7%	114	20.8%	33	15.1%	19	17.3%	21	15.0%	27	4.7%	5	10.8%	11
Shops - more independent shops	9.4%	73	7.7%	12	2.1%	3	18.7%	22	13.2%	24	0.9%	1	12.4%	12
Parking - make more spaces available	7.5%	58	6.2%	10	8.0%	10	7.3%	9	7.9%	14	11.6%	12	4.3%	4
Shops - more / better range of non-food shops generally	7.1%	55	9.6%	15	11.6%	15	6.4%	8	7.8%	14	2.4%	2	1.6%	2
Less traffic congestion / improved access	4.6%	36	0.7%	1	0.5%	1	5.3%	6	7.6%	14	8.7%	9	5.4%	5
More / better financial services (e.g. banks / building societies)	3.7%	28	6.5%	10	9.2%	12	0.0%	0	2.2%	4	2.4%	2	0.3%	0
Parking - make it free	3.3%	26	5.9%	9	2.7%	3	0.8%	1	0.7%	1	5.7%	6	5.1%	5
Less empty shops	3.2%	25	5.3%	8	0.7%	1	5.1%	6	4.9%	9	0.6%	1	0.6%	1
Shops - more 'high street' retailers	3.1%	24	5.6%	9	5.5%	7	3.3%	4	2.2%	4	0.3%	0	0.6%	1
More / better cafés / restaurants	2.7%	21	1.3%	2	0.2%	0	0.0%	0	1.0%	2	8.3%	8	8.9%	9
Parking - make it cheaper	2.1%	17	0.2%	0	5.4%	7	0.8%	1	3.7%	7	1.3%	1	0.6%	1
Better market	2.0%	15	0.0%	0	3.8%	5	4.7%	6	1.7%	3	0.0%	0	1.8%	2
More / better range of other services (e.g. library, hairdresser, vets etc.)	1.9%	15	3.1%	5	3.5%	4	0.3%	0	0.0%	0	3.2%	3	1.8%	2
More pedestrianised areas	1.7%	13	0.2%	0	0.0%	0	2.3%	3	5.3%	10	0.3%	0	0.0%	0
Less hairdressers / barbers / beauty salons	1.5%	11	2.2%	3	3.2%	4	1.8%	2	0.0%	0	1.6%	2	0.3%	0
Shops - more high quality shops	1.3%	10	0.7%	1	2.0%	3	0.0%	0	3.8%	7	0.0%	0	0.0%	0
More / better leisure facilities (e.g. leisure centres, cinema, health and fitness clubs, etc)	1.3%	10	1.3%	2	0.0%	0	0.8%	1	1.3%	2	1.3%	1	3.5%	3
Shops - more / better range of supermarkets	1.1%	9	0.5%	1	0.7%	1	0.0%	0	0.0%	0	7.0%	7	0.0%	0
Shops - more bakers / butchers / greengrocers	1.1%	8	0.0%	0	2.1%	3	3.9%	5	0.0%	0	0.9%	1	0.0%	0
Cleaner streets / better maintained	0.9%	7	2.0%	3	0.2%	0	3.0%	4	0.0%	0	0.3%	0	0.0%	0
Specific store - Primark	0.7%	6	0.0%	0	0.0%	0	0.0%	0	3.1%	6	0.0%	0	0.0%	0
Nicer atmosphere / friendlier people	0.7%	5	0.0%	0	4.2%	5	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Less charity shops	0.6%	5	0.0%	0	3.2%	4	0.0%	0	0.5%	1	0.0%	0	0.0%	0
Shops - more affordable shops	0.6%	5	0.2%	0	0.0%	0	0.0%	0	2.3%	4	0.3%	0	0.0%	0
Shops - more toy shops	0.5%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	4.3%	4
Less vape shops	0.5%	4	0.0%	0	0.0%	0	0.0%	0	2.0%	4	0.0%	0	0.0%	0
Better security / safety	0.4%	3	0.0%	0	0.2%	0	1.5%	2	0.0%	0	0.0%	0	1.4%	1
Specific store - Waitrose	0.4%	3	1.7%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Parking - longer parking times	0.3%	3	1.5%	2	0.2%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Better lighting	0.3%	3	0.0%	0	2.0%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Shops - more department stores	0.3%	3	0.0%	0	0.0%	0	1.5%	2	0.2%	0	0.0%	0	0.3%	0
Less takeaways	0.3%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.4%	2	0.0%	0
More / better pubs / bars	0.3%	2	1.3%	2	0.0%	0	0.3%	0	0.0%	0	0.0%	0	0.0%	0
Parking - make more disabled spaces available	0.3%	2	0.2%	0	0.2%	0	0.0%	0	0.0%	0	1.3%	1	0.0%	0
More / better public toilets	0.2%	2	0.0%	0	1.3%	2	0.0%	0	0.0%	0	0.3%	0	0.0%	0
Make it bigger	0.2%	2	0.0%	0	0.0%	0	1.5%	2	0.0%	0	0.0%	0	0.0%	0
Less housing	0.2%	2	0.0%	0	0.0%	0	1.5%	2	0.0%	0	0.0%	0	0.0%	0
Less cafes / restaurants	0.1%	1	0.0%	0	0.0%	0	0.5%	1	0.0%	0	0.0%	0	0.3%	0
More road improvements	0.1%	1	0.0%	0	0.0%	0	0.3%	0	0.2%	0	0.0%	0	0.0%	0
Update / refurbish the shopping area	0.1%	1	0.0%	0	0.0%	0	0.3%	0	0.2%	0	0.0%	0	0.0%	0
Easier to get to by bus	0.1%	1	0.2%	0	0.0%	0	0.0%	0	0.0%	0	0.3%	0	0.0%	0
Specific store - McDonald's	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.2%	0	0.0%	0	0.0%	0
Finish development projects	0.0%	0	0.0%	0	0.0%	0	0.3%	0	0.0%	0	0.0%	0	0.0%	0
More / better cultural facilities	0.0%	0	0.0%	0	0.0%	0	0.3%	0	0.0%	0	0.0%	0	0.0%	0

	Total		Zone 1		Zone 2		Zone 3A		Zone 3B		Zone 4		Zone 5	
More rubbish bins	0.0%	0	0.0%	0	0.0%	0	0.3%	0	0.0%	0	0.0%	0	0.0%	0
Parking - better car park access	0.0%	0	0.0%	0	0.0%	0	0.3%	0	0.0%	0	0.0%	0	0.0%	0
Parking - closer to the shops	0.0%	0	0.0%	0	0.0%	0	0.3%	0	0.0%	0	0.0%	0	0.0%	0
Quieter / less busy	0.0%	0	0.0%	0	0.0%	0	0.3%	0	0.0%	0	0.0%	0	0.0%	0
Parking - more parking restrictions	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.3%	0
More cycle paths	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.3%	0
Make it more attractive / nicer environment	0.0%	0	0.0%	0	0.2%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Shops - more DIY shops	0.0%	0	0.0%	0	0.2%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Better layout / shops closer together	0.0%	0	0.0%	0	0.2%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Specific store - Sainsbury's	0.0%	0	0.0%	0	0.2%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Specific store - Wetherspoons	0.0%	0	0.0%	0	0.2%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
More / better seating areas	0.0%	0	0.0%	0	0.2%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Parking - more payment methods	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.3%	0	0.0%	0
Easier to get to on foot	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Less betting shops	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Others	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Easier to get to by train	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Better disabled access	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Location / Travel	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Less cheap shops	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Easier to get to by car	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Shopping Environment	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
More / better health facilities (e.g. doctors, dentists, opticians, etc)	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Improve the nightlife	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
More road crossings	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Shops - longer opening hours / more open on Sundays	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
More undercover shopping	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Other	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
More or better cycle parking	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Car Parking	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Amenities / shops	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
More green / open spaces	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
(Nothing / no improvements)	16.4%	127	14.3%	22	10.1%	13	5.8%	7	12.8%	23	30.9%	31	32.3%	31
(Don't know)	1.4%	11	0.7%	1	0.2%	0	3.4%	4	0.0%	0	2.8%	3	2.7%	3
Weighted base:		778		157		126		119		178		101		97
Sample:		759		136		138		137		132		108		108

Q16 Overall, how satisfied are you with CENTRE MENTIONED AT Q08 as a place to shop, eat/drink or visit?
Those who visit a centre at Q08

Very Satisfied	12.7%	99	8.9%	14	7.1%	9	12.3%	15	11.0%	20	25.5%	26	16.3%	16
Satisfied	51.2%	398	51.3%	80	43.0%	54	40.1%	48	58.1%	103	49.4%	50	64.3%	63
Neither satisfied nor unsatisfied	21.3%	166	21.6%	34	24.2%	30	30.5%	36	18.2%	32	15.4%	16	17.5%	17
Unsatisfied	12.1%	94	14.5%	23	23.2%	29	13.7%	16	9.5%	17	7.9%	8	1.3%	1
Very Unsatisfied	2.4%	19	2.7%	4	2.5%	3	3.4%	4	3.0%	5	1.6%	2	0.6%	1
(Don’t know)	0.3%	2	0.9%	1	0.0%	0	0.0%	0	0.2%	0	0.3%	0	0.0%	0
Weighted base:		778		157		126		119		178		101		97
Sample:		759		136		138		137		132		108		108

Q17 Where does your household do most of its shopping for clothing and footwear?
Excl. Nulls & SFT

	Total		Zone 1		Zone 2		Zone 3A		Zone 3B		Zone 4		Zone 5	
Zone 1														
Hertford Town Centre	2.0%	7	5.3%	3	7.9%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Madford Retail Park, Ware Road, Hertford, SG13 7HH	2.0%	7	6.4%	4	1.3%	1	0.0%	0	0.0%	0	4.9%	2	0.0%	0
Zone 2														
Asda, Watton Road, Ware, SG12 0AD	0.1%	0	0.0%	0	0.6%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Van Hage Garden Centre, Great Amwell, Ware, SG12 9RP	0.2%	1	0.6%	0	0.6%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Ware Town Centre	1.5%	5	0.0%	0	7.2%	3	0.0%	0	0.0%	0	0.6%	0	3.6%	2
Zone 3A														
Bishop's Stortford Town Centre	14.8%	53	0.0%	0	1.3%	1	32.7%	21	29.6%	24	7.8%	4	6.6%	3
Marks and Spencer (M&S), South Street, Bishop's Stortford, CM23 3YJ	3.4%	12	0.0%	0	0.0%	0	5.1%	3	8.0%	7	1.7%	1	3.3%	2
Sainsbury's, Jackson Square, Bishop's Stortford, CM23 3XG	0.2%	1	0.0%	0	0.0%	0	0.5%	0	0.5%	0	0.0%	0	0.0%	0
Zone 3B														
London Stansted Airport, Bassingbourn Road, Stansted, CM24 1QW	0.4%	1	0.0%	0	0.0%	0	2.3%	1	0.0%	0	0.0%	0	0.0%	0
Sainsbury's, Thorley Lane East, Bishop's Stortford, CM23 4EG	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.5%	0	0.0%	0	0.0%	0
Tesco Superstore, Bishops Park Centre, Lancaster Way, Bishop's Stortford, CM23 4DD	0.8%	3	0.0%	0	0.0%	0	0.5%	0	3.3%	3	0.0%	0	0.0%	0
Zone 4														
Buntingford Town Centre	1.7%	6	0.0%	0	0.0%	0	6.8%	4	0.0%	0	0.0%	0	3.6%	2
Sainsbury's, Magpie Crescent, Stevenage, SG2 7DU	0.3%	1	0.6%	0	0.6%	0	0.0%	0	0.0%	0	0.6%	0	0.0%	0
Zone 5														
Sainsbury's, Allende Avenue, Harlow, CM20 2AG	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.7%	0
Sawbridgeworth Town Centre	1.1%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	8.6%	4
The Queensgate Centre, Edinburgh Way, Harlow, CM20 2DA	0.6%	2	1.1%	1	0.6%	0	0.5%	0	0.0%	0	0.0%	0	1.3%	1
Outside Survey Area														
Asda, Town Centre, Hatfield, AL10 0JP	0.1%	0	0.6%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Biggleswade Town Centre	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.6%	0	0.0%	0
Bluewater Shopping Centre, Bluewater Parkway, Dartford, Greenhithe, DA9 9ST	0.6%	2	0.0%	0	0.0%	0	0.5%	0	2.2%	2	0.0%	0	0.0%	0
Braintree Village Shopping Outlet, Chapel Hill, Braintree, CM77 8YH	2.2%	8	0.6%	0	0.0%	0	3.6%	2	3.3%	3	2.6%	1	2.6%	1
Bristol City Centre	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.6%	0	0.0%	0
Brookfield Shopping Centre, Halfhide Lane, Cheshunt, Waltham Cross, EN8 0QE	7.4%	26	10.8%	7	11.6%	6	0.5%	0	7.8%	6	11.2%	6	2.6%	1
Bury St Edmunds Town Centre	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.6%	0	0.0%	0
Cambridge City Centre	8.5%	30	0.0%	0	0.6%	0	14.2%	9	10.3%	8	23.4%	12	1.3%	1
Central London / West End	2.3%	8	3.6%	2	6.9%	3	1.5%	1	1.5%	1	0.0%	0	0.7%	0
Chelmsford City Centre	0.6%	2	0.0%	0	0.0%	0	1.0%	1	0.0%	0	0.0%	0	3.3%	2
Cheshunt Town Centre	1.4%	5	7.5%	5	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Colney Fields Shopping Park, London Colney, St Albans, AL2 1BW	0.1%	0	0.6%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Enfield Town Centre	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.6%	0	0.0%	0

	Total		Zone 1		Zone 2		Zone 3A		Zone 3B		Zone 4		Zone 5	
Harlow Town Centre	17.8%	63	8.9%	6	13.8%	7	22.6%	14	17.9%	15	0.0%	0	46.5%	22
Hatfield Town Centre	0.1%	0	0.0%	0	0.6%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Hitchin Town Centre	0.1%	0	0.6%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Hoddesdon Town Centre	0.5%	2	0.6%	0	2.5%	1	0.0%	0	0.0%	0	0.6%	0	0.0%	0
Keswick Town Centre	0.5%	2	0.0%	0	0.0%	0	2.3%	1	0.0%	0	0.0%	0	0.7%	0
Lakeside Shopping Centre, West Thurrock Way, West Thurrock, Grays, RM20 2ZP	3.2%	11	0.0%	0	0.0%	0	4.3%	3	8.5%	7	0.0%	0	3.6%	2
Maidenhead Town Centre	0.1%	0	0.6%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Marks and Spencer (M&S), Brookfield Centre, Halfhide Lane, Cheshunt, Waltham Cross, EN8 0TZ	1.4%	5	1.1%	1	1.9%	1	0.0%	0	3.3%	3	0.6%	0	0.7%	0
Marks and Spencer (M&S), Roaring Meg Retail Park, London Road, Great North Road, Stevenage, SG1 1XN	0.5%	2	1.1%	1	2.5%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Marlow Town Centre	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.7%	0
Matalan, Haydens Road, Harlow, CM20 1AR	0.1%	0	0.6%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Roaring Meg Retail Park, Great North Road, Stevenage, SG1 1XN	3.0%	11	9.2%	6	1.3%	1	0.0%	0	0.5%	0	6.9%	3	0.0%	0
Royston Town Centre	0.2%	1	0.0%	0	0.0%	0	0.5%	0	0.0%	0	0.6%	0	0.0%	0
Saffron Walden Town Centre	0.7%	2	0.0%	0	0.0%	0	0.5%	0	2.2%	2	0.0%	0	0.7%	0
Sainsbury's, Brewery Road, Hoddesdon, EN11 8HF	1.2%	4	2.5%	2	4.7%	2	0.0%	0	0.0%	0	0.6%	0	0.0%	0
Sainsbury's, Church Road, Welwyn Garden City, AL8 6SA	0.1%	0	0.6%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
St Albans City Centre	0.4%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.6%	1	0.0%	0
Stevenage Town Centre	8.0%	28	11.1%	7	21.4%	10	0.0%	0	0.0%	0	21.8%	11	0.0%	0
Tesco Extra, Old North Road, Royston, SG8 5UA	0.4%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.1%	2	0.0%	0
Tesco Superstore, Church Langley Way, Harlow, CM17 9TE	1.2%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	8.9%	4
Tesco Superstore, London Road, Broadwater, Stevenage, SG2 8DT	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.6%	0	0.0%	0
The A1 Retail Park, Biggleswade, SG18 8PS	0.2%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.2%	1	0.0%	0
The Galleria Shopping Outlet, Comet Way, Hatfield, AL10 0XR	1.7%	6	5.3%	3	0.0%	0	0.0%	0	0.0%	0	4.9%	2	0.0%	0
Watford Town Centre	0.5%	2	2.5%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Welwyn Garden City Town Centre	4.6%	16	18.1%	12	6.6%	3	0.0%	0	0.5%	0	1.7%	1	0.0%	0
Westfield London, Ariel Way, London, W12 7GF	0.7%	3	0.0%	0	5.3%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Others														
Weighted base:		356		66		47		64		82		50		47
Sample:		474		82		81		92		77		69		73

Q18 Where does your household do most of its shopping for furniture, carpets and other floor coverings?
Excl. Nulls & SFT

	Total		Zone 1		Zone 2		Zone 3A		Zone 3B		Zone 4		Zone 5	
Zone 1														
Hertford Town Centre	2.4%	10	10.6%	8	0.4%	0	0.0%	0	0.0%	0	4.1%	2	0.0%	0
Madford Retail Park, Ware Road, Hertford, SG13 7HH	2.2%	9	0.0%	0	8.8%	7	0.0%	0	0.0%	0	0.0%	0	4.5%	3
Zone 2														
Ware Town Centre	3.4%	14	0.5%	0	15.8%	12	0.0%	0	0.0%	0	1.3%	1	2.4%	1
Zone 3A														
Birchanger Industrial Estate, Bishop's Stortford, CM23 2TH	0.3%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.4%	1
Bishop's Stortford Town Centre	7.3%	31	0.0%	0	0.4%	0	19.7%	14	11.8%	11	5.9%	3	3.2%	2
Easy Chair & Sofa Company, London Road, Bishop's Stortford, CM23 3YT	0.2%	1	0.0%	0	0.0%	0	0.9%	1	0.0%	0	0.0%	0	0.0%	0
Fitzroy Park, Stansted Road, Bishop's Stortford, CM23 5PP	0.7%	3	0.0%	0	0.0%	0	3.9%	3	0.0%	0	0.0%	0	0.0%	0
Goodliffe Park, Stansted Road, Bishop's Stortford, CM23 5PP	0.6%	3	0.0%	0	0.0%	0	0.4%	0	2.4%	2	0.0%	0	0.0%	0
Marks and Spencer (M&S), South Street, Bishop's Stortford, CM23 3YJ	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.6%	0	0.0%	0
Zone 3B														
Hatfield Heath Village Centre	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.4%	0	0.0%	0	0.0%	0
Sainsbury's, Thorley Lane East, Bishop's Stortford, CM23 4EG	1.3%	6	0.0%	0	0.0%	0	0.0%	0	5.9%	6	0.0%	0	0.0%	0
Simply Carpets, Takeley Business Centre, Dunmow Road, Takeley, Bishop's Stortford, CM22 6SJ	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.4%	0	0.0%	0	0.0%	0
Takeley Village Centre	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.4%	0	0.0%	0	0.0%	0
You're Furnished, Waltham Hall Industrial Estate, Hall Road, Takeley, Bishop's Stortford, CM22 6PF	0.2%	1	0.0%	0	0.0%	0	0.4%	0	0.4%	0	0.0%	0	0.0%	0
Zone 4														
Buntingford Town Centre	2.2%	9	0.0%	0	0.0%	0	0.0%	0	0.0%	0	19.9%	9	0.0%	0
Zone 5														
Harlow Retail Park, Edinburgh Way, Harlow CM20 2TN	13.5%	57	12.1%	9	17.6%	13	21.7%	16	5.1%	5	0.0%	0	24.1%	14
Princes Gate Retail Park, Howard Way, Harlow, CM20 2AB	5.2%	22	0.0%	0	0.0%	0	12.7%	9	7.7%	7	0.6%	0	8.6%	5
Sawbridgeworth Town Centre	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.1%	1
The Maltings, Station Road, Sawbridgeworth, CM21 9JX	0.1%	0	0.0%	0	0.0%	0	0.4%	0	0.0%	0	0.0%	0	0.0%	0
The Oaks Retail Park, Howard Way, Harlow, CM20 2AB	3.1%	13	0.0%	0	5.8%	4	2.0%	1	0.4%	0	0.0%	0	12.0%	7
The Queensgate Centre, Edinburgh Way, Harlow, CM20 2DA	13.5%	57	2.2%	2	8.8%	7	12.7%	9	24.9%	24	0.6%	0	26.5%	15
Outside Survey Area														
Baldock Town Centre	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.3%	1	0.0%	0
Brent Cross District Centre	0.1%	0	0.0%	0	0.4%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Brookfield Shopping Centre, Halfhide Lane, Cheshunt, Waltham Cross, EN8 0QE	0.9%	4	0.5%	0	2.2%	2	0.0%	0	0.0%	0	3.4%	2	0.0%	0
Broxted Village Centre	0.3%	1	0.0%	0	0.0%	0	2.0%	1	0.0%	0	0.0%	0	0.0%	0
Cambridge City Centre	2.8%	12	0.0%	0	0.0%	0	7.9%	6	4.4%	4	3.4%	2	0.0%	0
Central London / West End	0.6%	2	0.0%	0	0.0%	0	0.9%	1	0.4%	0	2.8%	1	0.0%	0
Chelmsford City Centre	1.1%	4	0.0%	0	0.0%	0	0.4%	0	4.4%	4	0.0%	0	0.0%	0

	Total		Zone 1		Zone 2		Zone 3A		Zone 3B		Zone 4		Zone 5	
Cheshunt Town Centre	1.0%	4	0.0%	0	0.0%	0	5.9%	4	0.0%	0	0.0%	0	0.0%	0
Enfield Retail Park, Crown Road, Enfield, EN1 1TH	0.3%	1	0.0%	0	1.8%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Great Dunmow Town Centre	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.4%	0	0.0%	0	0.0%	0
Harlow Town Centre	6.3%	27	7.4%	5	7.4%	6	4.2%	3	6.8%	6	0.0%	0	10.7%	6
Hatfield Town Centre	0.4%	2	2.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Hatfields Furniture & Interiors, Peartree Road, Colchester, CO3 0LA	0.4%	2	0.0%	0	0.0%	0	0.0%	0	2.0%	2	0.0%	0	0.0%	0
Hitchin Town Centre	0.1%	0	0.0%	0	0.4%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Hoddesdon Town Centre	0.1%	0	0.0%	0	0.4%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Home Brands, Skippers Lane, West Wickham, CB21 4SF	0.1%	0	0.0%	0	0.0%	0	0.4%	0	0.0%	0	0.0%	0	0.0%	0
Ikea Lakeside, Lakeside Retail Park, Heron Way, Grays, RM20 3WJ	0.4%	2	0.0%	0	0.0%	0	0.0%	0	2.0%	2	0.0%	0	0.0%	0
Lakeside Shopping Centre, West Thurrock Way, West Thurrock, Grays, RM20 2ZP	0.5%	2	0.0%	0	0.0%	0	0.4%	0	2.0%	2	0.0%	0	0.0%	0
Marks and Spencer (M&S), Brookfield Centre, Halfhide Lane, Cheshunt, Waltham Cross, EN8 0TZ	0.3%	1	0.0%	0	1.8%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Potters Bar Town Centre	1.3%	6	0.0%	0	0.0%	0	0.0%	0	5.9%	6	0.0%	0	0.0%	0
Ravenside Retail Park, Ravenside Close, London, N18 3HA	1.0%	4	0.0%	0	5.4%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Roaring Meg Retail Park, Great North Road, Stevenage, SG1 1XN	13.1%	55	33.4%	25	14.0%	10	0.0%	0	5.3%	5	32.1%	15	0.0%	0
Royston Gateway Retail Park, Orchard Road, Royston, SG8 5HN	0.6%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	5.3%	2	0.0%	0
Saffron Walden Town Centre	0.3%	1	0.0%	0	0.0%	0	1.3%	1	0.0%	0	0.6%	0	0.0%	0
Stevenage Town Centre	2.0%	8	1.5%	1	1.8%	1	0.0%	0	3.7%	4	5.3%	2	0.0%	0
The Carpet Warehouse, Sunderland Estate, Church Lane, Kings Langley, WD4 8JU	0.1%	0	0.0%	0	0.0%	0	0.4%	0	0.0%	0	0.0%	0	0.0%	0
Thetford Town Centre	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.4%	0	0.0%	0	0.0%	0
Waltham Abbey Town Centre	0.3%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.8%	1	0.0%	0
Waltham Cross Town Centre	2.7%	11	4.2%	3	2.8%	2	0.4%	0	2.4%	2	2.8%	1	4.0%	2
Welwyn Garden City Town Centre	6.2%	26	25.3%	19	4.0%	3	0.9%	1	0.0%	0	7.2%	3	0.5%	0
Others														
Weighted base:		420		74		74		74		94		46		58
Sample:		440		75		84		79		73		64		65

Q19 Where does your household do most of its shopping for household textiles and soft furnishings, including bedding?
Excl. Nulls & SFT

	Total		Zone 1		Zone 2		Zone 3A		Zone 3B		Zone 4		Zone 5	
Zone 1														
Fishpools, John Tate Road, Hertford, SG13 7DT	0.3%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.1%	1	0.0%	0
Hertford Town Centre	2.0%	10	6.3%	6	2.9%	3	0.0%	0	0.0%	0	2.7%	2	0.0%	0
Madford Retail Park, Ware Road, Hertford, SG13 7HH	5.0%	24	12.5%	11	8.6%	7	0.0%	0	0.0%	0	6.7%	4	2.5%	2
Tesco Superstore, Ware Road, Hertford, SG14 1QA	0.1%	0	0.4%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Zone 2														
Asda, Watton Road, Ware, SG12 0AD	0.3%	1	0.4%	0	0.7%	1	0.0%	0	0.0%	0	0.5%	0	0.0%	0
Ware Town Centre	0.5%	3	0.0%	0	2.9%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Zone 3A														
Aldi, London Road, Bishop's Stortford, CM23 5NF	0.1%	0	0.0%	0	0.0%	0	0.4%	0	0.0%	0	0.0%	0	0.0%	0
Bishop's Stortford Town Centre	6.0%	29	0.0%	0	0.0%	0	17.0%	13	12.0%	13	4.6%	3	0.9%	1
Fitzroy Park, Stansted Road, Bishop's Stortford, CM23 5PP	0.4%	2	0.0%	0	0.0%	0	0.0%	0	1.8%	2	0.0%	0	0.0%	0
Marks and Spencer (M&S), South Street, Bishop's Stortford, CM23 3YJ	1.0%	5	0.0%	0	0.0%	0	3.7%	3	0.8%	1	1.0%	1	0.9%	1
Sainsbury's, Jackson Square, Bishop's Stortford, CM23 3XG	3.5%	17	0.0%	0	0.0%	0	11.1%	9	7.5%	8	0.0%	0	0.4%	0
Waitrose, Northgate End, Bishop's Stortford, CM23 2BA	0.2%	1	0.0%	0	0.0%	0	0.4%	0	0.4%	0	0.0%	0	0.0%	0
Zone 3B														
Sainsbury's, Thorley Lane East, Bishop's Stortford, CM23 4EG	0.1%	0	0.0%	0	0.0%	0	0.4%	0	0.0%	0	0.0%	0	0.0%	0
Tesco Superstore, Bishops Park Centre, Lancaster Way, Bishop's Stortford, CM23 4DD	0.3%	1	0.0%	0	0.0%	0	1.8%	1	0.0%	0	0.0%	0	0.0%	0
Zone 4														
Sainsbury's, Magpie Crescent, Stevenage, SG2 7DU	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.5%	0	0.0%	0
Zone 5														
Harlow Retail Park, Edinburgh Way, Harlow CM20 2TN	20.7%	101	6.2%	5	23.2%	20	22.4%	18	28.0%	29	2.1%	1	39.2%	27
Princes Gate Retail Park, Howard Way, Harlow, CM20 2AB	3.6%	17	0.0%	0	1.5%	1	9.4%	7	3.0%	3	0.5%	0	7.6%	5
Sawbridgeworth Town Centre	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.9%	1
St James Centre, Edinburgh Way, Temple Fields, Harlow, CM20 2DH	0.1%	0	0.0%	0	0.0%	0	0.4%	0	0.0%	0	0.0%	0	0.0%	0
Tesco Superstore, East Road (off Edinburgh Way), Harlow, CM20 2TG	0.1%	1	0.0%	0	0.3%	0	0.0%	0	0.0%	0	0.0%	0	0.4%	0
The Oaks Retail Park, Howard Way, Harlow, CM20 2AB	1.7%	8	0.0%	0	2.9%	3	1.8%	1	1.8%	2	2.1%	1	2.0%	1
The Queensgate Centre, Edinburgh Way, Harlow, CM20 2DA	10.7%	52	5.3%	5	16.8%	14	7.2%	6	12.8%	13	0.0%	0	20.4%	14
Outside Survey Area														
Asda, High Street, Conduit Lane, Hoddesdon, EN11 8HD	0.3%	1	0.0%	0	1.5%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Asda, Watergardens, South Gate, Harlow, CM20 1AN	0.4%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.5%	2
Bluewater Shopping Centre,	0.4%	2	0.0%	0	0.0%	0	0.4%	0	1.8%	2	0.0%	0	0.0%	0

	Total		Zone 1		Zone 2		Zone 3A		Zone 3B		Zone 4		Zone 5	
Bluewater Parkway, Dartford, Greenhithe, DA9 9ST														
Braintree Village Shopping Outlet, Chapel Hill, Braintree, CM77 8YH	1.0%	5	0.0%	0	0.0%	0	3.7%	3	1.8%	2	0.0%	0	0.0%	0
Brookfield Shopping Centre, Halfhide Lane, Cheshunt, Waltham Cross, EN8 0QE	1.8%	9	0.8%	1	7.6%	7	0.0%	0	0.0%	0	2.1%	1	0.0%	0
Cambridge City Centre	5.4%	26	0.0%	0	0.0%	0	7.4%	6	13.0%	14	11.0%	7	0.4%	0
Central London / West End	0.1%	1	0.0%	0	0.0%	0	0.8%	1	0.0%	0	0.0%	0	0.0%	0
Chelmsford City Centre	1.4%	7	0.0%	0	0.0%	0	0.0%	0	5.7%	6	0.0%	0	0.9%	1
Colosseum Retail Park, Enfield, EN1 3FD	0.9%	4	0.0%	0	0.0%	0	5.5%	4	0.0%	0	0.0%	0	0.0%	0
Dunelm, London Road, Apsley, Hemel Hempstead, HP3 9SR	0.1%	0	0.4%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Enfield Retail Park, Crown Road, Enfield, EN1 1TH	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.5%	0	0.0%	0
Harlow Town Centre	7.0%	34	8.4%	7	6.6%	6	3.9%	3	6.1%	6	0.0%	0	16.3%	11
Hoddesdon Town Centre	0.1%	0	0.0%	0	0.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Ikea Lakeside, Lakeside Retail Park, Heron Way, Grays, RM20 3WJ	0.3%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.1%	1	0.0%	0
Marks and Spencer (M&S), Brookfield Centre, Halfhide Lane, Cheshunt, Waltham Cross, EN8 0TZ	1.5%	7	0.0%	0	4.8%	4	1.2%	1	0.4%	0	2.1%	1	0.4%	0
Marks and Spencer (M&S), Roaring Meg Retail Park, London Road, Great North Road, Stevenage, SG1 1XN	0.2%	1	0.4%	0	0.3%	0	0.0%	0	0.0%	0	0.5%	0	0.0%	0
Matalan, Haydens Road, Harlow, CM20 1AR	0.1%	0	0.4%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Monkswood Retail Park, Elder Way, Stevenage, SG1 1TL	0.3%	1	0.0%	0	0.7%	1	0.0%	0	0.4%	0	0.5%	0	0.0%	0
Moreton Hall Local Centre	0.1%	0	0.0%	0	0.0%	0	0.4%	0	0.0%	0	0.0%	0	0.0%	0
Morrisons, Amwell Street, Hoddesdon, EN11 8UD	0.3%	1	0.0%	0	1.5%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Morrisons, Black Fan Road, Welwyn Garden City, AL7 1RY	0.6%	3	3.5%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Olive and Olive Interiors, Ringers Farmhouse, Saffron Walden, CB11 3RY	0.3%	1	0.0%	0	1.5%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Roaring Meg Retail Park, Great North Road, Stevenage, SG1 1XN	9.7%	47	23.7%	21	6.6%	6	0.0%	0	0.0%	0	31.7%	19	2.0%	1
Roebuck Retail Park, London Road, Stevenage, SG1 1XZ	1.8%	9	4.3%	4	0.3%	0	0.0%	0	0.0%	0	7.7%	5	0.0%	0
Saffron Walden Town Centre	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.5%	0	0.0%	0
Stevenage Town Centre	2.1%	10	1.2%	1	2.9%	3	0.0%	0	0.0%	0	10.8%	6	0.0%	0
Tesco Extra, Brookfield Centre, Cheshunt, Waltham Cross, EN8 0TA	0.3%	2	1.8%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Tesco Extra, Old North Road, Royston, SG8 5UA	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.5%	0	0.0%	0
Torquay Town Centre	0.3%	1	0.0%	0	1.5%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Waltham Cross Town Centre	0.6%	3	2.3%	2	0.0%	0	0.0%	0	0.4%	0	0.0%	0	0.4%	0
Welwyn Garden City Town Centre	6.3%	31	21.5%	19	3.5%	3	0.4%	0	2.6%	3	7.2%	4	1.8%	1
Others														
Weighted base:		487		89		86		78		105		60		69
Sample:		529		93		95		92		87		73		89

Q20 Where does your household do most of its shopping for household appliances, such as fridges, washing machines, kettles or hairdryers?
Excl. Nulls & SFT

	Total		Zone 1		Zone 2		Zone 3A		Zone 3B		Zone 4		Zone 5	
Zone 1														
Hertford Town Centre	13.9%	46	48.6%	39	8.4%	3	0.0%	0	0.7%	0	6.5%	3	0.8%	0
Madford Retail Park, Ware Road, Hertford, SG13 7HH	0.1%	0	0.0%	0	0.8%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Zone 2														
Asda, Watton Road, Ware, SG12 0AD	0.5%	2	0.0%	0	4.2%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Tesco Superstore, West Street, Ware, SG12 9EE	0.1%	0	0.0%	0	0.8%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Ware Town Centre	0.3%	1	0.0%	0	2.3%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Zone 3A														
Bishop's Stortford Town Centre	4.9%	16	0.0%	0	0.0%	0	19.2%	12	5.4%	3	0.6%	0	1.6%	1
Goodliffe Park, Stansted Road, Bishop's Stortford, CM23 5PP	0.1%	0	0.0%	0	0.0%	0	0.5%	0	0.0%	0	0.0%	0	0.0%	0
Sainsbury's, Jackson Square, Bishop's Stortford, CM23 3XG	3.0%	10	0.0%	0	3.4%	1	9.0%	6	4.7%	3	0.0%	0	0.0%	0
Stortford Hall Industrial Park, Dunmow Road, Bishop's Stortford, CM23 5GZ	0.1%	0	0.0%	0	0.0%	0	0.5%	0	0.0%	0	0.0%	0	0.0%	0
Zone 3B														
Zone 4														
Sainsbury's, Magpie Crescent, Stevenage, SG2 7DU	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.6%	0	0.0%	0
Zone 5														
Harlow Retail Park, Edinburgh Way, Harlow CM20 2TN	7.6%	25	0.0%	0	10.3%	4	8.3%	5	16.5%	9	0.6%	0	15.7%	6
Princes Gate Retail Park, Howard Way, Harlow, CM20 2AB	3.2%	11	0.0%	0	0.0%	0	3.2%	2	9.7%	6	0.0%	0	7.4%	3
Sainsbury's, Allende Avenue, Harlow, CM20 2AG	1.4%	5	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	11.8%	5
Tesco Superstore, East Road (off Edinburgh Way), Harlow, CM20 2TG	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.8%	0
The Oaks Retail Park, Howard Way, Harlow, CM20 2AB	1.4%	5	2.5%	2	0.0%	0	0.0%	0	0.0%	0	5.0%	3	0.0%	0
The Queensgate Centre, Edinburgh Way, Harlow, CM20 2DA	24.6%	82	10.2%	8	25.8%	10	33.5%	22	31.2%	18	5.6%	3	53.7%	21
Outside Survey Area														
Asda, Monkswood Way, Stevenage, SG1 1LA	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.6%	0	0.0%	0
Baldock Town Centre	1.2%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	7.6%	4	0.0%	0
Bluewater Shopping Centre, Bluewater Parkway, Dartford, Greenhithe, DA9 9ST	0.1%	0	0.0%	0	0.0%	0	0.5%	0	0.0%	0	0.0%	0	0.0%	0
Braintree Village Shopping Outlet, Chapel Hill, Braintree, CM77 8YH	1.1%	4	0.0%	0	0.0%	0	0.0%	0	6.1%	4	0.0%	0	0.0%	0
Cambridge City Centre	7.4%	25	0.0%	0	0.8%	0	11.8%	8	15.4%	9	14.8%	8	0.8%	0
Cambridge Retail Park, Newmarket Road, Cambridge, CB5 8WR	0.2%	1	0.0%	0	0.0%	0	0.5%	0	0.7%	0	0.0%	0	0.0%	0
Central London / West End	0.1%	0	0.0%	0	0.0%	0	0.5%	0	0.0%	0	0.0%	0	0.0%	0
Goddards Electrical & Home, Chalk Place, Thaxted Road, Saffron Walden, CB11 3BY	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.7%	0	0.0%	0	0.0%	0
Great Yarmouth Town Centre	0.7%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	4.8%	2	0.0%	0

	Total		Zone 1		Zone 2		Zone 3A		Zone 3B		Zone 4		Zone 5	
Harlow Town Centre	3.5%	12	2.5%	2	5.0%	2	3.3%	2	0.7%	0	4.8%	2	6.7%	3
Hoddesdon Town Centre	0.1%	0	0.0%	0	0.8%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Marks and Spencer (M&S), Brookfield Centre, Halfhide Lane, Cheshunt, Waltham Cross, EN8 0TZ	0.1%	0	0.0%	0	0.8%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Marks and Spencer (M&S), Roaring Meg Retail Park, London Road, Great North Road, Stevenage, SG1 1XN	0.7%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	4.8%	2	0.0%	0
Moreton Hall Local Centre	0.1%	0	0.0%	0	0.0%	0	0.5%	0	0.0%	0	0.0%	0	0.0%	0
Roaring Meg Retail Park, Great North Road, Stevenage, SG1 1XN	11.0%	36	19.1%	15	13.7%	5	0.0%	0	0.0%	0	30.6%	16	0.0%	0
Royston Town Centre	0.2%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.1%	1	0.0%	0
Saffron Walden Town Centre	1.7%	6	0.0%	0	0.0%	0	7.2%	5	1.4%	1	0.6%	0	0.0%	0
Sainsbury's, Third Avenue, Letchworth Garden City, SG6 2HX	0.1%	0	0.0%	0	0.8%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Stevenage Town Centre	3.2%	11	0.0%	0	7.2%	3	0.0%	0	6.1%	4	8.1%	4	0.0%	0
Welwyn Garden City Town Centre	7.0%	23	17.0%	14	15.2%	6	1.5%	1	0.7%	0	3.7%	2	0.8%	0
Others														
Weighted base:		332		80		39		64		58		52		39
Sample:		446		98		76		79		60		66		67

Q21 Where does your household do most of its shopping for audio-visual equipment, such as radio, TV, HiFi, telephones, photographic goods and computer products?
Excl. Nulls & SFT

	Total		Zone 1		Zone 2		Zone 3A		Zone 3B		Zone 4		Zone 5	
Zone 1														
Bengeo Local Centre	1.0%	3	3.5%	3	0.8%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Hertford Town Centre	7.9%	26	26.1%	23	5.3%	2	0.0%	0	0.0%	0	1.6%	1	0.0%	0
Zone 2														
Asda, Watton Road, Ware, SG12 0AD	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.8%	0
Ware Town Centre	1.2%	4	0.0%	0	3.4%	1	0.0%	0	0.0%	0	4.6%	2	0.0%	0
Zone 3A														
Bishop's Stortford Town Centre	5.4%	18	0.0%	0	0.8%	0	20.8%	12	9.2%	5	0.5%	0	1.6%	1
Sainsbury's, Jackson Square, Bishop's Stortford, CM23 3XG	1.1%	4	0.0%	0	0.0%	0	1.7%	1	5.2%	3	0.0%	0	0.0%	0
Waitrose, Northgate End, Bishop's Stortford, CM23 2BA	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.8%	0	0.0%	0	0.0%	0
Zone 3B														
Zone 4														
Buntingford Town Centre	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.5%	0	0.0%	0
Sainsbury's, Magpie Crescent, Stevenage, SG2 7DU	0.1%	0	0.4%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Zone 5														
Harlow Retail Park, Edinburgh Way, Harlow CM20 2TN	4.9%	16	0.0%	0	6.5%	3	1.7%	1	7.6%	4	0.5%	0	21.0%	8
Princes Gate Retail Park, Howard Way, Harlow, CM20 2AB	0.3%	1	0.0%	0	0.0%	0	1.7%	1	0.0%	0	0.0%	0	0.0%	0
Tesco Superstore, East Road (off Edinburgh Way), Harlow, CM20 2TG	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.8%	0
The Oaks Retail Park, Howard Way, Harlow, CM20 2AB	1.6%	5	2.3%	2	0.0%	0	0.6%	0	0.8%	0	4.9%	3	0.0%	0
The Queensgate Centre, Edinburgh Way, Harlow, CM20 2DA	25.6%	84	11.4%	10	23.5%	9	33.2%	19	36.2%	19	3.5%	2	64.1%	25
Outside Survey Area														
Aldi, First Avenue, Harlow, CM20 3FA	0.5%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	4.3%	2
Asda, Watergardens, South Gate, Harlow, CM20 1AN	0.1%	0	0.0%	0	0.0%	0	0.6%	0	0.0%	0	0.0%	0	0.0%	0
Baldock Town Centre	1.2%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	7.4%	4	0.0%	0
Bluewater Shopping Centre, Bluewater Parkway, Dartford, Greenhithe, DA9 9ST	0.1%	0	0.0%	0	0.0%	0	0.6%	0	0.0%	0	0.0%	0	0.0%	0
Brookfield Shopping Centre, Halfhide Lane, Cheshunt, Waltham Cross, EN8 0QE	0.1%	0	0.0%	0	0.8%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Cambridge City Centre	10.0%	33	0.0%	0	0.8%	0	22.0%	12	16.7%	9	21.7%	12	0.0%	0
Cambridge Retail Park, Newmarket Road, Cambridge, CB5 8WR	0.1%	0	0.0%	0	0.0%	0	0.6%	0	0.0%	0	0.0%	0	0.0%	0
Chelmsford City Centre	0.1%	0	0.0%	0	0.0%	0	0.6%	0	0.0%	0	0.0%	0	0.0%	0
Costco, Gunnels Wood Road, Stevenage, SG1 2FW	0.4%	1	0.0%	0	0.0%	0	2.6%	1	0.0%	0	0.0%	0	0.0%	0
Great Yarmouth Town Centre	0.8%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	4.6%	2	0.0%	0
Harlow Town Centre	2.8%	9	2.3%	2	0.8%	0	9.0%	5	3.6%	2	0.0%	0	0.0%	0
Hoddesdon Town Centre	0.1%	0	0.0%	0	0.8%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Knight Park, Saffron Walden, CB10 2SG	0.1%	0	0.0%	0	0.0%	0	0.6%	0	0.0%	0	0.0%	0	0.0%	0
Marks and Spencer (M&S), Roaring Meg Retail Park, London Road, Great North Road, Stevenage, SG1 1XN	1.2%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	7.6%	4	0.0%	0

	Total		Zone 1		Zone 2		Zone 3A		Zone 3B		Zone 4		Zone 5	
Nintronics Audio, Bridge Gate Centre, Welwyn Garden City, AL7 1JG	0.8%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	4.6%	2	0.0%	0
Roaring Meg Retail Park, Great North Road, Stevenage, SG1 1XN	15.8%	52	24.2%	21	28.5%	11	0.0%	0	0.8%	0	30.8%	16	6.6%	3
Saffron Walden Town Centre	0.2%	1	0.0%	0	0.0%	0	0.6%	0	0.8%	0	0.0%	0	0.0%	0
Southgate Local Centre	0.5%	2	1.9%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Stevenage Town Centre	2.3%	7	3.5%	3	0.8%	0	0.0%	0	6.8%	4	1.1%	1	0.0%	0
Watford Town Centre	0.4%	1	0.0%	0	0.0%	0	2.6%	1	0.0%	0	0.0%	0	0.0%	0
Welwyn Garden City Town Centre	12.8%	42	24.4%	21	27.4%	11	0.6%	0	11.5%	6	5.7%	3	0.8%	0
Others														
Weighted base:		327		87		39		56		52		53		40
Sample:		419		92		65		71		60		65		66

Q22 Where does your household do most of its shopping for hardware, DIY goods, decorating supplies and garden products?
Excl. Nulls & SFT

	Total		Zone 1		Zone 2		Zone 3A		Zone 3B		Zone 4		Zone 5	
Zone 1														
Hertford Town Centre	2.2%	13	4.2%	5	2.4%	2	0.0%	0	0.0%	0	7.3%	5	0.0%	0
Madford Retail Park, Ware Road, Hertford, SG13 7HH	18.4%	110	49.8%	65	30.6%	28	0.0%	0	5.8%	8	10.2%	7	2.2%	2
Screwfix, Merchant Drive, Mead Lane, Hertford, SG13 7AY	0.1%	1	0.3%	0	0.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Watton Nursery, Ware Road, Hertford, SG14 3RA	0.1%	0	0.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Zone 2														
Asda, Watton Road, Ware, SG12 0AD	0.4%	3	0.0%	0	2.8%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Leafy Oak Nursery, Hertford Road, Ware, SG12 9RR	0.5%	3	1.1%	1	1.5%	1	0.0%	0	0.0%	0	0.4%	0	0.0%	0
Tesco Superstore, West Street, Ware, SG12 9EE	0.1%	1	0.0%	0	0.3%	0	0.0%	0	0.0%	0	0.4%	0	0.0%	0
Van Hage Garden Centre, Great Amwell, Ware, SG12 9RP	4.7%	28	6.5%	8	9.3%	8	1.1%	1	4.8%	7	1.2%	1	3.4%	3
Ware Town Centre	0.8%	5	0.3%	0	4.9%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Westmill Garden Centre, Westmill Road, Ware, SG12 0ES	0.4%	3	0.0%	0	0.3%	0	0.0%	0	1.6%	2	0.0%	0	0.0%	0
Zone 3A														
B&M, South Street, Bishop's Stortford, CM23 3AB	0.7%	4	0.0%	0	0.0%	0	5.0%	4	0.0%	0	0.0%	0	0.0%	0
Bishop's Stortford Town Centre	5.2%	31	0.0%	0	0.0%	0	13.1%	11	11.7%	16	4.5%	3	0.4%	0
Fitzroy Park, Stansted Road, Bishop's Stortford, CM23 5PP	4.9%	29	0.0%	0	0.0%	0	17.8%	15	8.6%	12	2.5%	2	0.0%	0
Goodliffe Park, Stansted Road, Bishop's Stortford, CM23 5PP	7.9%	47	0.0%	0	0.0%	0	26.7%	23	15.3%	21	3.7%	3	0.4%	0
Raynham Road Industrial Estate, Raynham Close, Bishop's Stortford, CM23 5PB	0.2%	1	0.0%	0	0.0%	0	1.5%	1	0.0%	0	0.0%	0	0.0%	0
Sainsbury's, Jackson Square, Bishop's Stortford, CM23 3XG	0.2%	1	0.0%	0	0.0%	0	1.7%	1	0.0%	0	0.0%	0	0.0%	0
Stort Valley Industrial Park, Stansted Road, Bishop's Stortford, CM23 2TU	0.4%	2	0.0%	0	0.0%	0	1.7%	1	0.6%	1	0.0%	0	0.0%	0
Travis Perkins, Dunmow Road, Woodside, Bishop's Stortford, CM23 5RG	0.1%	0	0.0%	0	0.0%	0	0.4%	0	0.0%	0	0.0%	0	0.0%	0
Zone 3B														
Zone 4														
Buntingford Town Centre	1.1%	6	0.0%	0	0.0%	0	0.0%	0	0.0%	0	8.8%	6	0.0%	0
Mill End Plants and Café, Mill End, Buntingford, SG9 0TA	0.7%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	5.3%	4	0.0%	0
Nationwide Supplies, Baldock Road, Buntingford, SG9 9RH	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.4%	0	0.0%	0
Zone 5														
B&M, The Queensgate Centre, Harlow, CM20 2DA	0.5%	3	1.5%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.2%	1
Harlow Retail Park, Edinburgh Way, Harlow CM20 2TN	5.6%	34	7.7%	10	10.6%	10	5.0%	4	4.6%	6	0.0%	0	4.2%	3
Princes Gate Retail Park, Howard Way, Harlow, CM20 2AB	6.6%	39	0.0%	0	3.4%	3	7.3%	6	4.8%	7	0.4%	0	30.2%	23
Sainsbury's, Allende Avenue, Harlow, CM20 2AG	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.4%	0
Sawbridgeworth Town	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.4%	0

	Total		Zone 1		Zone 2		Zone 3A		Zone 3B		Zone 4		Zone 5	
Centre														
Screwfix, Ascent Park, Edinburgh Way, Temple Fields, Harlow, CM20 2HW	1.9%	11	0.0%	0	1.8%	2	0.0%	0	4.0%	6	0.0%	0	5.4%	4
St James Centre, Edinburgh Way, Temple Fields, Harlow, CM20 2DH	0.4%	3	0.0%	0	0.0%	0	0.0%	0	0.6%	1	0.0%	0	2.2%	2
The Oaks Retail Park, Howard Way, Harlow, CM20 2AB	9.9%	59	3.1%	4	13.1%	12	1.9%	2	13.1%	18	3.5%	3	27.1%	21
The Queensgate Centre, Edinburgh Way, Harlow, CM20 2DA	3.5%	21	0.0%	0	2.1%	2	0.0%	0	8.6%	12	0.0%	0	9.0%	7
Outside Survey Area														
Aylett Nurseries, North Orbital Road, St Albans, AL2 1DH	0.1%	0	0.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
B&Q, London Road, Stevenage, SG1 1XW	4.9%	29	4.1%	5	1.3%	1	0.0%	0	4.2%	6	23.3%	17	0.0%	0
B&Q, Swallowfields, Welwyn Garden City, AL7 1JD	2.0%	12	5.6%	7	0.3%	0	5.0%	4	0.0%	0	0.0%	0	0.0%	0
Braintree Garden Centre, Cressing Road, Cressing, Braintree, CM77 8DH	0.1%	0	0.0%	0	0.0%	0	0.4%	0	0.0%	0	0.0%	0	0.0%	0
Broxted Village Centre	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.3%	0	0.0%	0	0.0%	0
Bury Lane Farm Shop, Meldreth, Royston, SG8 6GT	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.4%	0	0.0%	0
Cambridge City Centre	0.4%	2	0.0%	0	0.0%	0	2.8%	2	0.0%	0	0.0%	0	0.0%	0
Chapel End Nursery, Broxted, Dunmow, CM6 2BW	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.3%	0	0.0%	0	0.0%	0
Cotton Brown Park, Letchworth Garden City, SG6 1UP	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.2%	1	0.0%	0
Dobbies Garden Centre, Dunsbridge Turnpike, Shepreth, Royston, SG8 6RA	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.4%	0	0.0%	0
Enfield Garden Centre, Cattlegate Road, Crews Hill, Enfield, EN2 8AZ	0.3%	2	0.6%	1	1.5%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Enfield Retail Park, Crown Road, Enfield, EN1 1TH	0.4%	2	0.0%	0	0.0%	0	0.0%	0	1.6%	2	0.0%	0	0.0%	0
Group Components, Woodgreen Road, Waltham Abbey, EN9 3TN	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.3%	0	0.0%	0	0.0%	0
Harlow Garden Centre, Canes Lane, Hastingwood, Harlow, CM17 9LD	1.0%	6	0.0%	0	0.0%	0	0.4%	0	2.2%	3	0.0%	0	3.6%	3
Harlow Town Centre	4.2%	25	5.6%	7	3.6%	3	7.1%	6	1.6%	2	0.0%	0	8.0%	6
Langthorns Plantery, High Cross Lane West, Little Canfield, Dunmow, CM6 1TD	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.3%	0	0.0%	0	0.0%	0
Little Art Garden Centre, Bretts Farm, Dunmow, CM6 1RF	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.3%	0	0.0%	0	0.0%	0
Marks and Spencer (M&S), Barnet Road, London Colney, St Albans, AL2 1AB	0.4%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.3%	2	0.0%	0
Matthews Plants, Hadley Nursery, Tylers Road, Roydon, Harlow, CM19 5LJ	0.4%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.8%	1	1.2%	1
Monkswood Retail Park, Elder Way, Stevenage, SG1 1TL	0.3%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.1%	2	0.0%	0
Phillimore Garden Centre, Cambridge Road,	0.3%	2	0.0%	0	0.0%	0	0.0%	0	0.3%	0	2.1%	2	0.0%	0

	Total		Zone 1		Zone 2		Zone 3A		Zone 3B		Zone 4		Zone 5	
Melbourn, Royston, SG8 6EY														
Plants Galore, Hamlet Hill, Roydon, Harlow, CM19 5JY	0.4%	2	0.0%	0	0.0%	0	0.4%	0	1.3%	2	0.0%	0	0.0%	0
Roaring Meg Retail Park, Great North Road, Stevenage, SG1 1XN	4.0%	24	4.3%	6	9.5%	9	0.0%	0	0.0%	0	12.7%	9	0.0%	0
Royston Town Centre	0.2%	1	0.0%	0	0.0%	0	0.0%	0	0.3%	0	1.2%	1	0.0%	0
Saffron Walden Town Centre	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.3%	0	0.0%	0	0.0%	0
Sainsbury's, Brewery Road, Hoddesdon, EN11 8HF	0.1%	0	0.0%	0	0.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Scotsdales, Cambridge Road, Great Shelford, Cambridge, CB22 5JT	0.6%	4	0.0%	0	0.0%	0	0.8%	1	2.2%	3	0.0%	0	0.0%	0
Screwfix, Cockerell Close, Stevenage, SG1 2NB	0.2%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.8%	1	0.0%	0
Stevenage Garden Centre, North Road, Graveley Road, Stevenage, Hitchin, SG1 4AH	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.8%	1	0.0%	0
Stevenage Town Centre	0.7%	4	3.4%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
The A1 Retail Park, Biggleswade, SG18 8PS	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.4%	0	0.0%	0
The Dutch Marketplace, Great North Road, Hatfield, AL9 6ND	0.1%	0	0.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Tyndalls Garden Centre, Sedge Green, Nazeing, Waltham Abbey, EN9 2PA	0.1%	1	0.3%	0	0.0%	0	0.0%	0	0.3%	0	0.0%	0	0.0%	0
Vanstone Park Garden Centre, Hitchin Lane, Codicote, Hitchin, SG4 8TH	0.1%	0	0.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Welwyn Garden City Town Centre	0.1%	1	0.6%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
White Roding Local Centre	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.4%	0
Others														
Weighted base:		596		130		91		86		139		74		77
Sample:		622		112		108		102		110		91		99

Q23 Where does your household do most of its shopping for chemists and medical goods, cosmetics and other beauty products?
Excl. Nulls & SFT

	Total		Zone 1		Zone 2		Zone 3A		Zone 3B		Zone 4		Zone 5	
Zone 1														
Aldi, Gascoyne Way, Hertford, SG14 1LH	0.1%	0	0.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Avenue Pharmacy and Travel Clinic, The Avenue, Bengeo, Hertford, SG14 3DU	0.4%	2	1.6%	2	0.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Crescent Pharmacy, Fleming Crescent, Hertford, SG14 2DJ	0.1%	0	0.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Hertford Town Centre	12.4%	76	52.5%	71	3.2%	3	0.0%	0	0.0%	0	3.2%	2	0.0%	0
Sainsbury's, Hartham Lane, Hertford, SG14 1RD	0.4%	2	1.8%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Sele Farm Local Centre	0.2%	1	0.8%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Tesco Superstore, Ware Road, Hertford, SG14 1QA	4.9%	30	22.3%	30	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Zone 2														
Asda, Watton Road, Ware, SG12 0AD	3.2%	20	4.8%	7	10.9%	11	0.0%	0	1.7%	2	0.0%	0	0.0%	0
Stansted Abbotts Village Centre	0.3%	2	0.0%	0	1.8%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Tesco Superstore, West Street, Ware, SG12 9EE	4.6%	28	0.0%	0	21.0%	21	0.0%	0	3.3%	5	5.2%	3	0.0%	0
Ware Town Centre	5.6%	34	0.0%	0	34.3%	34	0.0%	0	0.3%	0	0.5%	0	0.0%	0
Zone 3A														
Aldi, London Road, Bishop's Stortford, CM23 5NF	0.9%	5	0.0%	0	0.0%	0	2.5%	3	2.0%	3	0.0%	0	0.0%	0
B&M, South Street, Bishop's Stortford, CM23 3AB	0.4%	2	0.0%	0	0.0%	0	0.0%	0	1.7%	2	0.0%	0	0.0%	0
Bishop's Stortford Town Centre	24.9%	153	0.0%	0	1.7%	2	75.6%	81	43.3%	59	9.6%	6	7.3%	6
Hobbs Pharmacy, Haymeads Lane, Bishop's Stortford, CM23 5JH	0.2%	1	0.0%	0	0.0%	0	1.3%	1	0.0%	0	0.0%	0	0.0%	0
J E Williamson Pharmacy, Snowley Parade, Manston Drive, Bishop's Stortford, CM23 5EP	1.1%	7	0.0%	0	0.0%	0	6.4%	7	0.0%	0	0.0%	0	0.0%	0
Lidl, Stansted Road, Bishop's Stortford, CM23 2BT	0.3%	2	0.0%	0	0.0%	0	0.0%	0	1.4%	2	0.0%	0	0.0%	0
Marks and Spencer (M&S), South Street, Bishop's Stortford, CM23 3YJ	0.1%	0	0.0%	0	0.0%	0	0.3%	0	0.0%	0	0.0%	0	0.0%	0
Sainsbury's, Jackson Square, Bishop's Stortford, CM23 3XG	1.9%	12	0.0%	0	0.0%	0	3.1%	3	5.8%	8	0.0%	0	0.4%	0
Zone 3B														
Hatfield Heath Village Centre	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.3%	0	0.0%	0	0.0%	0
Much Hadham Village Centre	0.0%	0	0.0%	0	0.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Sainsbury's, Thorley Lane East, Bishop's Stortford, CM23 4EG	1.6%	10	0.0%	0	0.0%	0	1.9%	2	5.1%	7	0.0%	0	0.8%	1
Stansted Mountfitchet Village Centre	0.8%	5	0.0%	0	0.0%	0	0.0%	0	3.5%	5	0.0%	0	0.0%	0
Takeley Village Centre	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.3%	0	0.0%	0	0.0%	0
Tesco Superstore, Bishops Park Centre, Lancaster Way, Bishop's Stortford, CM23 4DD	3.5%	22	0.0%	0	0.0%	0	3.8%	4	12.7%	17	0.5%	0	0.0%	0
The Thorley Centre, Thorley Lane East, Bishop's Stortford, CM23 4EG	0.5%	3	0.0%	0	0.0%	0	0.0%	0	2.3%	3	0.0%	0	0.0%	0
Thorley Local Centre	0.3%	2	0.0%	0	0.0%	0	0.0%	0	1.4%	2	0.0%	0	0.0%	0
Zone 4														
Buntingford Town Centre	1.8%	11	0.0%	0	0.0%	0	0.0%	0	0.0%	0	18.8%	11	0.0%	0
Puckeridge Village Centre	0.9%	6	0.0%	0	0.0%	0	0.0%	0	0.3%	0	8.9%	5	0.0%	0
Sainsbury's Local, High Street, Buntingford, SG9	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.5%	0	0.0%	0

	Total		Zone 1		Zone 2		Zone 3A		Zone 3B		Zone 4		Zone 5	
9AE														
Sainsbury's, Magpie Crescent, Stevenage, SG2 7DU	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.5%	1	0.0%	0
Zone 5														
Co-op, London Road, Sawbridgeworth, CM21 9JS	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.4%	0
Harlow Retail Park, Edinburgh Way, Harlow CM20 2TN	0.5%	3	0.0%	0	3.3%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Lidl, Edinburgh Way, Harlow, CM20 2DA	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.4%	0
Old Harlow Local Centre	0.4%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.1%	2
Sainsbury's, Allende Avenue, Harlow, CM20 2AG	2.6%	16	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	19.7%	16
Sawbridgeworth Town Centre	2.7%	17	0.0%	0	0.0%	0	0.0%	0	0.6%	1	0.0%	0	19.7%	16
Tesco Superstore, East Road (off Edinburgh Way), Harlow, CM20 2TG	3.3%	20	0.0%	0	4.1%	4	0.0%	0	6.4%	9	0.0%	0	9.4%	8
The Oaks Retail Park, Howard Way, Harlow, CM20 2AB	0.5%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	4.0%	3
The Queensgate Centre, Edinburgh Way, Harlow, CM20 2DA	1.0%	6	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	7.3%	6
Outside Survey Area														
Asda, High Street, Conduit Lane, Hoddesdon, EN11 8HD	0.3%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.1%	2
Asda, Watergardens, South Gate, Harlow, CM20 1AN	0.2%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.7%	1
Bluewater Shopping Centre, Bluewater Parkway, Dartford, Greenhithe, DA9 9ST	0.1%	0	0.0%	0	0.0%	0	0.3%	0	0.0%	0	0.0%	0	0.0%	0
Brookfield Shopping Centre, Halfhide Lane, Cheshunt, Waltham Cross, EN8 0QE	0.8%	5	1.5%	2	1.7%	2	0.0%	0	0.0%	0	2.2%	1	0.0%	0
Cambridge City Centre	1.1%	7	0.0%	0	0.0%	0	0.3%	0	0.6%	1	9.4%	5	0.0%	0
Chelmsford City Centre	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.4%	0
Colney Fields Shopping Park, London Colney, St Albans, AL2 1BW	0.1%	0	0.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Costco, Gunnels Wood Road, Stevenage, SG1 2FW	0.4%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.3%	3
Cuffley Village Centre	0.1%	0	0.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Epping Town Centre	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.3%	0	0.0%	0	0.0%	0
Godstone Village Centre	0.1%	0	0.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Harlow Town Centre	3.8%	24	1.5%	2	5.1%	5	0.0%	0	3.8%	5	0.0%	0	14.2%	11
Hoddesdon Town Centre	1.0%	6	1.5%	2	3.9%	4	0.0%	0	0.0%	0	0.5%	0	0.0%	0
Keynsham Town Centre	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.3%	0	0.0%	0	0.0%	0
Lidl, Moors Walk, Welwyn Garden City, AL7 2BQ	0.1%	0	0.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Lidl, Southern Way, Harlow, CM18 7PJ	0.3%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.1%	2
Marks and Spencer (M&S), Brookfield Centre, Halfhide Lane, Cheshunt, Waltham Cross, EN8 0TZ	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.5%	0	0.0%	0
Morrisons, Amwell Street, Hoddesdon, EN11 8UD	0.1%	0	0.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Newport Village Centre	0.4%	2	0.0%	0	0.0%	0	0.0%	0	1.7%	2	0.0%	0	0.0%	0
Oaks Cross Pharmacy, Oaks Cross, Broadwater, Stevenage, SG2 8LU	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.5%	0	0.0%	0
Potters Bar Town Centre	0.7%	4	0.0%	0	0.0%	0	4.0%	4	0.0%	0	0.0%	0	0.0%	0
Roaring Meg Retail Park, Great North Road, Stevenage, SG1 1XN	1.8%	11	0.3%	0	0.0%	0	0.0%	0	0.0%	0	18.6%	11	0.0%	0
Romford Town Centre	0.1%	0	0.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0

	Total		Zone 1		Zone 2		Zone 3A		Zone 3B		Zone 4		Zone 5	
Royston Gateway Retail Park, Orchard Road, Royston, SG8 5HN	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.5%	0	0.0%	0
Royston Town Centre	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	1	0.0%	0
Saffron Walden Town Centre	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.6%	1	0.0%	0	0.0%	0
Sainsbury's, Brewery Road, Hoddesdon, EN11 8HF	0.3%	2	0.0%	0	1.7%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Stevenage Town Centre	2.6%	16	4.6%	6	4.5%	4	0.0%	0	0.3%	0	8.9%	5	0.0%	0
Tesco Extra, Brookfield Centre, Cheshunt, Waltham Cross, EN8 0TA	0.0%	0	0.0%	0	0.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Tesco Extra, Great North Road, Hatfield, AL9 5JY	0.2%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.2%	1	0.0%	0
Tesco Extra, Old North Road, Royston, SG8 5UA	0.3%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.2%	2	0.0%	0
Tesco Superstore, Church Langley Way, Harlow, CM17 9TE	0.4%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.3%	3
Tesco Superstore, London Road, Broadwater, Stevenage, SG2 8DT	0.2%	1	0.3%	0	0.3%	0	0.0%	0	0.0%	0	0.5%	0	0.0%	0
Tesco Superstore, Stortford Road, Great Dunmow, Dunmow, CM6 1SF	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.3%	0	0.0%	0	0.4%	0
The A1 Retail Park, Biggleswade, SG18 8PS	0.3%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.2%	2	0.0%	0
Waitrose, Bridge Road, Welwyn Garden City, AL8 6AB	0.1%	1	0.5%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Ware Cross Pharmacy, Christian Close, Hoddesdon, Hertford, EN11 9FF	0.1%	0	0.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Welwyn Garden City Town Centre	1.1%	7	3.6%	5	1.7%	2	0.3%	0	0.0%	0	0.0%	0	0.0%	0
Others														
Weighted base:		617		136		98		108		136		58		80
Sample:		668		122		121		122		114		84		105

Q24 Where does your household do most of its shopping for books, jewellery, watches, china, glassware, kitchen utensils, recreational and luxury goods?
Excl. Nulls & SFT

	Total		Zone 1		Zone 2		Zone 3A		Zone 3B		Zone 4		Zone 5	
Zone 1														
Avenue Pharmacy and Travel Clinic, The Avenue, Bengeo, Hertford, SG14 3DU	0.1%	0	0.7%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Hertford Town Centre	5.7%	16	28.9%	15	1.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Madford Retail Park, Ware Road, Hertford, SG13 7HH	0.2%	1	0.0%	0	1.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Tesco Superstore, Ware Road, Hertford, SG14 1QA	1.8%	5	9.4%	5	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Zone 2														
Asda, Watton Road, Ware, SG12 0AD	1.6%	4	0.7%	0	7.2%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Tesco Superstore, West Street, Ware, SG12 9EE	1.6%	4	0.0%	0	7.8%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Ware Town Centre	7.7%	21	3.8%	2	28.4%	16	0.0%	0	0.8%	0	8.4%	3	0.0%	0
Zone 3A														
B&M, South Street, Bishop's Stortford, CM23 3AB	0.1%	0	0.0%	0	0.0%	0	0.7%	0	0.0%	0	0.0%	0	0.0%	0
Bishop's Stortford Town Centre	29.2%	81	0.7%	0	2.9%	2	74.1%	35	71.9%	35	10.4%	4	12.0%	4
Fitzroy Park, Stansted Road, Bishop's Stortford, CM23 5PP	0.3%	1	0.0%	0	0.0%	0	0.7%	0	0.8%	0	0.0%	0	0.0%	0
Goodliffe Park, Stansted Road, Bishop's Stortford, CM23 5PP	0.1%	0	0.0%	0	0.0%	0	0.7%	0	0.0%	0	0.0%	0	0.0%	0
Sainsbury's, Jackson Square, Bishop's Stortford, CM23 3XG	0.8%	2	0.0%	0	0.0%	0	4.4%	2	0.0%	0	0.0%	0	0.0%	0
Zone 3B														
Bishops Park Centre, Lancaster Way, Bishop's Stortford, CM23 4DA	0.1%	0	0.0%	0	0.0%	0	0.7%	0	0.0%	0	0.0%	0	0.0%	0
Sainsbury's, Thorley Lane East, Bishop's Stortford, CM23 4EG	0.1%	0	0.0%	0	0.0%	0	0.7%	0	0.0%	0	0.0%	0	0.0%	0
Tesco Superstore, Bishops Park Centre, Lancaster Way, Bishop's Stortford, CM23 4DD	0.1%	0	0.0%	0	0.0%	0	0.7%	0	0.0%	0	0.0%	0	0.0%	0
Zone 4														
Buntingford Town Centre	1.4%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	10.8%	4	0.0%	0
Sainsbury's, Magpie Crescent, Stevenage, SG2 7DU	0.2%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.6%	1	0.0%	0
Zone 5														
Harlow Retail Park, Edinburgh Way, Harlow CM20 2TN	0.5%	2	0.0%	0	1.6%	1	0.0%	0	0.0%	0	0.0%	0	1.7%	1
Old Harlow Local Centre	0.3%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.6%	1
Sainsbury's, Allende Avenue, Harlow, CM20 2AG	0.2%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.7%	1
Sawbridgeworth Town Centre	2.7%	8	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	20.9%	8
Tesco Superstore, East Road (off Edinburgh Way), Harlow, CM20 2TG	1.7%	5	0.0%	0	3.0%	2	0.0%	0	0.0%	0	0.0%	0	8.1%	3
The Oaks Retail Park, Howard Way, Harlow, CM20 2AB	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.8%	0	0.0%	0
The Queensgate Centre, Edinburgh Way, Harlow, CM20 2DA	4.6%	13	0.0%	0	10.5%	6	3.0%	1	0.0%	0	0.0%	0	15.4%	6
Outside Survey Area														
Asda, High Street, Conduit Lane, Hoddesdon, EN11	0.6%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	4.7%	2

	Total		Zone 1		Zone 2		Zone 3A		Zone 3B		Zone 4		Zone 5	
8HD														
Asda, Monkswood Way, Stevenage, SG1 1LA	0.9%	3	0.0%	0	4.6%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Baldock Town Centre	1.4%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	10.8%	4	0.0%	0
Bluewater Shopping Centre, Bluewater Parkway, Dartford, Greenhithe, DA9 9ST	0.1%	0	0.0%	0	0.0%	0	0.7%	0	0.0%	0	0.0%	0	0.0%	0
Braintree Village Shopping Outlet, Chapel Hill, Braintree, CM77 8YH	0.3%	1	0.0%	0	0.5%	0	0.0%	0	0.8%	0	0.0%	0	0.0%	0
Cambridge City Centre	5.8%	16	3.8%	2	0.0%	0	1.4%	1	16.8%	8	14.4%	5	0.0%	0
Central London / West End	1.3%	4	0.7%	0	3.0%	2	2.7%	1	0.0%	0	0.0%	0	0.9%	0
Chelmsford City Centre	0.1%	0	0.0%	0	0.5%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Enfield Town Centre	0.5%	1	0.0%	0	2.4%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Gloucester City Centre	0.5%	1	0.0%	0	2.4%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Harlow Town Centre	9.4%	26	3.8%	2	9.1%	5	9.8%	5	8.0%	4	0.0%	0	28.6%	10
Hitchin Town Centre	0.2%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.6%	1	0.0%	0
Hoddesdon Town Centre	0.2%	1	0.7%	0	0.5%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Lakeside Shopping Centre, West Thurrock Way, West Thurrock, Grays, RM20 2ZP	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.9%	0
Letchworth Garden City Town Centre	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.8%	0	0.0%	0
Marks and Spencer (M&S), Brookfield Centre, Halfhide Lane, Cheshunt, Waltham Cross, EN8 0TZ	0.7%	2	0.0%	0	2.4%	1	0.0%	0	0.0%	0	0.0%	0	1.7%	1
Morrisons, Black Fan Road, Welwyn Garden City, AL7 1RY	1.1%	3	5.9%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Roaring Meg Retail Park, Great North Road, Stevenage, SG1 1XN	0.7%	2	0.7%	0	0.0%	0	0.0%	0	0.0%	0	4.0%	1	0.0%	0
Roebuck Retail Park, London Road, Stevenage, SG1 1XZ	1.1%	3	5.9%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Royston Town Centre	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.8%	0	0.0%	0
Saffron Walden Town Centre	0.8%	2	0.0%	0	0.0%	0	0.0%	0	0.8%	0	4.4%	2	0.9%	0
Sainsbury's, Brewery Road, Hoddesdon, EN11 8HF	0.9%	3	3.8%	2	1.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
St Albans City Centre	0.7%	2	3.8%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Stevenage Town Centre	2.8%	8	2.1%	1	0.5%	0	0.0%	0	0.0%	0	18.0%	6	0.0%	0
Tesco Extra, High Street, Baldock, SG7 6BN	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.8%	0	0.0%	0
Tesco Extra, Old North Road, Royston, SG8 5UA	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.8%	0	0.0%	0
Tesco Superstore, London Road, Broadwater, Stevenage, SG2 8DT	0.4%	1	1.4%	1	0.0%	0	0.0%	0	0.0%	0	0.8%	0	0.0%	0
The A1 Retail Park, Biggleswade, SG18 8PS	0.5%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.6%	1	0.0%	0
The Galleria Shopping Outlet, Comet Way, Hatfield, AL10 0XR	0.3%	1	1.4%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Welwyn Garden City Town Centre	6.9%	19	21.6%	11	9.4%	5	0.0%	0	0.0%	0	7.2%	3	0.0%	0
Others														
Weighted base:		277		52		55		48		49		36		36
Sample:		356		60		64		74		53		45		60

	Total		Zone 1		Zone 2		Zone 3A		Zone 3B		Zone 4		Zone 5	

Q25 How often do you do the following leisure activities? [PR]

Drinking out (i.e. pub / bar)

At least weekly	42.2%	340	41.5%	66	55.6%	70	39.3%	48	49.9%	92	21.7%	23	38.1%	41
Once a fortnight	9.9%	80	13.0%	21	10.5%	13	6.9%	8	8.1%	15	18.6%	20	2.7%	3
Once a month	11.1%	90	9.6%	15	4.4%	6	11.3%	14	8.1%	15	18.2%	19	19.3%	21
Once every 2-3 months	5.6%	45	5.9%	9	4.2%	5	5.4%	7	4.3%	8	9.3%	10	5.4%	6
Once every 6 months	3.1%	25	4.4%	7	0.9%	1	2.8%	3	3.9%	7	5.2%	5	0.9%	1
Once a year	0.8%	6	0.0%	0	1.5%	2	2.5%	3	0.5%	1	0.0%	0	0.3%	0
Less often	2.8%	22	5.0%	8	2.2%	3	0.3%	0	0.7%	1	1.8%	2	7.4%	8
(Don't do)	23.5%	190	18.0%	29	20.4%	26	31.5%	38	24.2%	45	23.0%	25	25.9%	28
(Don't know / varies)	0.9%	8	2.5%	4	0.2%	0	0.0%	0	0.5%	1	2.3%	2	0.0%	0
Weighted base:		806		160		126		121		184		106		109
Sample:		806		140		140		140		140		120		126

Eating out (i.e. restaurant / café)

At least weekly	37.5%	303	34.7%	55	44.1%	56	27.6%	33	48.1%	89	21.2%	23	43.2%	47
Once a fortnight	21.4%	172	31.1%	50	19.4%	25	16.4%	20	17.1%	31	34.0%	36	9.9%	11
Once a month	17.9%	144	17.8%	28	8.7%	11	23.9%	29	16.9%	31	19.5%	21	22.1%	24
Once every 2-3 months	7.2%	58	1.1%	2	7.9%	10	8.5%	10	8.2%	15	13.4%	14	6.3%	7
Once every 6 months	2.0%	16	4.1%	7	0.7%	1	2.8%	3	0.5%	1	1.5%	2	3.0%	3
Once a year	0.8%	6	0.7%	1	0.5%	1	1.2%	1	1.5%	3	0.5%	1	0.0%	0
Less often	1.5%	12	0.2%	0	1.3%	2	0.3%	0	0.5%	1	1.5%	2	7.1%	8
(Don't do)	10.6%	85	7.4%	12	16.9%	21	17.6%	21	6.9%	13	8.4%	9	8.4%	9
(Don't know / varies)	1.0%	8	2.7%	4	0.5%	1	1.7%	2	0.5%	1	0.0%	0	0.0%	0
Weighted base:		806		160		126		121		184		106		109
Sample:		806		140		140		140		140		120		126

Gym / indoor sports / other health and fitness activities

At least weekly	31.8%	256	42.2%	67	35.8%	45	25.7%	31	35.5%	65	17.5%	19	26.2%	28
Once a fortnight	1.8%	14	1.3%	2	0.0%	0	1.5%	2	4.3%	8	2.3%	2	0.3%	0
Once a month	1.3%	10	0.2%	0	0.0%	0	2.3%	3	1.0%	2	5.2%	5	0.0%	0
Once every 2-3 months	0.3%	2	0.0%	0	0.2%	0	0.0%	0	0.0%	0	1.8%	2	0.0%	0
Once every 6 months	0.3%	3	0.0%	0	0.2%	0	0.0%	0	1.2%	2	0.0%	0	0.0%	0
Once a year	0.7%	6	0.0%	0	0.0%	0	1.5%	2	2.2%	4	0.0%	0	0.0%	0
Less often	3.9%	31	0.0%	0	9.6%	12	0.0%	0	4.3%	8	3.0%	3	7.3%	8
(Don't do)	58.3%	470	53.8%	86	54.1%	68	65.5%	79	51.6%	95	65.7%	70	66.3%	72
(Don't know / varies)	1.6%	13	2.5%	4	0.0%	0	3.6%	4	0.0%	0	4.6%	5	0.0%	0
Weighted base:		806		160		126		121		184		106		109
Sample:		806		140		140		140		140		120		126

Cinema

At least weekly	0.9%	7	0.9%	1	3.4%	4	0.0%	0	0.0%	0	1.5%	2	0.0%	0
Once a fortnight	2.2%	18	4.7%	7	1.1%	1	0.3%	0	1.9%	4	4.6%	5	0.3%	0
Once a month	9.6%	77	16.0%	25	7.5%	10	6.9%	8	4.9%	9	16.8%	18	6.4%	7
Once every 2-3 months	15.8%	127	22.5%	36	9.0%	11	13.0%	16	19.0%	35	7.8%	8	19.2%	21
Once every 6 months	13.4%	108	17.3%	28	14.7%	19	9.7%	12	17.2%	32	2.6%	3	14.2%	15
Once a year	3.7%	30	4.8%	8	6.6%	8	1.1%	1	4.6%	8	1.5%	2	2.4%	3
Less often	6.9%	56	5.2%	8	12.3%	16	2.5%	3	6.7%	12	10.7%	11	4.7%	5
(Don't do)	46.3%	373	25.8%	41	45.2%	57	62.6%	76	45.7%	84	54.5%	58	52.7%	57
(Don't know / varies)	1.2%	9	2.7%	4	0.2%	0	3.9%	5	0.0%	0	0.0%	0	0.0%	0
Weighted base:		806		160		126		121		184		106		109
Sample:		806		140		140		140		140		120		126

Ten-pin bowling

At least weekly	0.1%	1	0.0%	0	0.2%	0	0.3%	0	0.0%	0	0.0%	0	0.0%	0
Once a fortnight	0.3%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.3%	2	0.0%	0
Once a month	1.6%	13	4.5%	7	0.2%	0	0.0%	0	0.0%	0	5.2%	5	0.0%	0
Once every 2-3 months	3.8%	31	4.3%	7	4.5%	6	2.9%	4	2.7%	5	1.2%	1	8.0%	9
Once every 6 months	5.7%	46	8.3%	13	5.4%	7	3.7%	5	7.0%	13	3.1%	3	5.1%	6
Once a year	4.7%	38	6.5%	10	4.5%	6	3.7%	5	3.7%	7	4.3%	5	5.4%	6
Less often	9.6%	77	10.6%	17	12.6%	16	2.9%	4	15.8%	29	5.6%	6	5.3%	6
(Don't do)	71.5%	576	63.2%	101	70.0%	88	82.8%	100	67.8%	125	74.5%	79	76.2%	83
(Don't know / varies)	2.6%	21	2.5%	4	2.6%	3	3.6%	4	3.0%	6	3.8%	4	0.0%	0
Weighted base:		806		160		126		121		184		106		109
Sample:		806		140		140		140		140		120		126

	Total		Zone 1		Zone 2		Zone 3A		Zone 3B		Zone 4		Zone 5	
Bingo														
At least weekly	0.6%	5	0.2%	0	0.2%	0	1.7%	2	1.0%	2	0.3%	0	0.0%	0
Once a fortnight	0.1%	1	0.0%	0	0.2%	0	0.0%	0	0.0%	0	0.3%	0	0.0%	0
Once a month	0.1%	1	0.0%	0	0.0%	0	0.3%	0	0.5%	1	0.0%	0	0.0%	0
Once every 2-3 months	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.2%	0	0.0%	0	0.0%	0
Once every 6 months	0.0%	0	0.2%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Once a year	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.3%	0
Less often	9.3%	75	8.1%	13	15.5%	20	2.9%	4	16.5%	30	3.3%	3	4.7%	5
(Don't do)	87.2%	703	88.9%	142	84.0%	106	91.5%	111	78.8%	145	92.4%	98	92.6%	101
(Don't know / varies)	2.6%	21	2.5%	4	0.0%	0	3.6%	4	3.0%	6	3.8%	4	2.4%	3
Weighted base:		806		160		126		121		184		106		109
Sample:		806		140		140		140		140		120		126
Theatres / museums / live entertainment venues / other cultural facilities														
At least weekly	0.6%	5	1.7%	3	0.2%	0	0.5%	1	0.2%	0	0.0%	0	0.6%	1
Once a fortnight	1.7%	14	1.7%	3	1.3%	2	0.8%	1	2.2%	4	4.1%	4	0.3%	0
Once a month	7.9%	64	12.1%	19	6.7%	8	5.7%	7	8.0%	15	7.7%	8	5.4%	6
Once every 2-3 months	13.0%	105	15.9%	25	7.5%	10	14.1%	17	11.3%	21	12.6%	13	17.2%	19
Once every 6 months	15.2%	122	13.5%	22	8.8%	11	16.1%	19	22.7%	42	12.5%	13	14.0%	15
Once a year	12.3%	99	13.7%	22	6.7%	8	9.3%	11	15.7%	29	7.9%	8	18.8%	20
Less often	10.8%	87	7.8%	12	24.1%	30	4.5%	6	13.2%	24	5.6%	6	7.8%	8
(Don't do)	36.1%	291	30.7%	49	42.6%	54	44.7%	54	25.1%	46	45.4%	48	36.0%	39
(Don't know / varies)	2.4%	20	3.0%	5	2.0%	3	4.1%	5	1.5%	3	4.3%	5	0.0%	0
Weighted base:		806		160		126		121		184		106		109
Sample:		806		140		140		140		140		120		126
Events (e.g. music festivals, fayres, etc)														
At least weekly	0.0%	0	0.0%	0	0.0%	0	0.3%	0	0.0%	0	0.0%	0	0.0%	0
Once a fortnight	0.5%	4	0.0%	0	0.2%	0	0.3%	0	1.0%	2	1.5%	2	0.0%	0
Once a month	1.5%	12	1.5%	2	1.3%	2	1.7%	2	1.5%	3	2.4%	3	0.6%	1
Once every 2-3 months	3.3%	27	5.6%	9	1.5%	2	3.7%	5	3.9%	7	3.2%	3	0.9%	1
Once every 6 months	10.3%	83	6.6%	11	2.2%	3	11.0%	13	20.2%	37	2.8%	3	14.8%	16
Once a year	17.1%	138	17.5%	28	18.5%	23	10.5%	13	16.8%	31	21.5%	23	18.5%	20
Less often	12.6%	102	11.1%	18	19.6%	25	9.3%	11	16.3%	30	7.9%	8	8.8%	10
(Don't do)	52.0%	419	54.0%	86	55.9%	71	59.5%	72	39.1%	72	58.3%	62	51.6%	56
(Don't know / varies)	2.6%	21	3.8%	6	0.7%	1	3.6%	4	1.2%	2	2.3%	2	4.8%	5
Weighted base:		806		160		126		121		184		106		109
Sample:		806		140		140		140		140		120		126

Q26 Where do you visit most often for drinking out (i.e. pub / bar)?
Those who said "Once every 6 months" or more often for drinking out AND Excl. Nulls & SFT

	Total		Zone 1		Zone 2		Zone 3A		Zone 3B		Zone 4		Zone 5	
Zone 1														
Bengeo Local Centre	0.1%	1	0.3%	0	0.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Hertford Heath Village Centre	0.1%	1	0.6%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Hertford Town Centre	19.5%	110	73.6%	85	13.3%	13	0.0%	0	0.0%	0	10.7%	8	6.0%	4
Sele Farm Local Centre	0.1%	0	0.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
The Galley Hall, Hailey Lane, Hailey, Hoddesdon, Hertford, SG13 7NY	0.1%	0	0.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
The White Horse, Hertingfordbury Road, Hertford, SG14 2LB	0.1%	0	0.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Watton at Stone Village Centre	0.1%	0	0.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Zone 2														
Dane End Local Centre	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.4%	0	0.0%	0
Hunsdon Village Centre	0.3%	2	0.0%	0	2.0%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0
King's Mead, Hertford Road, Ware, SG12 9LE	0.1%	0	0.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Stansted Abbotts Village Centre	0.8%	4	0.0%	0	4.1%	4	0.0%	0	0.3%	0	0.0%	0	0.0%	0
Thundridge Village Centre	0.1%	0	0.0%	0	0.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Wadesmill Local Centre	0.1%	1	0.6%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Ware Town Centre	12.1%	68	0.9%	1	63.3%	60	0.0%	0	3.4%	5	3.4%	3	0.0%	0
Zone 3A														
Birchanger Village Centre	0.2%	1	0.0%	0	0.0%	0	0.9%	1	0.0%	0	0.0%	0	0.4%	0
Bishop's Stortford Golf Club, Dunmow Road, Bishop's Stortford, CM23 5HP	0.3%	1	0.0%	0	0.0%	0	1.9%	1	0.0%	0	0.0%	0	0.0%	0
Bishop's Stortford Sports Club, Cricketfield Lane, Bishop's Stortford, CM23 2TD	0.1%	0	0.0%	0	0.0%	0	0.4%	0	0.0%	0	0.0%	0	0.0%	0
Bishop's Stortford Town Centre	28.7%	162	0.3%	0	0.0%	0	83.1%	62	61.6%	83	3.6%	3	19.9%	14
Zone 3B														
Berden Village Centre	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.3%	0	0.0%	0	0.0%	0
Braughing Village Centre	0.5%	3	0.0%	0	0.0%	0	0.0%	0	1.7%	2	0.4%	0	0.0%	0
Coach & Horses, Thorley Street, Thorley, Bishop's Stortford, CM23 4AS	0.6%	4	0.0%	0	0.0%	0	0.0%	0	2.6%	4	0.0%	0	0.0%	0
Elsenham Village Centre	0.4%	2	0.0%	0	0.0%	0	0.0%	0	1.7%	2	0.0%	0	0.0%	0
Farnham Village Centre	0.1%	0	0.0%	0	0.0%	0	0.4%	0	0.0%	0	0.0%	0	0.0%	0
Green Tye Local Centre	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.3%	0	0.0%	0	0.0%	0
Hatfield Heath Village Centre	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.3%	0	0.0%	0	0.0%	0
Hazel End Local Centre	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.3%	0	0.0%	0	0.0%	0
Henham Village Centre	0.4%	2	0.0%	0	0.0%	0	0.0%	0	1.7%	2	0.0%	0	0.0%	0
Little Hallingbury Village Centre	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.3%	0	0.0%	0	0.0%	0
Much Hadham Village Centre	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.4%	0	0.0%	0
Sheering Village Centre	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.3%	0	0.0%	0	0.4%	0
Stansted Mountfitchet Village Centre	1.0%	6	0.0%	0	0.0%	0	0.0%	0	4.3%	6	0.0%	0	0.0%	0
Thorley Local Centre	0.3%	2	0.0%	0	0.0%	0	0.0%	0	1.4%	2	0.0%	0	0.0%	0
Zone 4														
Anstey Village Centre	0.5%	3	0.0%	0	0.0%	0	0.0%	0	0.3%	0	2.9%	2	0.0%	0
Aston Village Centre	0.6%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	4.8%	4	0.0%	0
Buntingford Town Centre	5.0%	28	0.0%	0	0.0%	0	0.0%	0	3.4%	5	31.2%	24	0.0%	0
Puckeridge Village Centre	0.2%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.7%	1	0.0%	0
Standon Village Centre	0.9%	5	0.0%	0	0.0%	0	0.0%	0	0.0%	0	7.1%	5	0.0%	0
Walkern Village Centre	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.4%	0	0.0%	0
Westmill Village Centre	0.3%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.5%	2	0.0%	0
Zone 5														
Allen's Green Village Centre	0.1%	0	0.0%	0	0.0%	0	0.4%	0	0.0%	0	0.0%	0	0.0%	0
Gilston Local Centre	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.4%	0
Matching Green Village Centre	0.3%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.4%	2
Old Harlow Local Centre	0.3%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.7%	2
Sawbridgeworth Town	4.6%	26	0.0%	0	0.0%	0	2.4%	2	1.7%	2	1.7%	1	29.9%	21

	Total		Zone 1		Zone 2		Zone 3A		Zone 3B		Zone 4		Zone 5	
Centre														
Outside Survey Area														
Bardfield End Green Local Centre	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.3%	0	0.0%	0	0.0%	0
Barkway Village Centre	0.2%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.7%	1	0.0%	0
Barley Village Centre	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.4%	0	0.0%	0
Barrington Village Centre	0.2%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.7%	1	0.0%	0
Biggleswade Town Centre	0.4%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.3%	2	0.0%	0
Cambridge City Centre	0.7%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.7%	1	3.8%	3
Central London / West End	6.0%	34	7.5%	9	1.7%	2	4.3%	3	8.2%	11	5.3%	4	7.1%	5
Cheshunt Town Centre	0.5%	3	0.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.8%	3
Clavering Village Centre	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.8%	1	0.0%	0
Harlow Town Centre	5.2%	29	3.5%	4	7.1%	7	0.0%	0	2.0%	3	0.0%	0	23.0%	16
Hitchin Town Centre	0.5%	3	0.0%	0	0.0%	0	0.0%	0	0.3%	0	3.3%	2	0.0%	0
Hoddesdon Town Centre	1.1%	6	4.9%	6	0.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Hove Local Centre	0.1%	0	0.0%	0	0.0%	0	0.4%	0	0.0%	0	0.0%	0	0.0%	0
Hunston Local Centre	0.2%	1	0.0%	0	1.4%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Newmarket Town Centre	0.3%	1	0.0%	0	0.0%	0	1.9%	1	0.0%	0	0.0%	0	0.0%	0
Rabley Heath Local Centre	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.4%	0	0.0%	0
Roaring Meg Retail Park, London Road, Stevenage, SG1 1XN	0.7%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	5.2%	4	0.0%	0
Royston Town Centre	0.3%	2	0.0%	0	0.0%	0	1.9%	1	0.0%	0	0.4%	0	0.0%	0
Saffron Walden Town Centre	0.1%	1	0.0%	0	0.0%	0	0.4%	0	0.0%	0	0.4%	0	0.0%	0
Southend-on-Sea City Centre	0.1%	0	0.0%	0	0.0%	0	0.4%	0	0.0%	0	0.0%	0	0.0%	0
Stanstead Village Centre	0.5%	3	0.0%	0	0.0%	0	0.0%	0	2.0%	3	0.0%	0	0.0%	0
Stevenage Town Centre	1.9%	11	1.4%	2	6.1%	6	0.0%	0	0.0%	0	4.4%	3	0.0%	0
Tackley Village Centre	0.1%	0	0.0%	0	0.0%	0	0.4%	0	0.0%	0	0.0%	0	0.0%	0
Tewin Village Centre	0.1%	0	0.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Thorpeness Village Centre	0.3%	2	0.0%	0	0.0%	0	0.0%	0	1.4%	2	0.0%	0	0.0%	0
Welwyn Village Centre	0.5%	3	2.7%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
White Roding Local Centre	0.1%	0	0.0%	0	0.0%	0	0.4%	0	0.0%	0	0.0%	0	0.0%	0
Woolmer Green Village Centre	0.3%	2	1.4%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Others														
Weighted base:		564		116		95		74		135		75		69
Sample:		426		80		81		64		72		70		59

Q27 Where do you visit most often for eating out (i. restaurant / café)?
Those who said "Once every 6 months" or more often for eating out AND Excl. Nulls & SFT

	Total		Zone 1		Zone 2		Zone 3A		Zone 3B		Zone 4		Zone 5	
Zone 1														
Bramfield Village Centre	0.0%	0	0.0%	0	0.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Brickendon Village Centre	0.1%	0	0.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Hertford Town Centre	17.7%	116	61.8%	85	7.5%	8	0.0%	0	0.0%	0	20.5%	17	7.4%	7
The Beehive, Epping Green, Hertford, SG13 8NB	0.1%	0	0.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Watton at Stone Village Centre	0.1%	0	0.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Zone 2														
Great Amwell Village Centre	0.1%	1	0.3%	0	0.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Hunsdon Village Centre	0.5%	3	0.0%	0	3.2%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0
King's Mead, Hertford Road, Ware, SG12 9LE	0.0%	0	0.0%	0	0.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Leafy Oak Nursery, Hertford Road, Ware, SG12 9RR	0.1%	0	0.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Stansted Abbotts Village Centre	0.2%	2	0.0%	0	1.2%	1	0.0%	0	0.3%	0	0.0%	0	0.0%	0
Thundridge Village Centre	0.1%	1	0.0%	0	0.3%	0	0.0%	0	0.0%	0	0.3%	0	0.0%	0
Van Hage, Great Amwell, Ware, SG12 9RP	0.1%	0	0.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Wadesmill Local Centre	0.1%	0	0.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Ware Town Centre	8.4%	55	0.5%	1	37.5%	38	0.0%	0	6.3%	10	6.9%	6	0.3%	0
Zone 3A														
Birchanger Village Centre	0.2%	1	0.0%	0	0.0%	0	0.4%	0	0.5%	1	0.0%	0	0.3%	0
Bishop's Stortford Town Centre	30.6%	201	0.0%	0	9.6%	10	80.6%	67	63.4%	101	7.4%	6	18.6%	17
Hockerill Local Centre	0.0%	0	0.0%	0	0.0%	0	0.4%	0	0.0%	0	0.0%	0	0.0%	0
Zone 3B														
Braughing Village Centre	0.2%	1	0.5%	1	0.0%	0	0.4%	0	0.0%	0	0.3%	0	0.0%	0
Burger King (Stansted Airport), Main Terminal Airside, Molehill Green, Stansted, CM24 1QW	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.3%	0	0.0%	0	0.0%	0
Burton End Local Centre	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.3%	0	0.0%	0	0.0%	0
Great Hadham Country Club, Great Hadham Road, Much Hadham, Bishop's Stortford, SG10 6JE	0.0%	0	0.0%	0	0.0%	0	0.4%	0	0.0%	0	0.0%	0	0.0%	0
Hatfield Heath Village Centre	0.2%	1	0.0%	0	0.0%	0	0.8%	1	0.3%	0	0.0%	0	0.0%	0
Henham Village Centre	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.3%	0	0.0%	0	0.0%	0
Much Hadham Village Centre	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.3%	0	0.3%	0	0.0%	0
Sheering Village Centre	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.3%	0	0.0%	0	0.0%	0
Stansted Mountfitchet Village Centre	1.7%	11	0.0%	0	0.0%	0	0.8%	1	6.5%	10	0.0%	0	0.0%	0
The Three Horseshoes, Hazelend Road, Hazel End, Bishop's Stortford, CM23 1HB	0.0%	0	0.0%	0	0.0%	0	0.4%	0	0.0%	0	0.0%	0	0.0%	0
Zone 4														
Anstey Village Centre	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.3%	0	0.3%	0	0.0%	0
Aston Village Centre	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.3%	0	0.0%	0
Buntingford Town Centre	3.3%	22	0.3%	0	1.6%	2	0.0%	0	2.9%	5	17.6%	15	0.0%	0
Standon Village Centre	0.3%	2	0.0%	0	0.3%	0	0.0%	0	0.0%	0	2.2%	2	0.0%	0
Walkern Village Centre	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.3%	0	0.0%	0
Westmill Village Centre	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.3%	0	0.0%	0
Zone 5														
Gilston Local Centre	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.3%	0
Harlow Mill Beefeater, Cambridge Road, Old Harlow, CM20 2EP	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.3%	0
Matching Green Village Centre	0.1%	1	0.0%	0	0.3%	0	0.4%	0	0.0%	0	0.0%	0	0.0%	0
Moorhen, Burntmill Lane, Harlow, CM20 2QS	0.5%	3	2.3%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Old Harlow Local Centre	0.4%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.1%	3
Sawbridgeworth Town Centre	3.8%	25	0.0%	0	0.0%	0	0.4%	0	1.9%	3	0.0%	0	23.8%	22
The John Barleycorn, Threshers Bush, Harlow,	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.3%	0

	Total		Zone 1		Zone 2		Zone 3A		Zone 3B		Zone 4		Zone 5	
CM17 0NS														
Outside Survey Area														
Ashfields Country Kitchen, Private Road, Great Canfield, Dunmow, CM6 1JU	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.3%	0	0.0%	0	0.0%	0
Aythorpe Roding Village Centre	0.3%	2	0.0%	0	0.0%	0	0.0%	0	1.2%	2	0.0%	0	0.0%	0
Baldock Town Centre	0.2%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.5%	1	0.0%	0
Barley Village Centre	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.7%	1	0.0%	0
Barrington Village Centre	0.2%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.5%	1	0.0%	0
Berkhamsted Town Centre	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.3%	0	0.0%	0
Biggleswade Town Centre	0.4%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.9%	2	0.0%	0
Biggleswade Town Centre	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.3%	0	0.0%	0
Birmingham City Centre	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.3%	0	0.0%	0	0.0%	0
Cambridge City Centre	0.8%	5	0.3%	0	0.0%	0	0.4%	0	0.3%	0	1.5%	1	2.9%	3
Central London / West End	6.2%	41	7.2%	10	3.5%	4	2.5%	2	8.4%	13	6.1%	5	7.2%	7
Chelmsford City Centre	0.8%	5	0.0%	0	0.0%	0	5.2%	4	0.0%	0	0.0%	0	0.7%	1
Cheshunt Town Centre	0.1%	0	0.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Clavering Village Centre	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.3%	0	0.0%	0
Dobbies Garden Centre, Dunsbridge Turnpike, Shepreth, Royston, SG8 6RA	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.3%	0	0.0%	0
Enfield Town Centre	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.3%	0	0.0%	0
Fen Drayton Village Centre	0.1%	1	0.0%	0	0.0%	0	0.0%	0	0.3%	0	0.3%	0	0.0%	0
Finsbury Park Local Centre	0.0%	0	0.0%	0	0.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Hailey Local Centre	0.1%	0	0.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Harlow Town Centre	8.2%	54	7.3%	10	8.1%	8	2.9%	2	1.7%	3	0.0%	0	33.3%	30
Hatfield Town Centre	0.1%	0	0.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Hickling Village Centre	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.3%	0	0.0%	0
High Ongar Village Centre	0.0%	0	0.0%	0	0.0%	0	0.4%	0	0.0%	0	0.0%	0	0.0%	0
Hitchin Town Centre	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.3%	0	0.0%	0
Hoddesdon Town Centre	0.7%	5	0.8%	1	2.5%	3	0.0%	0	0.0%	0	1.5%	1	0.0%	0
Hove Local Centre	0.0%	0	0.0%	0	0.0%	0	0.4%	0	0.0%	0	0.0%	0	0.0%	0
Ingatestone Village Centre	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.3%	0	0.0%	0	0.0%	0
Letchworth Garden City Town Centre	0.4%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.2%	3	0.0%	0
Little Canfield Village Centre	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.3%	0	0.0%	0	0.0%	0
Little Dunmow Village Centre	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.3%	0	0.0%	0	0.0%	0
Miller & Carter, Great North Road, Brookmans Park, Hatfield, AL9 6NA	0.1%	0	0.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Miller & Carter, London Road, Harlow, CM17 9NG	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.3%	0
Milton Keynes City Centre	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.3%	0	0.0%	0
New Malden Local Centre	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.3%	0
Newhall Local Centre	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.3%	0
Newport Village Centre	0.0%	0	0.0%	0	0.0%	0	0.4%	0	0.0%	0	0.0%	0	0.0%	0
North Weald Village Centre	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.3%	0
Phillimore Garden Centre, Cambridge Road, Melbourn, Royston, SG8 6EY	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.3%	0	0.0%	0
Rabley Heath Local Centre	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.3%	0	0.0%	0
Roaring Meg Retail Park, London Road, Stevenage, SG1 1XN	0.1%	0	0.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Royston Town Centre	0.8%	5	0.0%	0	0.0%	0	0.0%	0	0.3%	0	5.8%	5	0.0%	0
Saffron Walden Town Centre	0.2%	1	0.0%	0	0.0%	0	0.4%	0	0.5%	1	0.3%	0	0.0%	0
Shrewsbury Town Centre	0.0%	0	0.0%	0	0.0%	0	0.4%	0	0.0%	0	0.0%	0	0.0%	0
Sidmouth Town Centre	0.0%	0	0.0%	0	0.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Southend-on-Sea City Centre	0.0%	0	0.0%	0	0.0%	0	0.4%	0	0.0%	0	0.0%	0	0.0%	0
St Albans City Centre	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.3%	0	0.0%	0
Stanstead Village Centre	0.3%	2	0.0%	0	0.0%	0	0.0%	0	1.4%	2	0.0%	0	0.0%	0
Stevenage Town Centre	7.4%	49	11.8%	16	22.8%	23	0.0%	0	0.0%	0	11.3%	10	0.0%	0
Sunbridge Village Centre	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.3%	0	0.0%	0
Tewin Village Centre	0.1%	1	0.3%	0	0.0%	0	0.0%	0	0.0%	0	0.3%	0	0.0%	0
Wanstead Local Centre	0.3%	2	0.0%	0	0.0%	0	0.0%	0	1.2%	2	0.0%	0	0.0%	0
Welwyn Garden City Town Centre	0.8%	5	3.7%	5	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0

	Total		Zone 1		Zone 2		Zone 3A		Zone 3B		Zone 4		Zone 5	
Welwyn Village Centre	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.3%	0	0.0%	0
Wheathampstead Village Centre	0.2%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.5%	1	0.0%	0
White Roding Local Centre	0.2%	1	0.0%	0	0.0%	0	1.7%	1	0.0%	0	0.0%	0	0.0%	0
Others														
Weighted base:		657		137		101		83		160		85		91
Sample:		614		103		106		99		110		94		102

	Total		Zone 1		Zone 2		Zone 3A		Zone 3B		Zone 4		Zone 5	

Q28 Where do you visit most often for the Gym, Indoor sports or health and fitness activities?
Those who said "Once a month" or more often for indoor sports or health and fitness AND Excl. Nulls & SFT

Zone 1														
Haileybury Sports Complex, College Road, Hertford Heath, Hertford, SG13 7NU	0.1%	0	0.5%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Hartham Leisure Centre, Hartham Common, Hartham Lane, Hertford, SG14 1QR	11.8%	32	33.5%	23	16.1%	7	0.0%	0	0.0%	0	9.7%	3	0.0%	0
Hertford Town Centre	1.1%	3	4.6%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Horns Mill Local Centre	0.1%	0	0.0%	0	0.7%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Nuffield Health Fitness & Wellbeing Gym, Madford Retail Park, Ware Road, Hertford, SG13 7RQ	14.5%	39	47.8%	32	7.6%	3	0.0%	0	0.0%	0	14.7%	4	0.0%	0
Zone 2														
Allenburys Sports & Social Club, Harris's Lane, Ware, SG12 0DJ	0.1%	0	0.0%	0	0.7%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Hanbury Manor Marriott Hotel & Country Club, Ware, SG12 0SD	1.0%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	10.3%	3	0.0%	0
Hunsdon Village Centre	0.7%	2	0.0%	0	4.5%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Stanstead Abbotts Village Centre	0.2%	1	0.0%	0	1.4%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Thunbridge Village Centre	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.1%	0	0.0%	0
Wodson Park Sports & Leisure Centre, Wadesmill Road, Ware, SG12 0UQ	5.9%	16	0.5%	0	23.0%	10	0.0%	0	0.0%	0	21.3%	6	0.0%	0
Zone 3A														
AbFabFit Club Ladies Only Gym, Raynham Road Industrial Estate, Bishop's Stortford, CM23 5PE	0.2%	0	0.0%	0	0.0%	0	0.0%	0	0.6%	0	0.0%	0	0.0%	0
Bishops Stortford Bowling Club, Bowling Lane, Bishop's Stortford, CM23 5FE	0.8%	2	0.0%	0	0.0%	0	6.6%	2	0.0%	0	0.0%	0	0.0%	0
Bishop's Stortford Golf Club, Dunmow Road, Bishop's Stortford, CM23 5HP	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.1%	0
Bishop's Stortford Sports Club, Cricketfield Lane, Bishop's Stortford, CM23 2TD	0.1%	0	0.0%	0	0.0%	0	1.0%	0	0.0%	0	0.0%	0	0.0%	0
Bishop's Stortford Squash & Rackethall Club, Silver Leys, Hadham Road, Bishop's Stortford, CM23 2QE	0.5%	1	0.0%	0	0.0%	0	4.5%	1	0.0%	0	0.0%	0	0.0%	0
Bishop's Stortford Town Centre	3.0%	8	0.0%	0	0.0%	0	13.7%	4	4.7%	4	0.0%	0	1.1%	0
Grange Paddocks Leisure Centre, Rye Street, Bishop's Stortford, CM23 2HH	10.4%	28	0.0%	0	0.7%	0	41.6%	13	20.1%	15	0.0%	0	0.0%	0
Havers Community Centre, Knights Row, Bishop's Stortford, CM23 3GR	0.1%	0	0.0%	0	0.0%	0	1.0%	0	0.0%	0	0.0%	0	0.0%	0
Nuffield Health Fitness & Wellbeing Gym, Anchor Street, Bishop's Stortford, CM23 3BP	9.1%	25	0.0%	0	0.0%	0	21.8%	7	21.4%	16	1.1%	0	5.9%	2
Southmill Arts Centre, South Road, Bishop's Stortford, CM23 3JG	0.3%	1	0.0%	0	0.0%	0	0.0%	0	1.1%	1	0.0%	0	0.0%	0
Zone 3B														
Akasha Wellness, Hadham Road, Bishop's Stortford, CM23 1JG	1.6%	4	0.0%	0	0.0%	0	0.0%	0	2.5%	2	9.2%	2	0.0%	0
Bishops Park Centre,	0.1%	0	0.0%	0	0.0%	0	1.0%	0	0.0%	0	0.0%	0	0.0%	0

	Total		Zone 1		Zone 2		Zone 3A		Zone 3B		Zone 4		Zone 5	
Lancaster Way, Bishop's Stortford, CM23 4DA														
Challenge Gym & Peak Performance Centre, London Road, Spellbrook, Bishop's Stortford, CM23 4AU	0.8%	2	0.0%	0	0.0%	0	1.0%	0	2.5%	2	0.0%	0	0.0%	0
Cross Fit, Church End Industrial Estate, Ware, SG11 2DY	0.8%	2	0.0%	0	0.0%	0	0.0%	0	3.1%	2	0.0%	0	0.0%	0
Great Hadham Country Club, Great Hadham Road, Much Hadham, Bishop's Stortford, SG10 6JE	0.3%	1	0.0%	0	0.0%	0	1.0%	0	0.6%	0	0.0%	0	0.0%	0
Henham Village Centre	0.2%	0	0.0%	0	0.0%	0	0.0%	0	0.6%	0	0.0%	0	0.0%	0
Little Hadham Village Centre	0.2%	0	0.0%	0	0.0%	0	0.0%	0	0.6%	0	0.0%	0	0.0%	0
Mountfitchet Romeera Leisure Centre, Forest Hall Road, Stansted Mountfitchet, Stansted, CM24 8TZ	0.7%	2	0.0%	0	0.0%	0	0.0%	0	2.5%	2	0.0%	0	0.0%	0
Much Hadham Village Centre	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.1%	0
Stansted Mountfitchet Village Centre	0.3%	1	0.0%	0	0.0%	0	0.0%	0	1.1%	1	0.0%	0	0.0%	0
Thorley Local Centre	1.3%	4	0.0%	0	0.0%	0	0.0%	0	4.7%	4	0.0%	0	0.0%	0
Zone 4														
Aston Village Centre	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.1%	0	0.0%	0
Benington Village Centre	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.1%	0	0.0%	0
Buntingford Town Centre	0.2%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.2%	1	0.0%	0
East Herts Golf Club, Hamels Lane, Buntingford, SG9 9NB	0.1%	0	0.0%	0	0.0%	0	1.0%	0	0.0%	0	0.0%	0	0.0%	0
Zone 5														
Body Active Gym, Cambridge Road, Harlow, CM20 2HE	1.0%	3	0.0%	0	0.0%	0	0.0%	0	3.1%	2	0.0%	0	1.1%	0
High Wych Village Centre	0.5%	1	0.0%	0	0.0%	0	4.5%	1	0.0%	0	0.0%	0	0.0%	0
Manor of Groves Health Club, Sawbridgeworth, CM21 0JU	0.5%	1	0.0%	0	0.0%	0	1.0%	0	0.6%	0	0.0%	0	2.2%	1
Matching Green Village Centre	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.1%	0
Sawbridgeworth Town Centre	0.9%	2	0.0%	0	0.7%	0	0.0%	0	2.5%	2	0.0%	0	1.1%	0
The Lock Climbing Wall, Burnt Mill, Harlow, CM20 2QS	0.5%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	4.8%	1
Outside Survey Area														
Ansty Village Centre	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.1%	0	0.0%	0
Cheshunt Park Golf Course, Park Lane, Cheshunt, Waltham Cross, EN7 6QD	0.1%	0	0.5%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Cheshunt Town Centre	0.5%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	4.9%	1	0.0%	0
David Lloyd, Carterhatch Lane, Enfield, EN1 4LF	0.7%	2	0.5%	0	3.8%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0
David Lloyd, Innovation Park, Newhall Way, Harlow, CM17 9XH	4.5%	12	0.0%	0	0.0%	0	0.0%	0	6.2%	5	0.0%	0	26.9%	8
David Lloyd, Leisure Park, Kings Way, Stevenage, SG1 2UA	1.1%	3	0.5%	0	5.8%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Great Dunmow Leisure Centre, Parsonage Downs, Dunmow, CM6 2AT	0.2%	0	0.0%	0	0.0%	0	0.0%	0	0.6%	0	0.0%	0	0.0%	0
Harlow Leisurezone, Second Avenue, Harlow, CM20 3DT	6.6%	18	0.0%	0	0.0%	0	0.0%	0	13.7%	10	0.0%	0	26.9%	8
Harlow Town Centre	1.1%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	10.2%	3
Harpenden Golf Club, Hammonds End Lane, Harpenden, AL5 2AX	0.5%	1	0.0%	0	3.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
JD Gyms, Broad Walk,	4.4%	12	0.0%	0	7.6%	3	0.0%	0	7.5%	6	0.0%	0	10.7%	3

	Total		Zone 1		Zone 2		Zone 3A		Zone 3B		Zone 4		Zone 5	
Harvey Centre Approach, Harlow, CM20 1XR														
Knebworth Village Centre	0.1%	0	0.5%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Letchworth Sports and Tennis Club, Muddy Lane, Letchworth Garden City, SG6 3TB	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.1%	0	0.0%	0
Nuffield Health Fitness & Wellbeing Gym, Letchworth Lane, Letchworth Garden City, SG6 3NP	1.8%	5	7.3%	5	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Pure Gym, Baldock Road, Letchworth Garden City, SG6 2HN	0.5%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	4.9%	1	0.0%	0
Pure Gym, Queensway, Stevenage, SG1 1EA	0.6%	2	0.0%	0	3.8%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Pure Gym, The Galleria, Comet Way, Hatfield, AL10 0XR	0.9%	3	0.0%	0	5.8%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Pure Gym, The Water Gardens, College Square, Harlow, CM20 1AJ	1.2%	3	0.0%	0	3.8%	2	0.0%	0	0.0%	0	0.0%	0	5.9%	2
Royston Leisure Centre, Woodcock Road, Royston, SG8 7XT	0.5%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	4.9%	1	0.0%	0
Stevenage Town Centre	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.1%	0	0.0%	0
The Gym Group, Oaklands Retail Park, London Road, Stevenage, SG1 1XW	1.8%	5	0.0%	0	5.8%	3	0.0%	0	0.0%	0	9.2%	2	0.0%	0
The Hay Barn, Royston, SG8 9RE	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.1%	0	0.0%	0
The John Warner Sports Centre, Stanstead Road, Hoddesdon, EN11 0QG	0.8%	2	0.5%	0	4.5%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Welwyn Garden City Town Centre	0.8%	2	3.0%	2	0.7%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Others														
Weighted base:		272		67		43		32		74		27		29
Sample:		196		39		38		31		38		23		27

Q29 Which cinema do you visit most often?
Those who said "Once a year" or more often for cinema AND Excl. Nulls & SFT

	Total		Zone 1		Zone 2		Zone 3A		Zone 3B		Zone 4		Zone 5	
Zone 1														
BEAM, The Wash, Hertford, SG14 1PS	9.5%	34	25.4%	27	7.6%	4	0.0%	0	3.2%	3	0.8%	0	0.7%	0
Zone 2														
Zone 3A														
Roxy Movies, Anchor Street, Bishop's Stortford, CM23 3BP	4.1%	15	0.0%	0	0.0%	0	24.7%	8	5.4%	5	5.0%	2	0.7%	0
Southmill Arts Centre, South Road, Bishop's Stortford, CM23 3JG	0.7%	3	0.0%	0	0.0%	0	7.0%	2	0.5%	0	0.0%	0	0.0%	0
Zone 3B														
Zone 4														
Buntingford Town Centre	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.8%	0	0.0%	0
Zone 5														
Cineworld, The Queensgate Centre, Edinburgh Way, Harlow, CM20 2DA	21.5%	77	23.7%	25	24.1%	13	33.7%	11	23.4%	20	5.0%	2	14.7%	7
Sawbridgeworth Town Centre	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.7%	0
Outside Survey Area														
Arts Picturehouse, St Andrew's Street, Cambridge, CB2 3AR	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.5%	0	0.0%	0	0.0%	0
Broadway Cinema & Theatre, Eastcheap, Letchworth Garden City, SG6 3DD	1.6%	6	0.0%	0	0.0%	0	4.4%	1	0.0%	0	11.7%	4	0.0%	0
Cambridge City Centre	0.4%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.5%	1	0.0%	0
Central London / West End	0.1%	0	0.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Chelmsford City Centre	0.2%	1	0.0%	0	0.0%	0	0.0%	0	0.5%	0	0.0%	0	0.7%	0
Cinema at Campus West, The Campus, Welwyn Garden City, AL8 6BX	2.6%	9	7.4%	8	1.7%	1	0.0%	0	0.5%	0	0.0%	0	0.7%	0
Cineworld, Charter Way, Freeport, Braintree, CM77 8YH	2.1%	8	0.0%	0	0.0%	0	5.4%	2	6.8%	6	0.0%	0	0.0%	0
Cineworld, Harvey Shopping Centre, Harlow, CM20 1XR	24.4%	87	3.5%	4	10.4%	6	16.4%	5	48.2%	41	10.5%	4	61.2%	28
Cineworld, Southbury Leisure Centre, Southbury Road, Enfield, EN1 1YQ	0.5%	2	0.0%	0	3.1%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Cineworld, Stevenage Leisure Park, Kings Way, Stevenage, SG1 2UA	26.7%	96	38.9%	41	47.9%	25	0.0%	0	5.4%	5	62.7%	23	3.7%	2
Everyman, Bond Street, Chelmsford, CM1 1GD	0.9%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	7.0%	3
Harlow Town Centre	0.1%	0	0.0%	0	0.0%	0	1.0%	0	0.0%	0	0.0%	0	0.0%	0
Leiston Film Theatre, High Street, Leiston, IP16 4BZ	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.7%	0
Odeon, Kings Head Walk, Chelmsford, CM2 6FH	0.5%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.7%	2
Odeon, Lee Valley, Edmonton, Pickett's Lock Lane, London, N9 0AS	0.4%	1	0.0%	0	0.0%	0	4.4%	1	0.0%	0	0.0%	0	0.0%	0
Odeon, The Galleria, Comet Way, Hatfield, AL10 9TF	1.7%	6	0.7%	1	5.3%	3	0.0%	0	0.0%	0	0.0%	0	5.7%	3
Saffron Screen, Audley End Road, Saffron Walden, CB11 4UH	1.0%	4	0.0%	0	0.0%	0	2.0%	1	3.4%	3	0.0%	0	0.0%	0
The Light, Clifton Way, Cambridge, CB1 7GX	0.5%	2	0.0%	0	0.0%	0	0.0%	0	2.2%	2	0.0%	0	0.0%	0
Vue, Stratford Place, London, E20 1EJ	0.1%	0	0.0%	0	0.0%	0	1.0%	0	0.0%	0	0.0%	0	0.0%	0
Others														
Weighted base:		359		105		53		33		84		37		46
Sample:		271		70		46		35		48		33		39

	Total		Zone 1		Zone 2		Zone 3A		Zone 3B		Zone 4		Zone 5	

Q30 Where do you visit most often for Ten-pin bowling?
Those who said "Once a year" or more often for ten-pin bowling AND Excl. Nulls & SFT

Zone 1														
Hertford Town Centre	3.2%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	29.0%	4	0.0%	0
Zone 2														
Ware Town Centre	0.2%	0	0.0%	0	1.6%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Zone 3A														
Ace of Lanes, Anchor Street, Bishop's Stortford, CM23 3BP	20.3%	25	0.0%	0	1.6%	0	84.1%	9	42.6%	10	2.2%	0	27.7%	6
Bishop's Stortford Town Centre	3.0%	4	0.0%	0	0.0%	0	13.0%	1	10.2%	2	0.0%	0	0.0%	0
Zone 3B														
Zone 4														
Zone 5														
Outside Survey Area														
Hollywood Bowl, Leisure Park, Six Hills Way, Stevenage, SG1 2UA	58.9%	73	86.0%	32	88.1%	16	0.0%	0	35.1%	8	66.7%	9	34.6%	7
Milton Keynes City Centre, MK9 3ES	0.3%	0	1.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Namco Funscape, Leisure Park, Charter Way, Braintree, CM77 8YH	2.0%	2	0.0%	0	0.0%	0	2.9%	0	1.9%	0	2.2%	0	6.9%	1
Stevenage Town Centre	4.0%	5	13.0%	5	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Tenpin, Terminus Street, Harlow, CM20 1EY	8.2%	10	0.0%	0	8.7%	2	0.0%	0	10.2%	2	0.0%	0	30.8%	6
Others														
Weighted base:		123		38		19		11		22		13		20
Sample:		71		14		13		12		11		11		10

Q31 Where do you visit most often for Bingo?
Those who said "Once a year" or more often for bingo AND Excl. Nulls & SFT

Zone 1														
Bengeo Local Centre	3.8%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	50.0%	0	0.0%	0
Zone 2														
Stanstead Abbotts Village Centre	3.9%	0	0.0%	0	50.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Ware Town Centre	3.9%	0	0.0%	0	50.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Zone 3A														
Bishop's Stortford Town Centre	22.9%	2	0.0%	0	0.0%	0	73.2%	2	0.0%	0	0.0%	0	0.0%	0
Havers Community Centre, Knights Row, Bishop's Stortford, CM23 3GR	4.2%	0	0.0%	0	0.0%	0	13.4%	0	0.0%	0	0.0%	0	0.0%	0
Zone 3B														
Zone 4														
Zone 5														
Sawbridgeworth Town Centre	23.9%	2	0.0%	0	0.0%	0	0.0%	0	59.7%	2	0.0%	0	0.0%	0
Outside Survey Area														
Mecca Bingo, Danestrete, Stevenage, SG1 1XB	5.4%	0	0.0%	0	0.0%	0	0.0%	0	13.4%	0	0.0%	0	0.0%	0
Mecca Bingo, Terminus Street, Velizy Avenue, Harlow, CM20 1XA	24.2%	2	100.0%	1	0.0%	0	0.0%	0	26.8%	1	0.0%	0	100.1%	0
Stevenage Town Centre	3.8%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	50.0%	0	0.0%	0
Tackley Village Centre	4.2%	0	0.0%	0	0.0%	0	13.4%	0	0.0%	0	0.0%	0	0.0%	0
Others														
Weighted base:		8		1		1		2		3		1		0
Sample:		15		2		2		4		4		2		1

Q32 Where do you visit most often for theatres / museums / live entertainment venues / other cultural facilities?
Those who said "Once a year" or more often for theatre / museums / other cultural facilities AND Excl. Nulls & SFT

	Total		Zone 1		Zone 2		Zone 3A		Zone 3B		Zone 4		Zone 5	
Zone 1														
BEAM, The Wash, Hertford, SG14 1PS	10.2%	38	34.0%	28	12.0%	4	0.0%	0	0.0%	0	10.0%	4	1.7%	1
Hertford Castle, Hertford, SG14 1HR	0.1%	0	0.0%	0	0.9%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Hertford Museum, Bull Plain, Hertford, SG14 1DT	0.4%	1	0.9%	1	1.8%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Hertford Town Centre	1.0%	4	4.4%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
The Little Theatre, Christchurch Place, Balfour Street, Hertford, SG14 3BB	1.3%	5	2.8%	2	0.0%	0	0.0%	0	2.3%	2	0.0%	0	0.0%	0
Zone 2														
The Ware Museum, High Street, Ware, SG12 9AL	0.2%	1	0.0%	0	2.7%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Ware Town Centre	0.1%	0	0.0%	0	0.9%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Zone 3A														
Bishop's Stortford Town Centre	0.2%	1	0.0%	0	0.9%	0	0.0%	0	0.4%	0	0.0%	0	0.0%	0
Southmill Arts Centre, South Road, Bishop's Stortford, CM23 3JG	3.9%	15	0.0%	0	0.0%	0	12.6%	7	6.8%	7	0.7%	0	1.1%	1
Zone 3B														
Much Hadham Forge Museum, The Forge, Much Hadham, SG10 6BS	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.7%	0	0.0%	0
Zone 4														
Zone 5														
Harlow Museum & Walled Gardens, Muskham Road, Harlow, CM20 2LF	0.5%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.1%	2
Victoria Hall Theatre, Bury Road, Harlow, CM17 0ED	0.2%	1	0.0%	0	0.9%	0	0.0%	0	0.0%	0	0.0%	0	1.1%	1
Outside Survey Area														
Aldeburgh Jubilee Hall, Crabbe Street, Aldeburgh, IP15 5BN	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.6%	0
Barn Theatre, Barn Close, Welwyn Garden City, AL8 6ST	0.1%	0	0.0%	0	0.9%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Brighton Local Centre	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.7%	0	0.0%	0
Broxbourne Town Centre	0.2%	1	0.0%	0	0.9%	0	0.0%	0	0.0%	0	0.0%	0	0.6%	0
Cambridge City Centre	3.7%	14	1.9%	2	0.0%	0	2.4%	1	5.4%	5	10.0%	4	1.7%	1
Cambridge Corn Exchange, Wheeler Street, Cambridge, CB2 3QB	0.5%	2	0.0%	0	0.0%	0	0.0%	0	1.9%	2	0.0%	0	0.0%	0
Cambridge Theatre, Earlham Street, London, WC2H 9HU	0.2%	1	0.0%	0	0.9%	0	0.6%	0	0.0%	0	0.0%	0	0.0%	0
Central London / West End	67.8%	251	53.4%	45	71.0%	24	79.4%	43	67.2%	67	64.7%	29	79.8%	44
Cliffs Pavilion, Station Road, Westcliff-on-Sea, Southend-on-Sea, SS0 7RA	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.6%	0
Epping Forest District Museum, Sun Street, Waltham Abbey, EN9 1EL	0.5%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.1%	2
Glasgow City Centre	0.1%	0	0.4%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Gordon Craig Theatre, Lytton Way, Stevenage, SG1 1LZ	1.3%	5	1.3%	1	0.0%	0	0.0%	0	0.4%	0	7.8%	3	0.0%	0
Harlow Playhouse, College Gate, Harlow, CM20 1LS	1.3%	5	0.0%	0	0.0%	0	0.0%	0	3.1%	3	0.0%	0	3.4%	2
Harlow Town Centre	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.6%	0
Hoddesdon Town Centre	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.6%	0
Ilford Town Centre	1.2%	5	0.0%	0	0.0%	0	0.0%	0	4.6%	5	0.0%	0	0.0%	0
Islington Assembly Hall, Upper Street, London, N1 2UD	0.1%	0	0.0%	0	0.9%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
London Stadium, London, E20 2ST	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.6%	0

	Total		Zone 1		Zone 2		Zone 3A		Zone 3B		Zone 4		Zone 5	
Loughborough Town Centre	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.6%	0
Lowewood Museum, High Street, Hoddesdon, EN11 8BH	0.1%	0	0.0%	0	0.9%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Milton Keynes City Centre	0.2%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.3%	1	0.0%	0
Natural History Museum, Cromwell Road, South Kensington, London, SW7 5BD	0.2%	1	0.0%	0	0.9%	0	0.6%	0	0.0%	0	0.0%	0	0.0%	0
Nottingham City Centre	0.1%	0	0.0%	0	0.0%	0	0.6%	0	0.0%	0	0.0%	0	0.0%	0
Palace Theatre, Shaftesbury Avenue, London, W1D 5AY	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.4%	0	0.0%	0	0.0%	0
Royal Albert Hall, Kensington Gore, South Kensington, London, SW7 2AP	0.5%	2	0.0%	0	0.0%	0	2.6%	1	0.0%	0	0.0%	0	0.6%	0
Royal Ballet and Opera, Bow Street, London, WC2E 9DD	0.1%	0	0.4%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Saffron Hall, Audley End Road, Saffron Walden, CB11 4UH	0.2%	1	0.0%	0	0.0%	0	0.6%	0	0.4%	0	0.0%	0	0.0%	0
Saffron Walden Museum, Museum Street, Saffron Walden, CB10 1BN	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.4%	0	0.0%	0	0.0%	0
Saffron Walden Town Centre	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.4%	0	0.0%	0	0.0%	0
Southend-on-Sea City Centre	0.5%	2	0.0%	0	0.0%	0	0.0%	0	1.9%	2	0.0%	0	0.0%	0
St Albans Museum & Gallery, St Peter's Street, St Albans, AL1 3DH	0.1%	0	0.0%	0	0.9%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Tate Britain, Millbank, London, SW1P 4RG	0.1%	0	0.0%	0	0.9%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
The Fitzwilliam Museum, Trumpington Street, Cambridge, CB2 1RB	0.2%	1	0.0%	0	0.9%	0	0.6%	0	0.0%	0	0.0%	0	0.0%	0
The Gate, Keppoch Street, Roath, Cardiff, CF24 3JW	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.4%	0	0.0%	0	0.0%	0
The National Gallery, Trafalgar Square, London, WC2N 5DN	0.2%	1	0.0%	0	0.0%	0	0.0%	0	0.4%	0	0.0%	0	0.6%	0
The O2, Peninsula Square, London, SE10 0DX	0.3%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.9%	1	0.0%	0
The Spotlight, High Street, Hoddesdon, EN11 8BE	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.7%	0	0.0%	0
Theatre Royal Drury Lane, Catherine Street, London, WC2B 5JF	0.1%	0	0.4%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Victoria and Albert Museum, Cromwell Road, London, SW7 2RL	1.0%	4	0.0%	0	0.9%	0	0.0%	0	3.5%	4	0.0%	0	0.0%	0
Whitewebbs Museum of Transport, Whitewebbs Road, Enfield, EN2 9HW	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.7%	0	0.0%	0
Others														
Weighted base:		371		84		33		55		99		45		55
Sample:		378		75		55		62		71		51		64

Q33 Where do you visit most often for events (e.g. music festivals, fayres, etc)?
Those who said "Once a year" or more often for events (e.g. music festivals, fayres, etc) AND Excl. Nulls & SFT

	Total		Zone 1		Zone 2		Zone 3A		Zone 3B		Zone 4		Zone 5	
Zone 1														
BEAM, The Wash, Hertford, SG14 1PS	0.2%	0	1.2%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Bramfield Village Centre	0.2%	0	1.2%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Corn Exchange, Fore Street, Hertford, SG14 1AL	0.2%	0	1.2%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Hertford Castle, Hertford, SG14 1HR	0.4%	1	2.4%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Hertford Town Centre	7.4%	14	30.5%	9	13.3%	3	0.0%	0	0.0%	0	7.2%	2	0.0%	0
Zone 2														
Hunsdon Village Centre	0.2%	0	0.0%	0	1.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Ware Priory, High Street, Ware, SG12 9AL	0.6%	1	0.0%	0	5.3%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Ware Town Centre	0.3%	1	0.0%	0	2.7%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Zone 3A														
Bishop's Stortford Town Centre	7.4%	14	0.0%	0	0.0%	0	16.8%	4	8.3%	5	0.0%	0	17.7%	5
Southmill Arts Centre, South Road, Bishop's Stortford, CM23 3JG	0.7%	1	0.0%	0	0.0%	0	3.9%	1	0.7%	0	0.0%	0	0.0%	0
Town Park Sworder's Field, Bishop's Stortford, CM23 2AY	0.7%	1	0.0%	0	0.0%	0	3.9%	1	0.7%	0	0.0%	0	0.0%	0
Town Park Sworder's Field, Heron Court, Bishop's Stortford, CM23 2AY	1.4%	3	0.0%	0	0.0%	0	11.0%	3	0.0%	0	0.0%	0	0.0%	0
Zone 3B														
Braughing Village Centre	1.2%	2	0.0%	0	0.0%	0	0.0%	0	3.8%	2	0.0%	0	0.0%	0
Hatfield Heath Village Centre	1.1%	2	0.0%	0	0.0%	0	0.0%	0	0.7%	0	0.0%	0	5.7%	2
Little Hadham Village Centre	0.2%	0	0.0%	0	1.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
National Trust - Hatfield Forest, Bush End Road, Takeley, Bishop's Stortford, CM22 6NE	0.2%	0	0.0%	0	0.0%	0	1.3%	0	0.0%	0	0.0%	0	0.0%	0
Thorley Local Centre	1.0%	2	0.0%	0	0.0%	0	0.0%	0	3.1%	2	0.0%	0	0.0%	0
Zone 4														
Anstey Village Centre	0.2%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.1%	0	0.0%	0
Brent Pelham Village Centre	0.3%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.2%	1	0.0%	0
Puckeridge Village Centre	1.8%	4	0.0%	0	0.0%	0	0.0%	0	3.8%	2	5.0%	1	0.0%	0
Standon Village Centre	2.8%	5	0.0%	0	1.3%	0	0.0%	0	0.0%	0	19.9%	5	0.0%	0
Zone 5														
Outside Survey Area														
Ashwell Village Centre	0.7%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	5.0%	1	0.0%	0
Audley End Local Centre	1.1%	2	0.0%	0	0.0%	0	1.3%	0	3.1%	2	0.0%	0	0.0%	0
Brentwood Town Centre	1.0%	2	0.0%	0	0.0%	0	0.0%	0	3.1%	2	0.0%	0	0.0%	0
Brighton Local Centre	0.2%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	0
Cambridge City Centre	1.4%	3	0.0%	0	1.3%	0	8.4%	2	0.0%	0	0.0%	0	1.0%	0
Cambridge Junction, Clifton Way, Cambridge, CB1 7GX	0.2%	0	0.0%	0	0.0%	0	1.3%	0	0.0%	0	0.0%	0	0.0%	0
Capel Manor Gardens, Bullsmoor Lane, Enfield, EN1 4RQ	0.2%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.1%	0	0.0%	0
Central London / West End	46.8%	90	48.8%	15	62.0%	14	33.2%	8	54.0%	32	14.4%	4	58.3%	17
Chelmsford City Centre	1.0%	2	0.0%	0	0.0%	0	0.0%	0	3.1%	2	0.0%	0	0.0%	0
Cheshunt Town Centre	0.2%	0	1.2%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Clavering Village Centre	0.7%	1	0.0%	0	0.0%	0	5.8%	1	0.0%	0	0.0%	0	0.0%	0
Claydon House, Middle Claydon, Buckingham, MK18 2EY	0.2%	0	0.0%	0	1.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Fairlands Valley Park, Six Hills Way, Stevenage, SG2 0BL	0.2%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.1%	0	0.0%	0
Glastonbury Town Centre	2.3%	4	6.5%	2	0.0%	0	0.0%	0	0.0%	0	9.4%	2	0.0%	0
Great Yarmouth Town Centre	1.3%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	9.4%	2	0.0%	0
Harlow Town Centre	2.8%	6	0.0%	0	1.3%	0	1.3%	0	0.7%	0	0.0%	0	15.1%	4
Hatfield House, Park and Gardens, Hatfield, AL9	0.2%	0	1.2%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0

	Total		Zone 1		Zone 2		Zone 3A		Zone 3B		Zone 4		Zone 5	
5HX														
Hatfield Town Centre	0.5%	1	2.4%	1	1.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Hay-on-Wye Town Centre	0.2%	0	0.0%	0	0.0%	0	0.0%	0	0.7%	0	0.0%	0	0.0%	0
Hilton Garden Inn, Concorde Road, Birmingham, B26 3RY	1.8%	4	0.0%	0	0.0%	0	0.0%	0	5.9%	4	0.0%	0	0.0%	0
Huntingdon Racecourse, Thrapston Road, Brampton, Huntingdon, PE28 4NL	0.2%	0	1.2%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Ilford Town Centre	1.2%	2	0.0%	0	0.0%	0	0.0%	0	3.8%	2	0.0%	0	0.0%	0
Kettering Town Centre	0.7%	1	0.0%	0	6.0%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Knebworth Village Centre	0.8%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	6.1%	2	0.0%	0
Letchworth Garden City Town Centre	0.2%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.1%	0	0.0%	0
Newmarket July Course, Newmarket, CB8 0XE	1.5%	3	0.0%	0	0.0%	0	11.6%	3	0.0%	0	0.0%	0	0.0%	0
Ramsey Town Centre	0.2%	0	0.0%	0	1.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Saffron Walden Town Centre	0.2%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.1%	0	0.0%	0
Sheffield City Centre	0.7%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	5.0%	1	0.0%	0
Sidmouth Town Centre	0.2%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.0%	0
Stevenage Town Centre	0.7%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	5.0%	1	0.0%	0
Stotfold Mill Steam Fair & Country Show, Mill Lane, Stotfold, Hitchin, SG5 4NU	0.2%	0	0.0%	0	0.0%	0	0.0%	0	0.7%	0	0.0%	0	0.0%	0
Swanage Town Centre	0.2%	0	1.2%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
The O2, Peninsula Square, London, SE10 0DX	0.7%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	5.0%	1	0.0%	0
Thetford Town Centre	0.2%	0	0.0%	0	0.0%	0	0.0%	0	0.7%	0	0.0%	0	0.0%	0
Tottenham Hotspur Stadium, High Road, London, N17 0BX	1.0%	2	0.0%	0	0.0%	0	0.0%	0	3.1%	2	0.0%	0	0.0%	0
Trallong Village Centre	0.2%	0	1.2%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Twinwood Arena, Twinwood Road, Clapham, Bedford, MK41 6AB	0.2%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.1%	0	0.0%	0
Others														
Weighted base:		194		31		22		25		60		26		30
Sample:		158		27		25		27		30		27		22

Q34 What additional facilities or other improvements would encourage you to do leisure activities more often in the area? [MR]

	Total		Zone 1		Zone 2		Zone 3A		Zone 3B		Zone 4		Zone 5	
Better shopping facilities	18.2%	147	12.7%	20	39.8%	50	7.1%	9	16.6%	31	11.2%	12	23.5%	25
More / better restaurants / cafes	18.2%	147	31.8%	51	27.8%	35	10.3%	12	10.5%	19	11.1%	12	15.9%	17
Cinema - art house	10.1%	81	4.7%	7	0.0%	0	15.9%	19	24.5%	45	2.7%	3	6.3%	7
Cinema - multi-screen	9.0%	72	7.0%	11	0.0%	0	24.0%	29	12.9%	24	8.0%	9	0.0%	0
More / better leisure facilities / activities for families	7.4%	60	15.5%	25	7.1%	9	10.6%	13	2.5%	5	1.8%	2	6.3%	7
Swimming pool - indoor	7.3%	58	10.3%	16	3.2%	4	1.5%	2	1.0%	2	24.9%	27	7.3%	8
More / better leisure facilities / activities for teenagers	5.5%	44	9.6%	15	8.8%	11	0.0%	0	2.5%	5	1.8%	2	10.4%	11
More / better pubs / bars	4.1%	33	10.6%	17	12.0%	15	0.0%	0	0.0%	0	0.5%	1	0.0%	0
More / better leisure facilities / activities for the elderly	4.0%	33	8.6%	14	1.3%	2	3.6%	4	0.2%	0	0.0%	0	11.5%	13
More / better leisure facilities / activities for young children	3.8%	31	3.3%	5	4.6%	6	0.0%	0	2.9%	5	2.3%	2	11.1%	12
More / better cultural facilities (e.g. museums / art galleries)	3.2%	26	5.0%	8	2.6%	3	3.9%	5	4.3%	8	0.0%	0	1.9%	2
Swimming pool - outdoor	3.2%	26	11.5%	18	1.5%	2	1.5%	2	0.0%	0	1.5%	2	1.9%	2
More / better health clubs / gyms (indoor)	3.0%	24	0.2%	0	2.6%	3	8.6%	10	1.5%	3	1.5%	2	5.0%	5
More outdoor entertainment / events (includes festivals)	2.4%	19	6.4%	10	1.3%	2	2.9%	4	1.2%	2	0.0%	0	1.6%	2
Improved car parking facilities	2.1%	17	4.3%	7	3.4%	4	0.3%	0	1.0%	2	1.8%	2	1.6%	2
Cheaper prices to access leisure facilities	2.0%	16	4.0%	6	4.3%	5	0.0%	0	0.0%	0	1.5%	2	2.4%	3
Leisure / sports centre	1.6%	13	3.3%	5	0.0%	0	0.5%	1	1.2%	2	4.7%	5	0.0%	0
Specific store - Primark	1.5%	12	0.0%	0	6.3%	8	1.5%	2	1.2%	2	0.0%	0	0.0%	0
Better markets	1.3%	11	0.2%	0	7.1%	9	0.0%	0	0.0%	0	0.0%	0	1.3%	1
Live music venues	1.3%	10	3.2%	5	0.0%	0	2.5%	3	0.0%	0	0.0%	0	1.9%	2
Theatre	1.1%	9	0.2%	0	0.5%	1	5.2%	6	0.2%	0	0.5%	1	0.6%	1
Ten-pin bowling	1.0%	8	1.2%	2	0.2%	0	5.1%	6	0.0%	0	0.0%	0	0.0%	0
Table tennis	1.0%	8	0.0%	0	0.0%	0	0.0%	0	0.2%	0	7.5%	8	0.0%	0
More / better car parking at leisure venues	1.0%	8	0.5%	1	1.3%	2	0.0%	0	1.7%	3	0.0%	0	2.1%	2
More traffic control measures	0.9%	7	1.0%	2	0.0%	0	1.5%	2	1.2%	2	0.0%	0	1.3%	1
More sports facilities (football pitches, tennis courts)	0.9%	7	3.3%	5	1.1%	1	0.0%	0	0.2%	0	0.0%	0	0.0%	0
Food / farmers markets	0.9%	7	0.0%	0	1.3%	2	0.0%	0	1.9%	4	0.0%	0	1.6%	2
Better disabled access	0.8%	7	0.0%	0	1.3%	2	0.3%	0	0.2%	0	3.9%	4	0.0%	0
More / better parks / green spaces	0.7%	6	0.0%	0	0.0%	0	3.6%	4	0.0%	0	1.2%	1	0.0%	0
Specific store - Poundland	0.6%	5	3.1%	5	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Free parking	0.6%	5	0.0%	0	3.2%	4	0.3%	0	0.0%	0	0.0%	0	0.3%	0
Games centre	0.6%	4	0.0%	0	0.0%	0	0.0%	0	0.2%	0	3.8%	4	0.0%	0
Casinos	0.5%	4	0.0%	0	0.0%	0	3.6%	4	0.0%	0	0.0%	0	0.0%	0
Culture / arts centre	0.5%	4	0.0%	0	0.0%	0	3.6%	4	0.0%	0	0.0%	0	0.0%	0
Comedy clubs	0.5%	4	0.0%	0	1.1%	1	2.3%	3	0.0%	0	0.0%	0	0.0%	0
Business support	0.5%	4	0.0%	0	3.2%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Specific store - M&S	0.5%	4	0.0%	0	3.2%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0
More / better public toilets	0.5%	4	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.7%	4	0.0%	0
Soft play areas	0.4%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	3.0%	3	0.0%	0
Improved access by foot and cycle	0.4%	3	0.2%	0	0.0%	0	1.5%	2	0.2%	0	0.0%	0	0.6%	1
More / better leisure facilities / activities	0.4%	3	0.2%	0	0.0%	0	0.3%	0	0.0%	0	2.3%	2	0.0%	0
More welcoming environment	0.4%	3	1.9%	3	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Better advertising	0.4%	3	0.2%	0	0.0%	0	0.5%	1	1.0%	2	0.0%	0	0.0%	0
Ice rink	0.4%	3	0.0%	0	2.0%	3	0.0%	0	0.0%	0	0.0%	0	0.3%	0
Ski / snow centre	0.3%	3	0.0%	0	0.0%	0	2.3%	3	0.0%	0	0.0%	0	0.0%	0
Improved public transport	0.3%	2	0.2%	0	0.9%	1	0.3%	0	0.0%	0	0.5%	1	0.0%	0
Cheaper shopping facilities	0.3%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	2.3%	2	0.0%	0
Not as busy	0.2%	2	1.3%	2	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Antiques fair	0.2%	1	0.0%	0	0.0%	0	1.2%	1	0.0%	0	0.0%	0	0.0%	0
Reopen closed venues	0.2%	1	0.0%	0	1.1%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Better local music scene	0.2%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.2%	1	0.0%	0
Escape rooms	0.2%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0	1.2%	1	0.0%	0

	Total		Zone 1		Zone 2		Zone 3A		Zone 3B		Zone 4		Zone 5	
Bingo venues	0.1%	1	0.2%	0	0.0%	0	0.0%	0	0.2%	0	0.0%	0	0.0%	0
Pilates class	0.1%	1	0.2%	0	0.0%	0	0.0%	0	0.0%	0	0.3%	0	0.0%	0
Outdoor bowls	0.0%	0	0.2%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Cleaner streets	0.0%	0	0.0%	0	0.0%	0	0.3%	0	0.0%	0	0.0%	0	0.0%	0
Library	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.3%	0
Paddle	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.3%	0
Facilities closer to the town centre	0.0%	0	0.0%	0	0.2%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
More / better events at places of worship	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.3%	0	0.0%	0
Yoga class	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.3%	0	0.0%	0
Paintballing	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Combat leisure	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Other	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
More nightclubs	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Darts	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Earlier / later opening hours at leisure venues	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Outdoor gyms	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Skateboarding	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Improved safety and security	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Climbing centres	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Trampoline parks	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
(None)	30.3%	244	32.4%	52	28.5%	36	26.1%	32	31.4%	58	32.4%	34	30.3%	33
(Don't know)	10.4%	84	10.9%	17	8.0%	10	21.7%	26	8.6%	16	9.1%	10	4.5%	5
(Don't do leisure activities)	2.9%	23	1.1%	2	0.0%	0	3.1%	4	4.3%	8	3.8%	4	5.4%	6
Weighted base:		806		160		126		121		184		106		109
Sample:		806		140		140		140		140		120		126

GEN Could I please ask your gender?

Male	29.1%	235	25.4%	41	33.4%	42	27.6%	33	27.1%	50	28.6%	30	35.3%	38
Female	67.8%	547	70.8%	113	64.0%	81	69.5%	84	70.4%	130	67.8%	72	61.6%	67
Other	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
(Prefer not to say)	3.1%	25	3.8%	6	2.6%	3	2.9%	4	2.5%	5	3.7%	4	3.1%	3
Weighted base:		806		160		126		121		184		106		109
Sample:		806		140		140		140		140		120		126

AGE Could I ask how old you are please?

18 to 24	9.7%	78	11.3%	18	10.4%	13	8.8%	11	9.9%	18	6.0%	6	11.0%	12
25 to 34	10.6%	85	11.3%	18	10.4%	13	7.4%	9	13.6%	25	4.5%	5	14.1%	15
35 to 44	19.9%	160	24.6%	39	25.4%	32	21.6%	26	21.2%	39	14.6%	16	7.7%	8
45 to 54	19.3%	155	19.4%	31	18.0%	23	11.3%	14	13.3%	25	30.0%	32	29.0%	31
55 to 64	18.7%	151	12.2%	20	13.7%	17	25.0%	30	23.1%	42	24.3%	26	14.0%	15
65 +	21.9%	176	21.1%	34	22.2%	28	25.9%	31	18.9%	35	20.7%	22	24.3%	26
(Refused)	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Weighted base:		806		160		126		121		184		106		109
Sample:		806		140		140		140		140		120		126

CHI How many people are there in your household aged up to 15?

0	47.5%	383	45.3%	72	40.2%	51	66.7%	81	44.5%	82	54.6%	58	36.3%	39
1	4.2%	34	7.3%	12	4.5%	6	1.5%	2	1.5%	3	4.6%	5	6.8%	7
2	24.3%	196	33.1%	53	25.0%	32	16.7%	20	24.3%	45	18.3%	20	24.8%	27
3	7.8%	63	2.5%	4	2.6%	3	5.9%	7	8.0%	15	10.6%	11	21.0%	23
4+	8.3%	67	3.8%	6	20.1%	25	1.7%	2	9.5%	18	5.3%	6	9.5%	10
(Refused)	7.8%	63	8.0%	13	7.5%	10	7.6%	9	12.2%	22	6.6%	7	1.6%	2
Weighted base:		806		160		126		121		184		106		109
Sample:		806		140		140		140		140		120		126

PEO1 Including yourself - how many people are there in your household aged 16 years or over?

1	46.2%	372	41.2%	66	49.6%	63	38.6%	47	53.6%	99	28.8%	31	62.2%	68
2	29.8%	240	33.3%	53	26.2%	33	33.1%	40	24.2%	45	44.5%	47	19.9%	22
3	7.3%	59	9.8%	16	5.0%	6	8.2%	10	5.9%	11	8.5%	9	6.1%	7
4	5.6%	45	4.4%	7	4.1%	5	10.4%	13	6.6%	12	3.6%	4	3.7%	4
5	1.4%	11	0.2%	0	0.0%	0	2.3%	3	0.2%	0	5.8%	6	1.6%	2
6+	0.1%	0	0.0%	0	0.0%	0	0.0%	0	0.2%	0	0.0%	0	0.0%	0
(Refused)	9.8%	79	11.0%	18	15.1%	19	7.3%	9	9.2%	17	8.8%	9	6.5%	7
Weighted base:		806		160		126		121		184		106		109
Sample:		806		140		140		140		140		120		126

	Total		Zone 1		Zone 2		Zone 3A		Zone 3B		Zone 4		Zone 5	
PEO2 Including yourself - how many people are there aged 16-64 in… [MR/PR]														
Part time employment (up to 29 hours per week)	66.4%	535	65.9%	105	45.8%	58	80.1%	97	69.5%	128	72.8%	77	64.0%	70
Full time employment (30 or more hours per week)	83.3%	672	88.3%	141	75.9%	96	86.1%	104	80.7%	149	84.0%	89	85.2%	93
Unemployed but available or seeking employment	61.1%	493	55.1%	88	46.7%	59	79.2%	96	60.1%	111	62.2%	66	67.3%	73
(Refused)	12.6%	102	11.7%	19	19.9%	25	8.9%	11	13.1%	24	9.6%	10	11.7%	13
Weighted base:		806		160		126		121		184		106		109
Sample:		806		140		140		140		140		120		126
M1 Part time employment (up to 29 hours per week)														
0	61.2%	327	62.4%	66	48.6%	28	60.5%	59	62.1%	79	62.6%	48	67.3%	47
1	33.4%	179	27.7%	29	49.1%	28	32.4%	31	34.4%	44	37.4%	29	24.0%	17
2	3.7%	20	5.0%	5	0.0%	0	4.3%	4	3.5%	5	0.0%	0	8.7%	6
3	1.2%	6	4.8%	5	2.3%	1	0.0%	0	0.0%	0	0.0%	0	0.0%	0
4+	0.5%	3	0.0%	0	0.0%	0	2.8%	3	0.0%	0	0.0%	0	0.0%	0
Weighted base:		535		105		58		97		128		77		70
Sample:		653		120		92		120		111		102		108
M2 Full time employment (30 or more hours per week)														
0	35.8%	240	32.1%	45	25.3%	24	51.4%	54	33.2%	49	38.8%	35	36.1%	33
1	31.9%	215	49.6%	70	26.2%	25	26.2%	27	30.1%	45	31.0%	28	21.4%	20
2	21.3%	143	11.5%	16	32.4%	31	16.7%	17	28.5%	42	11.7%	10	27.4%	25
3	6.9%	46	4.0%	6	4.3%	4	5.7%	6	5.8%	9	11.6%	10	12.2%	11
4+	4.1%	28	2.9%	4	11.8%	11	0.0%	0	2.4%	4	6.9%	6	3.0%	3
Weighted base:		672		141		96		104		149		89		93
Sample:		711		131		111		123		120		108		118
M3 Unemployed but available or seeking employment														
0	79.4%	391	80.6%	71	76.6%	45	84.7%	81	80.2%	89	84.8%	56	66.8%	49
1	15.2%	75	15.9%	14	9.8%	6	5.5%	5	19.4%	21	15.2%	10	25.1%	18
2	5.1%	25	3.5%	3	13.6%	8	7.9%	8	0.4%	0	0.0%	0	8.0%	6
3	0.4%	2	0.0%	0	0.0%	0	1.9%	2	0.0%	0	0.0%	0	0.0%	0
4+	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Weighted base:		493		88		59		96		111		66		73
Sample:		633		114		90		119		105		96		109
QUOTA Zone														
Zone 1	19.8%	160	100.0%	160	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Zone 2	15.7%	126	0.0%	0	100.0%	126	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Zone 3A	15.0%	121	0.0%	0	0.0%	0	100.0%	121	0.0%	0	0.0%	0	0.0%	0
Zone 3B	22.8%	184	0.0%	0	0.0%	0	0.0%	0	100.0%	184	0.0%	0	0.0%	0
Zone 4	13.2%	106	0.0%	0	0.0%	0	0.0%	0	0.0%	0	100.0%	106	0.0%	0
Zone 5	13.5%	109	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	100.0%	109
Weighted base:		806		160		126		121		184		106		109
Sample:		806		140		140		140		140		120		126

	Total		Zone 1		Zone 2		Zone 3A		Zone 3B		Zone 4		Zone 5	
PC Postcode Sector														
CM17 0	2.6%	21	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	19.0%	21
CM20 2	4.9%	40	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	36.4%	40
CM21 0	2.3%	18	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	16.8%	18
CM21 9	3.7%	30	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	27.8%	30
CM22 6	5.8%	47	0.0%	0	0.0%	0	0.0%	0	25.4%	47	0.0%	0	0.0%	0
CM22 7	1.7%	14	0.0%	0	0.0%	0	0.0%	0	7.6%	14	0.0%	0	0.0%	0
CM23 1	2.6%	21	0.0%	0	0.0%	0	0.0%	0	11.2%	21	0.0%	0	0.0%	0
CM23 2	5.7%	46	0.0%	0	0.0%	0	38.1%	46	0.0%	0	0.0%	0	0.0%	0
CM23 3	6.8%	55	0.0%	0	0.0%	0	45.1%	55	0.0%	0	0.0%	0	0.0%	0
CM23 4	6.9%	56	0.0%	0	0.0%	0	0.0%	0	30.2%	56	0.0%	0	0.0%	0
CM23 5	2.5%	20	0.0%	0	0.0%	0	16.8%	20	0.0%	0	0.0%	0	0.0%	0
CM24 1	0.7%	6	0.0%	0	0.0%	0	0.0%	0	3.0%	6	0.0%	0	0.0%	0
CM24 8	2.6%	21	0.0%	0	0.0%	0	0.0%	0	11.4%	21	0.0%	0	0.0%	0
SG10 6	0.7%	6	0.0%	0	0.0%	0	0.0%	0	3.0%	6	0.0%	0	0.0%	0
SG11 1	3.3%	27	0.0%	0	0.0%	0	0.0%	0	0.0%	0	25.3%	27	0.0%	0
SG11 2	1.8%	15	0.0%	0	0.0%	0	0.0%	0	8.1%	15	0.0%	0	0.0%	0
SG12 0	2.3%	18	0.0%	0	14.4%	18	0.0%	0	0.0%	0	0.0%	0	0.0%	0
SG12 7	8.5%	68	0.0%	0	54.0%	68	0.0%	0	0.0%	0	0.0%	0	0.0%	0
SG12 8	2.1%	17	0.0%	0	13.3%	17	0.0%	0	0.0%	0	0.0%	0	0.0%	0
SG12 9	2.9%	23	0.0%	0	18.4%	23	0.0%	0	0.0%	0	0.0%	0	0.0%	0
SG13 7	10.9%	88	54.9%	88	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
SG13 8	2.2%	18	11.1%	18	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
SG14 1	1.0%	8	4.9%	8	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
SG14 2	2.4%	19	12.1%	19	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
SG14 3	3.4%	27	17.0%	27	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
SG2 7	1.8%	14	0.0%	0	0.0%	0	0.0%	0	0.0%	0	13.4%	14	0.0%	0
SG9 0	2.0%	16	0.0%	0	0.0%	0	0.0%	0	0.0%	0	14.9%	16	0.0%	0
SG9 9	6.1%	49	0.0%	0	0.0%	0	0.0%	0	0.0%	0	46.3%	49	0.0%	0
Weighted base:		806		160		126		121		184		106		109
Sample:		806		140		140		140		140		120		126

Appendix C

Retail capacity tables

Catchment Area Population and Expenditure

Table: **1**

CATCHMENT AREA POPULATION FORECASTS

Zone	Postcode Sectors	Base Year	Forecasting Years			
		2026	2029	2034	2039	2044
1 (Hertford)	SG13 7; SG13 8; SQ14 1; SG14 2; SG14 3	40,109	40,535	41,111	41,644	42,210
2 (Ware)	SG12 0; SG12 7; SG12 8; SG12 9	31,163	31,526	31,949	32,418	32,871
3A (Bishop's Stortford Urban Area)	CM23 2; CM23 3; CM23 5	30,939	31,223	31,682	32,198	32,777
3B (Bishop's Stortford Rural Area)	CM22 6; CM22 7; CM23 1; CM23 4; CM24 1; CM24 8; SG11 2; SG10 6	46,393	47,533	49,125	50,589	51,774
4 (Buntingford)	SG11 1; SG2 7; SG9 0; SG9 9	26,923	27,192	27,605	27,936	28,278
5 (Sawbridgeworth)	CM17 0; CM20 2; CM21 0; CM21 9	28,517	28,773	29,119	29,426	29,761
TOTAL		204,044	206,782	210,591	214,211	217,671

Source:

Experian Retail Planner Data for the Catchment Area (January 2026).

Table: **2**

CATCHMENT AREA PER CAPITA EXPENDITURE

Price Basis: **2023** Prices

Catchment Zone	**CONVENIENCE GOODS** Per Capita Expenditure Including Special Form of Trading					**COMPARISON GOODS** Per Capita Expenditure Including Special Form of Trading				
	Base Year	Forecasting Years				Base Year	Forecasting Years			
	2026	2029	2034	2039	2044	2026	2029	2034	2039	2044
1 (Hertford)	3,007	2,980	2,948	2,921	2,898	4,719	5,032	5,716	6,505	7,360
2 (Ware)	2,987	2,961	2,928	2,902	2,879	4,605	4,911	5,578	6,347	7,182
3A (Bishop's Stortford Urban Area)	2,863	2,837	2,806	2,781	2,759	4,462	4,759	5,405	6,151	6,960
3B (Bishop's Stortford Rural Area)	3,028	3,001	2,968	2,942	2,918	4,869	5,193	5,898	6,712	7,594
4 (Buntingford)	3,049	3,022	2,989	2,962	2,938	4,850	5,172	5,875	6,686	7,564
5 (Sawbridgeworth)	2,915	2,889	2,857	2,832	2,809	4,490	4,788	5,438	6,189	7,002
Catchment Area Average	2,975	2,948	2,916	2,890	2,867	4,666	4,976	5,652	6,432	7,277
Expenditure on Special Forms of Trading (%)*	5.4	5.9	6.5	7.2	7.7	26.1	27.3	29.0	30.7	32.5
Catchment Zone	**Per Capita Expenditure EXCLUDING* Special Form of Trading**					**Per Capita Expenditure EXCLUDING* Special Form of Trading**				
	Base Year	Forecasting Years				Base Year	Forecasting Years			
	2026	2029	2034	2039	2044	2026	2029	2034	2039	2044
1 (Hertford)	2,845	2,804	2,756	2,711	2,675	3,487	3,658	4,058	4,508	4,968
2 (Ware)	2,826	2,786	2,738	2,693	2,657	3,403	3,570	3,960	4,398	4,848
3A (Bishop's Stortford Urban Area)	2,708	2,670	2,624	2,581	2,547	3,297	3,460	3,838	4,263	4,698
3B (Bishop's Stortford Rural Area)	2,864	2,824	2,775	2,730	2,693	3,598	3,775	4,188	4,651	5,126
4 (Buntingford)	2,884	2,844	2,795	2,749	2,712	3,584	3,760	4,171	4,633	5,106
5 (Sawbridgeworth)	2,758	2,719	2,671	2,628	2,593	3,318	3,481	3,861	4,289	4,726
Catchment Area Average	2,814	2,774	2,726	2,682	2,646	3,448	3,617	4,013	4,457	4,912

Source:

Experian Retail Planner Data for the Catchment Area (January 2026) for per capita expenditure.
SFT deductions by CPW Planning with regard to Experian Retail Planner Briefing Note 23 (Appendix 3).

Table: **3**

CATCHMENT AREA EXPENDITURE FORECASTS

Catchment Zone	TOTAL RETAIL EXPENDITURE									
	CONVENIENCE GOODS					**COMPARISON GOODS**				
	2026 (£000)	2029 (£000)	2034 (£000)	2039 (£000)	2044 (£000)	2026 (£000)	2029 (£000)	2034 (£000)	2039 (£000)	2044 (£000)
1 (Hertford)	114,095	113,667	113,318	112,884	112,906	139,874	148,288	166,843	187,730	209,699
2 (Ware)	88,057	87,841	87,466	87,303	87,349	106,051	112,557	126,530	142,590	159,354
3A (Bishop's Stortford Urban Area)	83,795	83,353	83,121	83,096	83,468	102,019	108,025	121,581	137,249	153,986
3B (Bishop's Stortford Rural Area)	132,892	134,230	136,326	138,117	139,444	166,931	179,452	205,715	235,310	265,391
4 (Buntingford)	77,655	77,326	77,148	76,789	76,684	96,496	102,243	115,147	129,439	144,379
5 (Sawbridgeworth)	78,638	78,221	77,785	77,334	77,162	94,623	100,155	112,428	126,207	140,661
TOTALS	575,133	574,639	575,164	575,523	577,011	705,993	750,720	848,245	958,524	1,073,470

Source: Tables 1 and 2

Table: **4**

COMPARISON GOODS PER CAPITA EXPENDITURE BY GOODS TYPE

Per Capita Comparison Goods Expenditure in 2026 for the catchment area as a whole **2023** Prices

	Clothing & footwear	Furniture & floor coverings	Household textiles	Household appliances	Audio-visual & computer equipment	DIY goods & decorating supplies	Chemist's goods, medical & beauty products	All other comparison goods	Total Comparison Goods
Including SFT (£)	1,028	456	128	301	492	343	152	1,766	4,666
Deduction for SFT (%)	29.0	23.0	22.5	29.5	29.0	9.5	11.5	28.6	26.1
Excluding SFT (£)	730	351	99	212	349	310	135	1,261	3,448

Source: Experian Retail Planner Data for the Catchment Area (January 2026) for per capita expenditure.
SFT deductions estimated by CPW Planning.

Table: **5**

CATCHMENT AREA COMPARISON GOODS EXPENDITURE BY GOODS TYPE IN 2026

Catchment Zone	Clothing & footwear (£000)	Furniture/ florcvrgs etc (£000)	Household Textiles (£000)	Household Appliances (£000)	Audio-visual equipment (£000)	Hardware, DIY, garden prdcts (£000)	Chemists, medcl & beauty goods (£000)	All other comprsn gds (£000)
1 (Hertford)	29,608	14,244	4,024	8,608	14,171	12,592	5,457	51,167
2 (Ware)	22,449	10,799	3,051	6,527	10,744	9,547	4,137	38,794
3A (Bishop's Stortford Urban Area)	21,595	10,389	2,935	6,279	10,335	9,184	3,980	37,320
3B (Bishop's Stortford Rural Area)	35,336	16,999	4,803	10,274	16,912	15,028	6,513	61,065
4 (Buntingford)	20,426	9,826	2,776	5,939	9,776	8,687	3,765	35,299
5 (Sawbridgeworth)	20,030	9,636	2,722	5,823	9,586	8,519	3,692	34,614
TOTALS	149,444	71,892	20,311	43,449	71,524	63,558	27,543	258,260

Source: Tables 1 and 4

Scenario	1
Bishop's Stortford Town Centre	

Table: 6

CONVENIENCE GOODS MARKET SHARES IN 2026

2026 **Bishop's Stortford Town Centre**			
Zones	Main Food Q1	Top-up convenience Q5	**WEIGHTED AVERAGE**
	Expenditure weighting		
	70 (%)	30 (%)	100 (%)
1 (Hertford)	0.0	0.0	0.0
2 (Ware)	1.2	0.0	0.8
3A (Bishop's Stortford Urban Area)	43.4	43.2	43.3
3B (Bishop's Stortford Rural Area)	17.7	25.9	20.2
4 (Buntingford)	5.0	2.1	4.1
5 (Sawbridgeworth)	3.1	5.2	3.7

Sources: Household Survey 2026.
Expenditure weighting by CPW Planning.

Table: 7

COMPARISON GOODS MARKET SHARES BY GOODS TYPE IN 2026

2026 Allocations to **Bishop's Stortford Town Centre** Indicated by Household Interview Survey									
	Clothing & footwear Q17	Furniture/ florcvrgs etc Q18	Household Textiles Q19	Household Appliances Q20	Audio-visual equipment Q21	Hardware, DIY, garden products Q22	Chemists, medcl & beauty goods Q23	All other comparison gds Q24	**WEIGHTED AVERAGE**
Zones	Expenditure weighting								
	730 (%)	351 (%)	99 (%)	212 (%)	349 (%)	310 (%)	135 (%)	1,261 (%)	3,448 (%)
1 (Hertford)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.7	0.3
2 (Ware)	1.3	0.4	0.0	3.4	0.8	0.0	1.7	2.9	1.7
3A (Bishop's Stortford Urban Area)	38.4	19.7	32.3	28.2	22.6	19.8	79.0	79.1	48.9
3B (Bishop's Stortford Rural Area)	38.2	11.8	20.7	10.1	15.2	11.7	50.7	71.9	41.4
4 (Buntingford)	9.5	6.6	5.5	0.6	0.6	4.5	9.6	10.4	7.5
5 (Sawbridgeworth)	9.9	3.2	2.3	1.6	1.6	0.4	7.7	12.0	7.5

Sources: Household Survey 2026.
Table 4 for expenditure weights.

Table: **8**

MARKET SHARES ATTRACTED FROM THE CATCHMENT AREA

Scenario: 1 Location: **Bishop's Stortford Town Centre**

Baseline - Market shares indicated by the Household Survey 2026 remain unchanged throughout the forecasting period.

Market shares correction factors:	Convenience Goods:	100	% of survey indicated figures
	Comparison Goods:	100	% of survey indicated figures

Catchment Zone	PROPORTION OF CATCHMENT AREA EXPENDITURE ATTRACTED									
	CONVENIENCE GOODS					COMPARISON GOODS				
	2026 (%)	2029 (%)	2034 (%)	2039 (%)	2044 (%)	2026 (%)	2029 (%)	2034 (%)	2039 (%)	2044 (%)
1 (Hertford)	0	0	0	0	0	0	0	0	0	0
2 (Ware)	1	1	1	1	1	2	2	2	2	2
3A (Bishop's Stortford Urban Area)	43	43	43	43	43	49	49	49	49	49
3B (Bishop's Stortford Rural Area)	20	20	20	20	20	41	41	41	41	41
4 (Buntingford)	4	4	4	4	4	8	8	8	8	8
5 (Sawbridgeworth)	4	4	4	4	4	7	7	7	7	7

Sources: CPW Planning for market share corrections.

Table: **9**

COMPARISON GOODS SALES BY GOODS TYPE IN 2026

Catchment Zones	2026 Sales in **Bishop's Stortford Town Centre** By Comparison Goods Type.							
	Clothing & footwear (£000)	Furniture/ florcvrgs etc (£000)	Household Textiles (£000)	Household Appliances (£000)	Audio-visual equipment (£000)	Hardware, DIY, garden products (£000)	Chemists, medcl & beauty goods (£000)	All other comparison gds (£000)
1 (Hertford)	0	0	0	0	0	0	0	358
2 (Ware)	283	43	0	222	82	0	68	1,141
3A (Bishop's Stortford Urban Area)	8,282	2,047	947	1,772	2,333	1,819	3,145	29,524
3B (Bishop's Stortford Rural Area)	13,491	2,008	995	1,032	2,566	1,758	3,301	43,906
4 (Buntingford)	1,936	644	154	33	54	392	363	3,675
5 (Sawbridgeworth)	1,989	310	61	91	151	34	284	4,154
TOTALS	25,981	5,051	2,156	3,151	5,184	4,003	7,162	82,756
MARKET SHARES	17.4%	7.0%	10.6%	7.3%	7.2%	6.3%	26.0%	32.0%

Table: **10**

FORECAST RETAIL SALES

Scenario: 1 Location: **Bishop's Stortford Town Centre**

Baseline - Market shares indicated by the Household Survey 2026 remain unchanged throughout the forecasting period.

Catchment zone	RETAIL SALES BY CATCHMENT ZONE									
	CONVENIENCE GOODS					COMPARISON GOODS				
	2026 (£000)	2029 (£000)	2034 (£000)	2039 (£000)	2044 (£000)	2026 (£000)	2029 (£000)	2034 (£000)	2039 (£000)	2044 (£000)
1 (Hertford)	0	0	0	0	0	0	0	0	0	0
2 (Ware)	881	878	875	873	873	2,121	2,251	2,531	2,852	3,187
3A (Bishop's Stortford Urban Area)	36,032	35,842	35,742	35,731	35,891	49,989	52,932	59,575	67,252	75,453
3B (Bishop's Stortford Rural Area)	26,578	26,846	27,265	27,623	27,889	68,442	73,575	84,343	96,477	108,810
4 (Buntingford)	3,106	3,093	3,086	3,072	3,067	7,720	8,179	9,212	10,355	11,550
5 (Sawbridgeworth)	3,146	3,129	3,111	3,093	3,086	6,624	7,011	7,870	8,835	9,846
TOTALS	69,743	69,788	70,079	70,392	70,807	134,895	143,949	163,530	185,771	208,847

Table: 11

SALES CAPACITY OF EXISTING MAIN FOOD & CONVENIENCE GOODS SHOPS AND STORES IN 2026

Store	Net Floorspace (sq m)	Convenience Goods Allocation (%)	Net convnce Goods Floorspace (sq m)	Convenience Goods sales Density (£ per sq m)	Convenience Goods sales (£000)
Sainsbury's (Jackson Square)	3,813	80	3,050	13,209	40,293
M&S Food Hall (South Street)	548	98	537	10,659	5,724
Waitrose (Northgate End)	1,672	90	1,505	14,553	21,899
Tesco Express (South Street)	378	95	359	15,430	5,541
B&M (South Street)	1,470	30	441	7,000	3,087
Co-Op (Carriage House)	296	95	281	11,607	3,264
Other convenience goods shops and stores	1,368	95	1,300	6,500	8,447
ALL STORES	9,545		7,473	11,810	88,256

Sources: Retail and Town Centres Study Update 2013. Edozo Occupiers. Global Data. CPW Planning.

Table: 12

SALES CAPACITY OF COMMITTED RETAIL DEVELOPMENTS 2026

CONVENIENCE GOODS

Store/Scheme	Net Floorspace (sq m)	Convenience Goods Allocation (%)	Net Conv Gds Floorspace (sq m)	Conv Goods Sales Density (£ p sq m net)	Conv Goods Sales (£000)
ALL STORES	-		-		-

COMPARISON GOODS

Store/Scheme	Gross Floorspace (sq m)	Net to Gross Ratio (%)	Net Floorspace (sq m)	Sales Density (£ p sq m net)	Sales (£000)
ALL STORES AND SCHEMES	-		-		-

Sources:

Table: 13

FORECAST RETAIL CAPACITY

Scenario: 1 Location: **Bishop's Stortford Town Centre**

Baseline - Market shares indicated by the Household Survey 2026 remain unchanged throughout the forecasting period.

Growth in sales per sq m from shop floorspace existing in 2026 Comparison Goods: 2.00 % pa 2026 to 2044

	CONVENIENCE GOODS					COMPARISON GOODS				
	2026	2029	2034	2039	2044	2026	2029	2034	2039	2044
Residents' Spending £000	69,743	69,788	70,079	70,392	70,807	134,895	143,949	163,530	185,771	208,847
Plus visitors' spending (%)	3.0	3.0	3.0	3.0	3.0	-	-	-	-	-
Total spending (£000)	71,835	71,882	72,182	72,504	72,932	134,895	143,949	163,530	185,771	208,847
Existing shop floorspace (sq m net)	7,473	7,473	7,473	7,473	7,473	12,610	12,610	12,610	12,610	12,610
Sales per sq m net (£)	9,612	11,810	11,810	11,810	11,810	10,698	11,352	12,534	13,839	15,279
Sales from extg flrspce (£000)	71,835	88,256	88,256	88,256	88,256	134,895	143,152	158,051	174,501	192,663
Available spending to support new shops (£000)	0	-16,374	-16,074	-15,751	-15,324	0	797	5,479	11,269	16,184
Less sales capacity of committed new floorspace (£000)	0	0	0	0	0	0	0	0	0	0
Net available spending for new shops (£000)	0	-16,374	-16,074	-15,751	-15,324	0	797	5,479	11,269	16,184
Sales per sq m net in new shops (£)	12,000	12,000	12,000	12,000	12,000	6,000	6,367	7,030	7,762	8,569
Capacity for new shop flrspc (sq m net)	**0**	**-1,364**	**-1,339**	**-1,313**	**-1,277**	**0**	**125**	**779**	**1,452**	**1,889**
Market Share of Catchment Area Expenditure	12.1%	12.1%	12.2%	12.2%	12.3%	19.1%	19.2%	19.3%	19.4%	19.5%

Sources:

Notes:

Scenario	1
Hertford Town Centre	

Table: 14

CONVENIENCE GOODS MARKET SHARES IN 2026

2026 **Hertford Town Centre**			
Zones	Main Food Q1	Top-up convenience Q5	**WEIGHTED AVERAGE**
	Expenditure weighting		
	70 (%)	30 (%)	100 (%)
1 (Hertford)	3.2	3.2	3.2
2 (Ware)	0.0	0.9	0.3
3A (Bishop's Stortford Urban Area)	0.0	0.0	0.0
3B (Bishop's Stortford Rural Area)	0.0	2.3	0.7
4 (Buntingford)	0.0	0.0	0.0
5 (Sawbridgeworth)	2.8	0.0	1.9

Sources: Household Survey 2026.
Expenditure weighting by CPW Planning.

Table: 15

COMPARISON GOODS MARKET SHARES BY GOODS TYPE IN 2026

2026 Allocations to **Hertford Town Centre** Indicated by Household Interview Survey									
	Clothing & footwear Q17	Furniture/ florcvrgs etc Q18	Household Textiles Q19	Household Appliances Q20	Audio-visual equipment Q21	Hardware, DIY, garden products Q22	Chemists, medcl & beauty goods Q23	All other comparison gds Q24	**WEIGHTED AVERAGE**
Zones	Expenditure weighting								
	730 (%)	351 (%)	99 (%)	212 (%)	349 (%)	310 (%)	135 (%)	1,261 (%)	3,448 (%)
1 (Hertford)	5.3	10.6	6.4	48.6	26.1	4.2	52.5	29.0	21.0
2 (Ware)	7.9	0.4	2.9	8.4	5.4	2.4	3.2	1.1	3.6
3A (Bishop's Stortford Urban Area)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
3B (Bishop's Stortford Rural Area)	0.0	0.0	0.0	0.7	0.0	0.0	0.0	0.0	0.0
4 (Buntingford)	0.0	4.1	2.7	6.5	1.6	7.3	3.2	0.0	1.8
5 (Sawbridgeworth)	0.0	0.0	0.0	0.8	0.0	0.0	0.0	0.0	0.0

Sources: Household Survey 2026.
Table 4 for expenditure weights.

Table: **16**

MARKET SHARES ATTRACTED FROM THE CATCHMENT AREA

Scenario: 1 Location: **Hertford Town Centre**

Baseline - Market shares indicated by the Household Survey 2026 remain unchanged throughout the forecasting period.

Market shares correction factors:	Convenience Goods:	100	% of survey indicated figures
	Comparison Goods:	100	% of survey indicated figures

Catchment Zone	PROPORTION OF CATCHMENT AREA EXPENDITURE ATTRACTED									
	CONVENIENCE GOODS					COMPARISON GOODS				
	2026 (%)	2029 (%)	2034 (%)	2039 (%)	2044 (%)	2026 (%)	2029 (%)	2034 (%)	2039 (%)	2044 (%)
1 (Hertford)	3	3	3	3	3	21	21	21	21	21
2 (Ware)	0	0	0	0	0	4	4	4	4	4
3A (Bishop's Stortford Urban Area)	0	0	0	0	0	0	0	0	0	0
3B (Bishop's Stortford Rural Area)	1	1	1	1	1	0	0	0	0	0
4 (Buntingford)	0	0	0	0	0	2	2	2	2	2
5 (Sawbridgeworth)	2	2	2	2	2	0	0	0	0	0

Sources: CPW Planning for market share corrections.

Table: **17**

COMPARISON GOODS SALES BY GOODS TYPE IN 2026

Catchment Zones	2026 Sales in **Hertford Town Centre** By Comparison Goods Type.							
	Clothing & footwear (£000)	Furniture/ florcvrgs etc (£000)	Household Textiles (£000)	Household Appliances (£000)	Audio-visual equipment (£000)	Hardware, DIY, garden products (£000)	Chemists, medcl & beauty goods (£000)	All other comparison gds (£000)
1 (Hertford)	1,566	1,511	256	4,187	3,693	530	2,867	14,813
2 (Ware)	1,764	43	90	548	575	233	132	419
3A (Bishop's Stortford Urban Area)	0	0	0	0	0	0	0	0
3B (Bishop's Stortford Rural Area)	0	0	0	74	0	0	0	0
4 (Buntingford)	0	400	74	383	160	632	122	0
5 (Sawbridgeworth)	0	0	0	46	0	0	0	0
TOTALS	3,331	1,954	419	5,238	4,428	1,395	3,120	15,232
MARKET SHARES	2.2%	2.7%	2.1%	12.1%	6.2%	2.2%	11.3%	5.9%

Table: **18**

FORECAST RETAIL SALES

Scenario: 1 Location: **Hertford Town Centre**

Baseline - Market shares indicated by the Household Survey 2026 remain unchanged throughout the forecasting period.

Catchment zone	RETAIL SALES BY CATCHMENT ZONE									
	CONVENIENCE GOODS					COMPARISON GOODS				
	2026 (£000)	2029 (£000)	2034 (£000)	2039 (£000)	2044 (£000)	2026 (£000)	2029 (£000)	2034 (£000)	2039 (£000)	2044 (£000)
1 (Hertford)	3,423	3,410	3,400	3,387	3,387	29,373	31,140	35,037	39,423	44,037
2 (Ware)	0	0	0	0	0	4,242	4,502	5,061	5,704	6,374
3A (Bishop's Stortford Urban Area)	0	0	0	0	0	0	0	0	0	0
3B (Bishop's Stortford Rural Area)	1,329	1,342	1,363	1,381	1,394	0	0	0	0	0
4 (Buntingford)	0	0	0	0	0	1,930	2,045	2,303	2,589	2,888
5 (Sawbridgeworth)	1,573	1,564	1,556	1,547	1,543	0	0	0	0	0
TOTALS	6,325	6,317	6,318	6,314	6,325	35,545	37,688	42,401	47,716	53,299

Table: 19

SALES CAPACITY OF EXISTING MAIN FOOD & CONVENIENCE GOODS SHOPS AND STORES IN 2026

Store	Net Floorspace (sq m)	Convenience Goods Allocation (%)	Net convnce Goods Floorspace (sq m)	Convenience Goods sales Density (£ per sq m)	Convenience Goods sales (£000)
M&S Food Hall (Fore Street)	455	98	446	10,659	4,753
Other convenience goods shops and stores	858	95	815	6,500	5,298
ALL STORES	1,313		1,261	7,971	10,051

Sources: Retail and Town Centres Study Update 2013. Edozo Occupiers. Global Data. CPW Planning.

Table: 20

SALES CAPACITY OF COMMITTED RETAIL DEVELOPMENTS 2026

CONVENIENCE GOODS

Store/Scheme	Net Floorspace (sq m)	Convenience Goods Allocation (%)	Net Conv Gds Floorspace (sq m)	Conv Goods Sales Density (£ p sq m net)	Conv Goods Sales (£000)
ALL STORES	-		-		-

COMPARISON GOODS

Store/Scheme	Gross Floorspace (sq m)	Net to Gross Ratio (%)	Net Floorspace (sq m)	Sales Density (£ p sq m net)	Sales (£000)
ALL STORES AND SCHEMES	-		-		-

Sources:

Table: **21**

FORECAST RETAIL CAPACITY

Scenario: 1 Location: **Hertford Town Centre**

Baseline - Market shares indicated by the Household Survey 2026 remain unchanged throughout the forecasting period.

Growth in sales per sq m from shop floorspace existing in 2026 — Comparison Goods: 2.00 % pa — 2026 to 2044

	CONVENIENCE GOODS					COMPARISON GOODS				
	2026	2029	2034	2039	2044	2026	2029	2034	2039	2044
Residents' Spending £000	6,325	6,317	6,318	6,314	6,325	35,545	37,688	42,401	47,716	53,299
Plus visitors' spending (%)	2.0	2.0	2.0	2.0	2.0	-	-	-	-	-
Total spending (£000)	6,451	6,443	6,445	6,441	6,451	35,545	37,688	42,401	47,716	53,299
Existing shop floorspace (sq m net)	1,261	1,261	1,261	1,261	1,261	4,728	4,728	4,728	4,728	4,728
Sales per sq m net (£)	5,116	7,971	7,971	7,971	7,971	7,519	7,979	8,809	9,726	10,738
Sales from extg flrspce (£000)	6,451	10,051	10,051	10,051	10,051	35,545	37,721	41,647	45,982	50,768
Available spending to support new shops (£000)	0	-3,608	-3,606	-3,610	-3,600	0	-34	754	1,734	2,531
Less sales capacity of committed new floorspace (£000)	0	0	0	0	0	0	0	0	0	0
Net available spending for new shops (£000)	0	-3,608	-3,606	-3,610	-3,600	0	-34	754	1,734	2,531
Sales per sq m net in new shops (£)	12,000	12,000	12,000	12,000	12,000	6,000	6,367	7,030	7,762	8,569
Capacity for new shop flrspc (sq m net)	**0**	**-301**	**-301**	**-301**	**-300**	**0**	**-5**	**107**	**223**	**295**
Market Share of Catchment Area Expenditure	1.1%	1.1%	1.1%	1.1%	1.1%	5.0%	5.0%	5.0%	5.0%	5.0%

Sources:

Notes:

Scenario	1
Buntingford Town Centre	

Table: 22

CONVENIENCE GOODS MARKET SHARES IN 2026

2026

Buntingford Town Centre

Zones	Main Food	Top-up convenience	**WEIGHTED AVERAGE**
	Q1	Q5	
	Expenditure weighting		
	70 (%)	30 (%)	100 (%)
1 (Hertford)	0.0	0.0	0.0
2 (Ware)	0.0	0.0	0.0
3A (Bishop's Stortford Urban Area)	0.0	0.0	0.0
3B (Bishop's Stortford Rural Area)	0.0	1.7	0.5
4 (Buntingford)	3.0	55.3	18.7
5 (Sawbridgeworth)	0.0	0.0	0.0

Sources: Household Survey 2026.
Expenditure weighting by CPW Planning.

Table: 23

COMPARISON GOODS MARKET SHARES BY GOODS TYPE IN 2026

2026 Allocations to

Buntingford Town Centre

Indicated by Household Interview Survey

Zones	Clothing & footwear	Furniture/ florcvrgs etc	Household Textiles	Household Appliances	Audio-visual equipment	Hardware, DIY, garden products	Chemists, medcl & beauty goods	All other comparison gds	**WEIGHTED AVERAGE**
	Q17	Q18	Q19	Q20	Q21	Q22	Q23	Q24	
	Expenditure weighting								
	730 (%)	351 (%)	99 (%)	212 (%)	349 (%)	310 (%)	135 (%)	1,261 (%)	3,448 (%)
1 (Hertford)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2 (Ware)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
3A (Bishop's Stortford Urban Area)	6.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.4
3B (Bishop's Stortford Rural Area)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
4 (Buntingford)	0.0	19.9	0.0	0.0	0.6	8.8	19.3	10.8	7.6
5 (Sawbridgeworth)	3.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.8

Sources: Household Survey 2026.
Table 4 for expenditure weights.

Table: **24**

MARKET SHARES ATTRACTED FROM THE CATCHMENT AREA

Scenario: 1 Location: **Buntingford Town Centre**

Baseline - Market shares indicated by the Household Survey 2026 remain unchanged throughout the forecasting period.

Market shares correction factors:	Convenience Goods:	100	% of survey indicated figures
	Comparison Goods:	100	% of survey indicated figures

Catchment Zone	PROPORTION OF CATCHMENT AREA EXPENDITURE ATTRACTED									
	CONVENIENCE GOODS					COMPARISON GOODS				
	2026 (%)	2029 (%)	2034 (%)	2039 (%)	2044 (%)	2026 (%)	2029 (%)	2034 (%)	2039 (%)	2044 (%)
1 (Hertford)	0	0	0	0	0	0	0	0	0	0
2 (Ware)	0	0	0	0	0	0	0	0	0	0
3A (Bishop's Stortford Urban Area)	0	0	0	0	0	1	1	1	1	1
3B (Bishop's Stortford Rural Area)	1	1	1	1	1	0	0	0	0	0
4 (Buntingford)	19	19	19	19	19	8	8	8	8	8
5 (Sawbridgeworth)	0	0	0	0	0	1	1	1	1	1

Sources: CPW Planning for market share corrections.

Table: **25**

COMPARISON GOODS SALES BY GOODS TYPE IN 2026

Catchment Zones	2026 Sales in **Buntingford Town Centre** By Comparison Goods Type.							
	Clothing & footwear (£000)	Furniture/ florcvrgs etc (£000)	Household Textiles (£000)	Household Appliances (£000)	Audio-visual equipment (£000)	Hardware, DIY, garden products (£000)	Chemists, medcl & beauty goods (£000)	All other comparison gds (£000)
1 (Hertford)	0	0	0	0	0	0	0	0
2 (Ware)	0	0	0	0	0	0	0	0
3A (Bishop's Stortford Urban Area)	1,477	0	0	0	0	0	0	0
3B (Bishop's Stortford Rural Area)	0	0	0	0	0	0	0	0
4 (Buntingford)	0	1,958	0	0	54	765	727	3,819
5 (Sawbridgeworth)	729	0	0	0	0	0	0	0
TOTALS	2,206	1,958	0	0	54	765	727	3,819
MARKET SHARES	1.5%	2.7%	0.0%	0.0%	0.1%	1.2%	2.6%	1.5%

Table: **26**

FORECAST RETAIL SALES

Scenario: 1 Location: **Buntingford Town Centre**

Baseline - Market shares indicated by the Household Survey 2026 remain unchanged throughout the forecasting period.

Catchment zone	RETAIL SALES BY CATCHMENT ZONE									
	CONVENIENCE GOODS					COMPARISON GOODS				
	2026 (£000)	2029 (£000)	2034 (£000)	2039 (£000)	2044 (£000)	2026 (£000)	2029 (£000)	2034 (£000)	2039 (£000)	2044 (£000)
1 (Hertford)	0	0	0	0	0	0	0	0	0	0
2 (Ware)	0	0	0	0	0	0	0	0	0	0
3A (Bishop's Stortford Urban Area)	0	0	0	0	0	1,020	1,080	1,216	1,372	1,540
3B (Bishop's Stortford Rural Area)	1,329	1,342	1,363	1,381	1,394	0	0	0	0	0
4 (Buntingford)	14,755	14,692	14,658	14,590	14,570	7,720	8,179	9,212	10,355	11,550
5 (Sawbridgeworth)	0	0	0	0	0	946	1,002	1,124	1,262	1,407
TOTALS	16,083	16,034	16,021	15,971	15,964	9,686	10,261	11,552	12,990	14,497

Table: 27

SALES CAPACITY OF EXISTING MAIN FOOD & CONVENIENCE GOODS SHOPS AND STORES IN 2026

Store	Net Floorspace (sq m)	Convenience Goods Allocation (%)	Net convnce Goods Floorspace (sq m)	Convenience Goods sales Density (£ per sq m)	Convenience Goods sales (£000)
Sainsbury's Local (High Street)	694	95	659	13,209	8,709
Co-Op (Station Road)	723	95	687	11,607	7,972
Budgens (Baldock Road)	144	95	137	11,500	1,573
Other convenience goods shops and stores	233	95	221	6,500	1,439
ALL STORES	1,794		1,704	11,555	19,693

Sources: Retail and Town Centres Study Update 2013. Edozo Occupiers. Global Data. CPW Planning.

Table: 28

SALES CAPACITY OF COMMITTED RETAIL DEVELOPMENTS 2026

CONVENIENCE GOODS

Store/Scheme	Net Floorspace (sq m)	Convenience Goods Allocation (%)	Net Conv Gds Floorspace (sq m)	Conv Goods Sales Density (£ p sq m net)	Conv Goods Sales (£000)
ALL STORES	-		-		-

COMPARISON GOODS

Store/Scheme	Gross Floorspace (sq m)	Net to Gross Ratio (%)	Net Floorspace (sq m)	Sales Density (£ p sq m net)	Sales (£000)
ALL STORES AND SCHEMES	-		-		-

Sources:

Table: **29**

FORECAST RETAIL CAPACITY

Scenario: 1 Location: **Buntingford Town Centre**

Baseline - Market shares indicated by the Household Survey 2026 remain unchanged throughout the forecasting period.

Growth in sales per sq m from shop floorspace existing in 2026 Comparison Goods: 2.00 % pa 2026 to 2044

	CONVENIENCE GOODS					COMPARISON GOODS				
	2026	2029	2034	2039	2044	2026	2029	2034	2039	2044
Residents' Spending £000	16,083	16,034	16,021	15,971	15,964	9,686	10,261	11,552	12,990	14,497
Plus visitors' spending (%)	-	-	-	-	-	-	-	-	-	-
Total spending (£000)	16,083	16,034	16,021	15,971	15,964	9,686	10,261	11,552	12,990	14,497
Existing shop floorspace (sq m net)	1,704	1,704	1,704	1,704	1,704	835	835	835	835	835
Sales per sq m net (£)	9,437	11,555	11,555	11,555	11,555	11,604	12,315	13,596	15,011	16,574
Sales from extg flrspce (£000)	16,083	19,693	19,693	19,693	19,693	9,686	10,279	11,349	12,530	13,834
Available spending to support new shops (£000)	0	-3,659	-3,672	-3,722	-3,729	0	-18	203	460	663
Less sales capacity of committed new floorspace (£000)	0	0	0	0	0	0	0	0	0	0
Net available spending for new shops (£000)	0	-3,659	-3,672	-3,722	-3,729	0	-18	203	460	663
Sales per sq m net in new shops (£)	12,000	12,000	12,000	12,000	12,000	6,000	6,367	7,030	7,762	8,569
Capacity for new shop flrspc (sq m net)	**0**	**-305**	**-306**	**-310**	**-311**	**0**	**-3**	**29**	**59**	**77**
Market Share of Catchment Area Expenditure	2.8%	2.8%	2.8%	2.8%	2.8%	1.4%	1.4%	1.4%	1.4%	1.4%

Sources:

Notes:

Scenario	1
Sawbridgeworth Town Centre	

Table: 30

CONVENIENCE GOODS MARKET SHARES IN 2026

2026

Sawbridgeworth Town Centre

Zones	Main Food Q1	Top-up convenience Q5	**WEIGHTED AVERAGE**
	Expenditure weighting		
	70 (%)	30 (%)	100 (%)
1 (Hertford)	0.0	0.0	0.0
2 (Ware)	0.0	0.0	0.0
3A (Bishop's Stortford Urban Area)	0.0	0.0	0.0
3B (Bishop's Stortford Rural Area)	0.0	0.0	0.0
4 (Buntingford)	0.0	0.0	0.0
5 (Sawbridgeworth)	2.8	2.6	2.7

Sources: Household Survey 2026.
Expenditure weighting by CPW Planning.

Table: 31

COMPARISON GOODS MARKET SHARES BY GOODS TYPE IN 2026

2026 Allocations to

Sawbridgeworth Town Centre

Indicated by Household Interview Survey

Zones	Clothing & footwear Q17	Furniture/ florcvrgs etc Q18	Household Textiles Q19	Household Appliances Q20	Audio-visual equipment Q21	Hardware, DIY, garden products Q22	Chemists, medcl & beauty goods Q23	All other comparison gds Q24	**WEIGHTED AVERAGE**
	Expenditure weighting								
	730 (%)	351 (%)	99 (%)	212 (%)	349 (%)	310 (%)	135 (%)	1,261 (%)	3,448 (%)
1 (Hertford)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2 (Ware)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
3A (Bishop's Stortford Urban Area)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
3B (Bishop's Stortford Rural Area)	0.0	0.0	0.0	0.0	0.0	0.0	0.6	0.0	0.0
4 (Buntingford)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
5 (Sawbridgeworth)	8.6	1.1	0.9	0.0	0.0	0.4	19.8	20.9	10.4

Sources: Household Survey 2026.
Table 4 for expenditure weights.

Table: **32**

MARKET SHARES ATTRACTED FROM THE CATCHMENT AREA

Scenario: 1 Location: **Sawbridgeworth Town Centre**

Baseline - Market shares indicated by the Household Survey 2026 remain unchanged throughout the forecasting period.

Market shares correction factors:	Convenience Goods:	100	% of survey indicated figures
	Comparison Goods:	100	% of survey indicated figures

Catchment Zone	PROPORTION OF CATCHMENT AREA EXPENDITURE ATTRACTED									
	CONVENIENCE GOODS					COMPARISON GOODS				
	2026 (%)	2029 (%)	2034 (%)	2039 (%)	2044 (%)	2026 (%)	2029 (%)	2034 (%)	2039 (%)	2044 (%)
1 (Hertford)	0	0	0	0	0	0	0	0	0	0
2 (Ware)	0	0	0	0	0	0	0	0	0	0
3A (Bishop's Stortford Urban Area)	0	0	0	0	0	0	0	0	0	0
3B (Bishop's Stortford Rural Area)	0	0	0	0	0	0	0	0	0	0
4 (Buntingford)	0	0	0	0	0	0	0	0	0	0
5 (Sawbridgeworth)	3	3	3	3	3	10	10	10	10	10

Sources: CPW Planning for market share corrections.

Table: **33**

COMPARISON GOODS SALES BY GOODS TYPE IN 2026

Catchment Zones	2026 Sales in **Sawbridgeworth Town Centre** By Comparison Goods Type.							
	Clothing & footwear (£000)	Furniture/ florcvrgs etc (£000)	Household Textiles (£000)	Household Appliances (£000)	Audio-visual equipment (£000)	Hardware, DIY, garden products (£000)	Chemists, medcl & beauty goods (£000)	All other comparison gds (£000)
1 (Hertford)	0	0	0	0	0	0	0	0
2 (Ware)	0	0	0	0	0	0	0	0
3A (Bishop's Stortford Urban Area)	0	0	0	0	0	0	0	0
3B (Bishop's Stortford Rural Area)	0	0	0	0	0	0	40	0
4 (Buntingford)	0	0	0	0	0	0	0	0
5 (Sawbridgeworth)	1,713	103	25	0	0	34	729	7,245
TOTALS	1,713	103	25	0	0	34	769	7,245
MARKET SHARES	1.1%	0.1%	0.1%	0.0%	0.0%	0.1%	2.8%	2.8%

Table: **34**

FORECAST RETAIL SALES

Scenario: 1 Location: **Sawbridgeworth Town Centre**

Baseline - Market shares indicated by the Household Survey 2026 remain unchanged throughout the forecasting period.

Catchment zone	RETAIL SALES BY CATCHMENT ZONE									
	CONVENIENCE GOODS					COMPARISON GOODS				
	2026 (£000)	2029 (£000)	2034 (£000)	2039 (£000)	2044 (£000)	2026 (£000)	2029 (£000)	2034 (£000)	2039 (£000)	2044 (£000)
1 (Hertford)	0	0	0	0	0	0	0	0	0	0
2 (Ware)	0	0	0	0	0	0	0	0	0	0
3A (Bishop's Stortford Urban Area)	0	0	0	0	0	0	0	0	0	0
3B (Bishop's Stortford Rural Area)	0	0	0	0	0	0	0	0	0	0
4 (Buntingford)	0	0	0	0	0	0	0	0	0	0
5 (Sawbridgeworth)	2,359	2,347	2,334	2,320	2,315	9,462	10,016	11,243	12,621	14,066
TOTALS	2,359	2,347	2,334	2,320	2,315	9,462	10,016	11,243	12,621	14,066

Table: 35

SALES CAPACITY OF EXISTING MAIN FOOD & CONVENIENCE GOODS SHOPS AND STORES IN 2026

Store	Net Floorspace (sq m)	Convenience Goods Allocation (%)	Net convnce Goods Floorspace (sq m)	Convenience Goods sales Density (£ per sq m)	Convenience Goods sales (£000)
Morrisons Daily (Bell Street)	149	95	142	10,379	1,469
Other convenience goods shops and stores	192	95	182	6,500	1,186
ALL STORES	341		324	8,195	2,655

Sources: Retail and Town Centres Study Update 2013. Edozo Occupiers. Global Data. CPW Planning.

Table: 36

SALES CAPACITY OF COMMITTED RETAIL DEVELOPMENTS 2026

CONVENIENCE GOODS

Store/Scheme	Net Floorspace (sq m)	Convenience Goods Allocation (%)	Net Conv Gds Floorspace (sq m)	Conv Goods Sales Density (£ p sq m net)	Conv Goods Sales (£000)
ALL STORES	-		-		-

COMPARISON GOODS

Store/Scheme	Gross Floorspace (sq m)	Net to Gross Ratio (%)	Net Floorspace (sq m)	Sales Density (£ p sq m net)	Sales (£000)
ALL STORES AND SCHEMES	-		-		-

Sources:

Table: **37**

FORECAST RETAIL CAPACITY

Scenario: 1 Location: **Sawbridgeworth Town Centre**

Baseline - Market shares indicated by the Household Survey 2026 remain unchanged throughout the forecasting period.

Growth in sales per sq m from shop floorspace existing in 2026 — Comparison Goods: 2.00 % pa — 2026 to 2044

	CONVENIENCE GOODS					COMPARISON GOODS				
	2026	2029	2034	2039	2044	2026	2029	2034	2039	2044
Residents' Spending £000	2,359	2,347	2,334	2,320	2,315	9,462	10,016	11,243	12,621	14,066
Plus visitors' spending (%)	-	-	-	-	-	-	-	-	-	-
Total spending (£000)	2,359	2,347	2,334	2,320	2,315	9,462	10,016	11,243	12,621	14,066
Existing shop floorspace (sq m net)	324	324	324	324	324	765	765	765	765	765
Sales per sq m net (£)	7,282	8,195	8,195	8,195	8,195	12,369	13,126	14,492	16,001	17,666
Sales from extg flrspce (£000)	2,359	2,655	2,655	2,655	2,655	9,462	10,041	11,087	12,240	13,514
Available spending to support new shops (£000)	0	-308	-321	-335	-340	0	-26	156	380	552
Less sales capacity of committed new floorspace (£000)	0	0	0	0	0	0	0	0	0	0
Net available spending for new shops (£000)	0	-308	-321	-335	-340	0	-26	156	380	552
Sales per sq m net in new shops (£)	12,000	12,000	12,000	12,000	12,000	6,000	6,367	7,030	7,762	8,569
Capacity for new shop flrspc (sq m net)	**0**	**-26**	**-27**	**-28**	**-28**	**0**	**-4**	**22**	**49**	**64**
Market Share of Catchment Area Expenditure	0.4%	0.4%	0.4%	0.4%	0.4%	1.3%	1.3%	1.3%	1.3%	1.3%

Sources:

Notes:

Scenario	1
Ware Town Centre	

Table: **38**

CONVENIENCE GOODS MARKET SHARES IN 2026

2026

Ware Town Centre

Zones	Main Food	Top-up convenience	**WEIGHTED AVERAGE**
	Q1	Q5	
	Expenditure weighting		
	70 (%)	30 (%)	100 (%)
1 (Hertford)	0.0	0.3	0.1
2 (Ware)	43.0	55.0	46.6
3A (Bishop's Stortford Urban Area)	0.0	0.0	0.0
3B (Bishop's Stortford Rural Area)	2.8	0.0	1.9
4 (Buntingford)	5.9	7.2	6.3
5 (Sawbridgeworth)	0.0	0.0	0.0

Sources: Household Survey 2026.
Expenditure weighting by CPW Planning.

Table: **39**

COMPARISON GOODS MARKET SHARES BY GOODS TYPE IN 2026

2026 Allocations to

Ware Town Centre

Indicated by Household Interview Survey

Zones	Clothing & footwear Q17	Furniture/ florcvrgs etc Q18	Household Textiles Q19	Household Appliances Q20	Audio-visual equipment Q21	Hardware, DIY, garden products Q22	Chemists, medcl & beauty goods Q23	All other comparison gds Q24	**WEIGHTED AVERAGE**
	Expenditure weighting								
	730 (%)	351 (%)	99 (%)	212 (%)	349 (%)	310 (%)	135 (%)	1,261 (%)	3,448 (%)
1 (Hertford)	0.0	0.5	0.0	0.0	0.0	0.3	0.0	3.8	1.5
2 (Ware)	7.2	15.8	2.9	3.1	3.4	5.2	55.3	36.2	19.6
3A (Bishop's Stortford Urban Area)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
3B (Bishop's Stortford Rural Area)	0.0	0.0	0.0	0.0	0.0	0.0	3.6	0.8	0.4
4 (Buntingford)	0.6	1.3	0.0	0.0	4.6	0.4	5.7	8.4	4.1
5 (Sawbridgeworth)	3.6	2.4	0.0	0.0	0.0	0.0	0.0	0.0	1.0

Sources: Household Survey 2026.
Table 4 for expenditure weights.

Table: **40**

MARKET SHARES ATTRACTED FROM THE CATCHMENT AREA

Scenario: 1 Location: **Ware Town Centre**

Baseline - Market shares indicated by the Household Survey 2026 remain unchanged throughout the forecasting period.

Market shares correction factors:	Convenience Goods:	100	% of survey indicated figures
	Comparison Goods:	100	% of survey indicated figures

Catchment Zone	PROPORTION OF CATCHMENT AREA EXPENDITURE ATTRACTED									
	CONVENIENCE GOODS					COMPARISON GOODS				
	2026 (%)	2029 (%)	2034 (%)	2039 (%)	2044 (%)	2026 (%)	2029 (%)	2034 (%)	2039 (%)	2044 (%)
1 (Hertford)	0	0	0	0	0	1	1	1	1	1
2 (Ware)	47	47	47	47	47	20	20	20	20	20
3A (Bishop's Stortford Urban Area)	0	0	0	0	0	0	0	0	0	0
3B (Bishop's Stortford Rural Area)	2	2	2	2	2	0	0	0	0	0
4 (Buntingford)	6	6	6	6	6	4	4	4	4	4
5 (Sawbridgeworth)	0	0	0	0	0	1	1	1	1	1

Sources: CPW Planning for market share corrections.

Table: **41**

COMPARISON GOODS SALES BY GOODS TYPE IN 2026

Catchment Zones	2026 Sales in **Ware Town Centre** By Comparison Goods Type.							
	Clothing & footwear (£000)	Furniture/ florcvrgs etc (£000)	Household Textiles (£000)	Household Appliances (£000)	Audio-visual equipment (£000)	Hardware, DIY, garden products (£000)	Chemists, medcl & beauty goods (£000)	All other comparison gds (£000)
1 (Hertford)	0	71	0	0	0	35	0	1,965
2 (Ware)	1,623	1,708	90	199	365	499	2,288	14,047
3A (Bishop's Stortford Urban Area)	0	0	0	0	0	0	0	0
3B (Bishop's Stortford Rural Area)	0	0	0	0	0	0	237	513
4 (Buntingford)	118	123	0	0	453	34	215	2,969
5 (Sawbridgeworth)	723	230	0	0	0	0	0	0
TOTALS	2,465	2,133	90	199	818	568	2,740	19,494
MARKET SHARES	1.6%	3.0%	0.4%	0.5%	1.1%	0.9%	9.9%	7.5%

Table: **42**

FORECAST RETAIL SALES

Scenario: 1 Location: **Ware Town Centre**

Baseline - Market shares indicated by the Household Survey 2026 remain unchanged throughout the forecasting period.

Catchment zone	RETAIL SALES BY CATCHMENT ZONE									
	CONVENIENCE GOODS					COMPARISON GOODS				
	2026 (£000)	2029 (£000)	2034 (£000)	2039 (£000)	2044 (£000)	2026 (£000)	2029 (£000)	2034 (£000)	2039 (£000)	2044 (£000)
1 (Hertford)	0	0	0	0	0	1,399	1,483	1,668	1,877	2,097
2 (Ware)	41,387	41,285	41,109	41,033	41,054	21,210	22,511	25,306	28,518	31,871
3A (Bishop's Stortford Urban Area)	0	0	0	0	0	0	0	0	0	0
3B (Bishop's Stortford Rural Area)	2,658	2,685	2,727	2,762	2,789	0	0	0	0	0
4 (Buntingford)	4,659	4,640	4,629	4,607	4,601	3,860	4,090	4,606	5,178	5,775
5 (Sawbridgeworth)	0	0	0	0	0	946	1,002	1,124	1,262	1,407
TOTALS	48,704	48,609	48,464	48,402	48,444	27,415	29,086	32,705	36,835	41,149

Table: 43

SALES CAPACITY OF EXISTING MAIN FOOD & CONVENIENCE GOODS SHOPS AND STORES IN 2026

Store	Net Floorspace (sq m)	Convenience Goods Allocation (%)	Net convnce Goods Floorspace (sq m)	Convenience Goods sales Density (£ per sq m)	Convenience Goods sales (£000)
Tesco (West Street)	2,211	90	1,990	15,430	30,704
Sainsbury's Local (Star Street)	298	95	283	13,209	3,739
Costcutter (Amwell End)	363	95	345	7,500	2,586
Other convenience goods shops and stores	680	95	646	6,500	4,199
ALL STORES	3,552		3,264	12,632	41,229

Sources: Retail and Town Centres Study Update 2013. Edozo Occupiers. Global Data. CPW Planning.

Table: 44

SALES CAPACITY OF COMMITTED RETAIL DEVELOPMENTS 2026

CONVENIENCE GOODS

Store/Scheme	Net Floorspace (sq m)	Convenience Goods Allocation (%)	Net Conv Gds Floorspace (sq m)	Conv Goods Sales Density (£ p sq m net)	Conv Goods Sales (£000)
ALL STORES	-		-		-

COMPARISON GOODS

Store/Scheme	Gross Floorspace (sq m)	Net to Gross Ratio (%)	Net Floorspace (sq m)	Sales Density (£ p sq m net)	Sales (£000)
ALL STORES AND SCHEMES	-		-		-

Sources:

Table: **45**

FORECAST RETAIL CAPACITY

Scenario: 1 Location: **Ware Town Centre**

Baseline - Market shares indicated by the Household Survey 2026 remain unchanged throughout the forecasting period.

Growth in sales per sq m from shop floorspace existing in 2026 Comparison Goods: 2.00 % pa 2026 to 2044

	CONVENIENCE GOODS					COMPARISON GOODS				
	2026	2029	2034	2039	2044	2026	2029	2034	2039	2044
Residents' Spending £000	48,704	48,609	48,464	48,402	48,444	27,415	29,086	32,705	36,835	41,149
Plus visitors' spending (%)	-	-	-	-	-	-	-	-	-	-
Total spending (£000)	48,704	48,609	48,464	48,402	48,444	27,415	29,086	32,705	36,835	41,149
Existing shop floorspace (sq m net)	3,264	3,264	3,264	3,264	3,264	2,445	2,445	2,445	2,445	2,445
Sales per sq m net (£)	14,922	12,632	12,632	12,632	12,632	11,214	11,901	13,140	14,507	16,017
Sales from extg flrspce (£000)	48,704	41,229	41,229	41,229	41,229	27,415	29,093	32,121	35,464	39,155
Available spending to support new shops (£000)	0	7,380	7,235	7,173	7,215	0	-7	584	1,371	1,994
Less sales capacity of committed new floorspace (£000)	0	0	0	0	0	0	0	0	0	0
Net available spending for new shops (£000)	0	7,380	7,235	7,173	7,215	0	-7	584	1,371	1,994
Sales per sq m net in new shops (£)	12,000	12,000	12,000	12,000	12,000	6,000	6,367	7,030	7,762	8,569
Capacity for new shop flrspc (sq m net)	**0**	**615**	**603**	**598**	**601**	**0**	**-1**	**83**	**177**	**233**
Market Share of Catchment Area Expenditure	8.5%	8.5%	8.4%	8.4%	8.4%	3.9%	3.9%	3.9%	3.8%	3.8%

Sources:

Notes:

Scenario	1
Other Centres in East Herts	

Table: **46**

CONVENIENCE GOODS MARKET SHARES IN **2026**

2026

Other Centres in East Herts

Zones	Main Food	Top-up convenience	**WEIGHTED AVERAGE**
	Q1	Q5	
	Expenditure weighting		
	70 (%)	30 (%)	100 (%)
1 (Hertford)	0.3	5.3	1.8
2 (Ware)	0.0	5.4	1.6
3A (Bishop's Stortford Urban Area)	35.5	11.8	28.4
3B (Bishop's Stortford Rural Area)	33.9	18.8	29.3
4 (Buntingford)	7.6	0.0	5.3
5 (Sawbridgeworth)	4.6	0.4	3.3

Sources: Household Survey 2026.
Expenditure weighting by CPW Planning.

Table: **47**

COMPARISON GOODS MARKET SHARES BY GOODS TYPE IN **2026**

2026 Allocations to

Other Centres in East Herts

Indicated by Household Interview Survey

Zones	Clothing & footwear Q17	Furniture/ florcvrgs etc Q18	Household Textiles Q19	Household Appliances Q20	Audio-visual equipment Q21	Hardware, DIY, garden products Q22	Chemists, medcl & beauty goods Q23	All other comparison gds Q24	**WEIGHTED AVERAGE**
	Expenditure weighting								
	730 (%)	351 (%)	99 (%)	212 (%)	349 (%)	310 (%)	135 (%)	1,261 (%)	3,448 (%)
1 (Hertford)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2 (Ware)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
3A (Bishop's Stortford Urban Area)	0.5	0.0	2.3	0.0	0.0	0.0	5.7	2.0	1.1
3B (Bishop's Stortford Rural Area)	3.8	5.9	0.0	0.0	0.0	0.0	20.1	0.0	2.2
4 (Buntingford)	0.0	0.0	0.0	0.0	0.0	0.0	0.5	0.0	0.0
5 (Sawbridgeworth)	0.0	0.0	0.0	0.0	0.0	0.0	0.8	0.0	0.0

Sources: Household Survey 2026.
Table 4 for expenditure weights.

Table: **48**

MARKET SHARES ATTRACTED FROM THE CATCHMENT AREA

Scenario: 1 Location: **Other Centres in East Herts**

Baseline - Market shares indicated by the Household Survey 2026 remain unchanged throughout the forecasting period.

Market shares correction factors:	Convenience Goods:	100	% of survey indicated figures
	Comparison Goods:	100	% of survey indicated figures

Catchment Zone	PROPORTION OF CATCHMENT AREA EXPENDITURE ATTRACTED									
	CONVENIENCE GOODS					COMPARISON GOODS				
	2026 (%)	2029 (%)	2034 (%)	2039 (%)	2044 (%)	2026 (%)	2029 (%)	2034 (%)	2039 (%)	2044 (%)
1 (Hertford)	2	2	2	2	2	0	0	0	0	0
2 (Ware)	2	2	2	2	2	0	0	0	0	0
3A (Bishop's Stortford Urban Area)	28	28	28	28	28	1	1	1	1	1
3B (Bishop's Stortford Rural Area)	29	29	29	29	29	2	2	2	2	2
4 (Buntingford)	5	5	5	5	5	0	0	0	0	0
5 (Sawbridgeworth)	3	3	3	3	3	0	0	0	0	0

Sources: CPW Planning for market share corrections.

Table: **49**

COMPARISON GOODS SALES BY GOODS TYPE IN 2026

Catchment Zones	2026 Sales in **Other Centres in East Herts** By Comparison Goods Type.							
	Clothing & footwear (£000)	Furniture/ florcvrgs etc (£000)	Household Textiles (£000)	Household Appliances (£000)	Audio-visual equipment (£000)	Hardware, DIY, garden products (£000)	Chemists, medcl & beauty goods (£000)	All other comparison gds (£000)
1 (Hertford)	0	0	0	0	0	0	0	0
2 (Ware)	0	0	0	0	0	0	0	0
3A (Bishop's Stortford Urban Area)	110	0	66	0	0	0	226	758
3B (Bishop's Stortford Rural Area)	1,329	1,005	0	0	0	0	1,308	0
4 (Buntingford)	0	0	0	0	0	0	19	0
5 (Sawbridgeworth)	0	0	0	0	0	0	28	0
TOTALS	1,439	1,005	66	0	0	0	1,581	758
MARKET SHARES	1.0%	1.4%	0.3%	0.0%	0.0%	0.0%	5.7%	0.3%

Table: **50**

FORECAST RETAIL SALES

Scenario: 1 Location: **Other Centres in East Herts**

Baseline - Market shares indicated by the Household Survey 2026 remain unchanged throughout the forecasting period.

Catchment zone	RETAIL SALES BY CATCHMENT ZONE									
	CONVENIENCE GOODS					COMPARISON GOODS				
	2026 (£000)	2029 (£000)	2034 (£000)	2039 (£000)	2044 (£000)	2026 (£000)	2029 (£000)	2034 (£000)	2039 (£000)	2044 (£000)
1 (Hertford)	2,282	2,273	2,266	2,258	2,258	0	0	0	0	0
2 (Ware)	1,761	1,757	1,749	1,746	1,747	0	0	0	0	0
3A (Bishop's Stortford Urban Area)	23,463	23,339	23,274	23,267	23,371	1,020	1,080	1,216	1,372	1,540
3B (Bishop's Stortford Rural Area)	38,539	38,927	39,534	40,054	40,439	3,339	3,589	4,114	4,706	5,308
4 (Buntingford)	3,883	3,866	3,857	3,839	3,834	0	0	0	0	0
5 (Sawbridgeworth)	2,359	2,347	2,334	2,320	2,315	0	0	0	0	0
TOTALS	72,286	72,509	73,015	73,484	73,964	4,359	4,669	5,330	6,079	6,848

Table: **51**

SALES CAPACITY OF EXISTING MAIN FOOD & CONVENIENCE GOODS SHOPS AND STORES IN 2026

Store	Net Floorspace (sq m)	Convenience Goods Allocation (%)	Net convnce Goods Floorspace (sq m)	Convenience Goods sales Density (£ per sq m)	Convenience Goods sales (£000)
Tesco (Bishops Park Centre, Lancaster Way, Bishop's Stortford)	3,311	80	2,649	15,430	40,871
Sainsbury's (Thorley Lane East, Bishop's Stortford)	2,315	85	1,968	13,209	25,992
Morrisons Daily (Thorley Centre, Bishop's Stortford)	150	95	143	10,379	1,479
Morrisons Daily (Snowley Parade, Bishop's Stortford)	150	95	143	10,379	1,479
Co-Op (High Street, Stanstead Abbotts)	238	95	226	11,607	2,624
Co-Op (Fleming Crescent, Hertford)	175	95	166	11,607	1,930
Budgens (High Street, Watton at Stone)	140	95	133	11,500	1,530
ALL STORES	6,479		5,427	13,987	75,905

Sources: Retail and Town Centres Study Update 2013. Global Data. CPW Planning.

Table: **52**

SALES CAPACITY OF COMMITTED RETAIL DEVELOPMENTS 2026

CONVENIENCE GOODS

Store/Scheme	Net Floorspace (sq m)	Convenience Goods Allocation (%)	Net Conv Gds Floorspace (sq m)	Conv Goods Sales Density (£ p sq m net)	Conv Goods Sales (£000)
Land east of A10, Buntingford (application ref. 3/23/1447/OUT) [1]	200	95	190	12,000	2,280
Bishop's Stortford North - western parcel (application ref. 3/19/2626/FUL) [2]	250	95	238	12,000	2,850
ALL STORES	450		428		5,130

COMPARISON GOODS

Store/Scheme	Gross Floorspace (sq m)	Net to Gross Ratio (%)	Net Floorspace (sq m)	Sales Density (£ p sq m net)	Sales (£000)
ALL STORES AND SCHEMES	-		-		-

Sources: EHDC.

Notes: [1] Outline approval for 500 sqm gross of Class E retail floorspace. Net convenience goods floorspace estimated by CPW Planning.

[2] Detailed approval for 1,200 sqm gross of A1-A5 floorspace across two local centres. Net convenience goods floorspace within the 'western parcel' local centre estimated by CPW Planning.

Table: **53**

FORECAST RETAIL CAPACITY

Scenario: 1 Location: **Other Centres in East Herts**

Baseline - Market shares indicated by the Household Survey 2026 remain unchanged throughout the forecasting period.

Growth in sales per sq m from shop floorspace existing in 2026 Comparison Goods: 2.00 % pa 2026 to 2044

	CONVENIENCE GOODS					COMPARISON GOODS				
	2026	2029	2034	2039	2044	2026	2029	2034	2039	2044
Residents' Spending £000	72,286	72,509	73,015	73,484	73,964	4,359	4,669	5,330	6,079	6,848
Plus visitors' spending (%)	-	-	-	-	-	-	-	-	-	-
Total spending (£000)	72,286	72,509	73,015	73,484	73,964	4,359	4,669	5,330	6,079	6,848
Existing shop floorspace (sq m net)	5,427	5,427	5,427	5,427	5,427	1,052	1,052	1,052	1,052	1,052
Sales per sq m net (£)	13,320	13,987	13,987	13,987	13,987	4,143	4,397	4,854	5,359	5,917
Sales from extg flrspce (£000)	72,286	75,905	75,905	75,905	75,905	4,359	4,626	5,107	5,639	6,225
Available spending to support new shops (£000)	0	-3,396	-2,889	-2,421	-1,941	0	44	223	440	622
Less sales capacity of committed new floorspace (£000)	0	5,130	5,130	5,130	5,130	0	0	0	0	0
Net available spending for new shops (£000)	0	-8,526	-8,019	-7,551	-7,071	0	44	223	440	622
Sales per sq m net in new shops (£)	12,000	12,000	12,000	12,000	12,000	6,000	6,367	7,030	7,762	8,569
Capacity for new shop flrspc (sq m net)	**0**	**-710**	**-668**	**-629**	**-589**	**0**	**7**	**32**	**57**	**73**
Market Share of Catchment Area Expenditure	12.6%	12.6%	12.7%	12.8%	12.8%	0.6%	0.6%	0.6%	0.6%	0.6%

Sources:

Notes:

Scenario	1
Madford Retail Park, Hertford (non-central)	

Table: **54**

CONVENIENCE GOODS MARKET SHARES IN **2026**

2026

Madford Retail Park, Hertford (non-central)

Zones	Main Food Q1	Top-up convenience Q5	**WEIGHTED AVERAGE**
	Expenditure weighting		
	70 (%)	30 (%)	100 (%)
1 (Hertford)			0.0
2 (Ware)			0.0
3A (Bishop's Stortford Urban Area)			0.0
3B (Bishop's Stortford Rural Area)			0.0
4 (Buntingford)			0.0
5 (Sawbridgeworth)			0.0
	BLANK		

Sources: Household Survey 2026.
Expenditure weighting by CPW Planning.

Table: **55**

COMPARISON GOODS MARKET SHARES BY GOODS TYPE IN **2026**

2026 Allocations to
Madford Retail Park, Hertford (non-central)
Indicated by Household Interview Survey

Zones	Clothing & footwear Q17	Furniture/ florcvrgs etc Q18	Household Textiles Q19	Household Appliances Q20	Audio-visual equipment Q21	Hardware, DIY, garden products Q22	Chemists, medcl & beauty goods Q23	All other comparison gds Q24	**WEIGHTED AVERAGE**
	Expenditure weighting								
	730 (%)	351 (%)	99 (%)	212 (%)	349 (%)	310 (%)	135 (%)	1,261 (%)	3,448 (%)
1 (Hertford)	6.4	0.0	12.5	0.0	0.0	49.8	0.0	0.0	6.2
2 (Ware)	1.3	8.8	8.7	0.8	0.0	30.7	0.0	1.1	4.6
3A (Bishop's Stortford Urban Area)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
3B (Bishop's Stortford Rural Area)	0.0	0.0	0.0	0.0	0.0	5.8	0.0	0.0	0.5
4 (Buntingford)	4.9	0.0	6.7	0.0	0.0	10.2	0.0	0.0	2.1
5 (Sawbridgeworth)	0.0	4.5	2.5	0.0	0.0	2.2	0.0	0.0	0.7

Sources: Household Survey 2026.
Table 4 for expenditure weights.

Table: **56**

MARKET SHARES ATTRACTED FROM THE CATCHMENT AREA

Scenario: 1 Location: **Madford Retail Park, Hertford (non-central)**

Baseline - Market shares indicated by the Household Survey 2026 remain unchanged throughout the forecasting period.

Market shares correction factors:	Convenience Goods:	100	% of survey indicated figures
	Comparison Goods:	100	% of survey indicated figures

Catchment Zone	PROPORTION OF CATCHMENT AREA EXPENDITURE ATTRACTED									
	CONVENIENCE GOODS					COMPARISON GOODS				
	2026 (%)	2029 (%)	2034 (%)	2039 (%)	2044 (%)	2026 (%)	2029 (%)	2034 (%)	2039 (%)	2044 (%)
1 (Hertford)	0	0	0	0	0	6	6	6	6	6
2 (Ware)	0	0	0	0	0	5	5	5	5	5
3A (Bishop's Stortford Urban Area)	0	0	0	0	0	0	0	0	0	0
3B (Bishop's Stortford Rural Area)	0	0	0	0	0	1	1	1	1	1
4 (Buntingford)	0	0	0	0	0	2	2	2	2	2
5 (Sawbridgeworth)	0	0	0	0	0	1	1	1	1	1

Sources: CPW Planning for market share corrections.

Table: **57**

COMPARISON GOODS SALES BY GOODS TYPE IN 2026

Catchment Zones	2026 Sales in **Madford Retail Park, Hertford (non-central)** By Comparison Goods Type.							
	Clothing & footwear (£000)	Furniture/ florcvrgs etc (£000)	Household Textiles (£000)	Household Appliances (£000)	Audio-visual equipment (£000)	Hardware, DIY, garden products (£000)	Chemists, medcl & beauty goods (£000)	All other comparison gds (£000)
1 (Hertford)	1,892	0	503	0	0	6,268	0	0
2 (Ware)	283	949	264	50	0	2,926	0	419
3A (Bishop's Stortford Urban Area)	0	0	0	0	0	0	0	0
3B (Bishop's Stortford Rural Area)	0	0	0	0	0	873	0	0
4 (Buntingford)	995	0	187	0	0	883	0	0
5 (Sawbridgeworth)	0	437	67	0	0	189	0	0
TOTALS	3,170	1,387	1,021	50	0	11,140	0	419
MARKET SHARES	2.1%	1.9%	5.0%	0.1%	0.0%	17.5%	0.0%	0.2%

Table: **58**

FORECAST RETAIL SALES

Scenario: 1 Location: **Madford Retail Park, Hertford (non-central)**

Baseline - Market shares indicated by the Household Survey 2026 remain unchanged throughout the forecasting period.

Catchment zone	RETAIL SALES BY CATCHMENT ZONE									
	CONVENIENCE GOODS					COMPARISON GOODS				
	2026 (£000)	2029 (£000)	2034 (£000)	2039 (£000)	2044 (£000)	2026 (£000)	2029 (£000)	2034 (£000)	2039 (£000)	2044 (£000)
1 (Hertford)	0	0	0	0	0	8,392	8,897	10,011	11,264	12,582
2 (Ware)	0	0	0	0	0	5,303	5,628	6,327	7,129	7,968
3A (Bishop's Stortford Urban Area)	0	0	0	0	0	0	0	0	0	0
3B (Bishop's Stortford Rural Area)	0	0	0	0	0	1,669	1,795	2,057	2,353	2,654
4 (Buntingford)	0	0	0	0	0	1,930	2,045	2,303	2,589	2,888
5 (Sawbridgeworth)	0	0	0	0	0	946	1,002	1,124	1,262	1,407
TOTALS	0	0	0	0	0	18,240	19,366	21,821	24,597	27,498

Table: **59**

SALES CAPACITY OF EXISTING MAIN FOOD & CONVENIENCE GOODS SHOPS AND STORES IN 2026

Store	Net Floorspace (sq m)	Convenience Goods Allocation (%)	Net convnce Goods Floorspace (sq m)	Convenience Goods sales Density (£ per sq m)	Convenience Goods sales (£000)
BLANK					
ALL STORES	-		-		-

Sources:

Table: **60**

SALES CAPACITY OF EXISTING COMPARISON GOODS FLOORSPACE

Net to gross ratio: 90 % (unless otherwise indicated)				2026
Store	Gross Flrspce (sq m)	Net Flrspce (sq m)	Sales Density (£per sqm net)	Sales (£000)
Matalan (1)	2,787	2,090	4,500	9,406
Pets at Home	810	729	2,900	2,114
Wickes (2)	1,889	1,190	2,500	2,975
TOTALS Trading at the date of the Household Interview Survey of Shopping Patterns		4,009	3,615	14,495

Sources: Retail and Town Centres Study Update 2013. CPW Planning.

Notes: (1) Net to gross ratio of 75% for Matalan.
(2) 1,700 sq m net sales but 30% excluded for trade / non-retail sales.

Table: **61**

SALES CAPACITY OF COMMITTED RETAIL DEVELOPMENTS 2026

CONVENIENCE GOODS

Store/Scheme	Net Floorspace (sq m)	Convenience Goods Allocation (%)	Net Conv Gds Floorspace (sq m)	Conv Goods Sales Density (£ p sq m net)	Conv Goods Sales (£000)
ALL STORES	-		-		-

COMPARISON GOODS

Store/Scheme	Gross Floorspace (sq m)	Net to Gross Ratio (%)	Net Floorspace (sq m)	Sales Density (£ p sq m net)	Sales (£000)
Extension to Wickes, Unit 1, Madford Retail Park (application ref. 3/25/1697/FUL)			399	2,500	998
ALL STORES AND SCHEMES	-		399		998

Sources: EHDC.

Notes:

Table: **62**

FORECAST RETAIL CAPACITY

Scenario: 1 Location: **Madford Retail Park, Hertford (non-central)**

Baseline - Market shares indicated by the Household Survey 2026 remain unchanged throughout the forecasting period.

Growth in sales per sq m from shop floorspace existing in 2026 Comparison Goods: 2.00 % pa 2026 to 2044

	CONVENIENCE GOODS					COMPARISON GOODS				
	2026	2029	2034	2039	2044	2026	2029	2034	2039	2044
Residents' Spending £000						18,240	19,366	21,821	24,597	27,498
Plus visitors' spending (%)						-	-	-	-	-
Total spending (£000)						18,240	19,366	21,821	24,597	27,498
Existing shop floorspace (sq m net)			BLANK			4,009	4,009	4,009	4,009	4,009
Sales per sq m net (£)						4,550	3,837	4,236	4,677	5,164
Sales from extg flrspce (£000)						18,240	15,382	16,983	18,751	20,703
Available spending to support new shops (£000)						0	3,984	4,838	5,846	6,795
Less sales capacity of committed new floorspace (£000)						0	1,059	1,169	1,290	1,425
Net available spending for new shops (£000)						0	2,925	3,669	4,556	5,370
Sales per sq m net in new shops (£)						6,000	6,367	7,030	7,762	8,569
Capacity for new shop flrspc (sq m net)						**0**	**459**	**522**	**587**	**627**
Market Share of Catchment Area Expenditure						2.6%	2.6%	2.6%	2.6%	2.6%

Sources:

Notes:

Scenario	1
Other non-central stores in East Herts	

Table: **63**

CONVENIENCE GOODS MARKET SHARES IN **2026**

2026

Other non-central stores in East Herts

Zones	Main Food Q1	Top-up convenience Q5	**WEIGHTED AVERAGE**
	Expenditure weighting		
	70 (%)	30 (%)	100 (%)
1 (Hertford)	76.5	73.7	75.6
2 (Ware)	41.1	18.0	34.2
3A (Bishop's Stortford Urban Area)	10.9	38.7	19.2
3B (Bishop's Stortford Rural Area)	19.5	35.6	24.3
4 (Buntingford)	12.8	2.8	9.8
5 (Sawbridgeworth)	6.8	25.6	12.5

Sources: Household Survey 2026.
Expenditure weighting by CPW Planning.

Table: **64**

COMPARISON GOODS MARKET SHARES BY GOODS TYPE IN **2026**

2026 Allocations to

Other non-central stores in East Herts

Indicated by Household Interview Survey

Zones	Clothing & footwear Q17	Furniture/ florcvrgs etc Q18	Household Textiles Q19	Household Appliances Q20	Audio-visual equipment Q21	Hardware, DIY, garden products Q22	Chemists, medcl & beauty goods Q23	All other comparison gds Q24	**WEIGHTED AVERAGE**
	Expenditure weighting								
	730 (%)	351 (%)	99 (%)	212 (%)	349 (%)	310 (%)	135 (%)	1,261 (%)	3,448 (%)
1 (Hertford)	0.6	0.0	0.8	0.0	0.0	7.6	29.2	10.1	5.7
2 (Ware)	1.3	0.0	0.7	4.2	0.0	13.9	10.9	7.2	4.9
3A (Bishop's Stortford Urban Area)	0.0	4.4	0.4	0.5	0.0	45.6	2.6	1.4	5.2
3B (Bishop's Stortford Rural Area)	0.0	2.4	1.8	0.0	0.0	30.3	5.0	0.8	3.5
4 (Buntingford)	0.0	0.0	0.5	0.0	0.0	7.8	0.0	0.0	0.7
5 (Sawbridgeworth)	0.0	0.0	0.0	0.0	0.8	3.8	0.0	0.0	0.4

Sources: Household Survey 2026.
Table 4 for expenditure weights.

Table: **65**

MARKET SHARES ATTRACTED FROM THE CATCHMENT AREA

Scenario: 1 Location: **Other non-central stores in East Herts**

Baseline - Market shares indicated by the Household Survey 2026 remain unchanged throughout the forecasting period.

Market shares correction factors:	Convenience Goods:	100	% of survey indicated figures
	Comparison Goods:	100	% of survey indicated figures

Catchment Zone	PROPORTION OF CATCHMENT AREA EXPENDITURE ATTRACTED									
	CONVENIENCE GOODS					COMPARISON GOODS				
	2026 (%)	2029 (%)	2034 (%)	2039 (%)	2044 (%)	2026 (%)	2029 (%)	2034 (%)	2039 (%)	2044 (%)
1 (Hertford)	76	76	76	76	76	6	6	6	6	6
2 (Ware)	34	34	34	34	34	5	5	5	5	5
3A (Bishop's Stortford Urban Area)	19	19	19	19	19	5	5	5	5	5
3B (Bishop's Stortford Rural Area)	24	24	24	24	24	4	4	4	4	4
4 (Buntingford)	10	10	10	10	10	1	1	1	1	1
5 (Sawbridgeworth)	12	12	12	12	12	0	0	0	0	0

Sources: CPW Planning for market share corrections.

Table: **66**

COMPARISON GOODS SALES BY GOODS TYPE IN 2026

Catchment Zones	2026 Sales in **Other non-central stores in East Herts** By Comparison Goods Type.							
	Clothing & footwear (£000)	Furniture/ florcvrgs etc (£000)	Household Textiles (£000)	Household Appliances (£000)	Audio-visual equipment (£000)	Hardware, DIY, garden products (£000)	Chemists, medcl & beauty goods (£000)	All other comparison gds (£000)
1 (Hertford)	166	0	33	0	0	956	1,592	5,163
2 (Ware)	283	0	21	272	0	1,325	450	2,805
3A (Bishop's Stortford Urban Area)	0	453	12	31	0	4,188	101	504
3B (Bishop's Stortford Rural Area)	0	408	85	0	0	4,552	325	513
4 (Buntingford)	0	0	13	0	0	680	0	0
5 (Sawbridgeworth)	0	0	0	0	75	325	0	0
TOTALS	449	861	164	303	75	12,027	2,469	8,984
MARKET SHARES	0.3%	1.2%	0.8%	0.7%	0.1%	18.9%	9.0%	3.5%

Table: **67**

FORECAST RETAIL SALES

Scenario: 1 Location: **Other non-central stores in East Herts**

Baseline - Market shares indicated by the Household Survey 2026 remain unchanged throughout the forecasting period.

Catchment zone	RETAIL SALES BY CATCHMENT ZONE									
	CONVENIENCE GOODS					COMPARISON GOODS				
	2026 (£000)	2029 (£000)	2034 (£000)	2039 (£000)	2044 (£000)	2026 (£000)	2029 (£000)	2034 (£000)	2039 (£000)	2044 (£000)
1 (Hertford)	86,712	86,387	86,121	85,792	85,808	8,392	8,897	10,011	11,264	12,582
2 (Ware)	29,939	29,866	29,738	29,683	29,699	5,303	5,628	6,327	7,129	7,968
3A (Bishop's Stortford Urban Area)	15,921	15,837	15,793	15,788	15,859	5,101	5,401	6,079	6,862	7,699
3B (Bishop's Stortford Rural Area)	31,894	32,215	32,718	33,148	33,466	6,677	7,178	8,229	9,412	10,616
4 (Buntingford)	7,766	7,733	7,715	7,679	7,668	965	1,022	1,151	1,294	1,444
5 (Sawbridgeworth)	9,437	9,386	9,334	9,280	9,259	0	0	0	0	0
TOTALS	181,669	181,425	181,420	181,370	181,760	26,438	28,127	31,796	35,962	40,308

Table: **68**

SALES CAPACITY OF EXISTING
MAIN FOOD & CONVENIENCE GOODS SHOPS AND STORES IN 2026

Store	Net Floorspace (sq m)	Convenience Goods Allocation (%)	Net convnce Goods Floorspace (sq m)	Convenience Goods sales Density (£ per sq m)	Convenience Goods sales (£000)
Aldi (London Road, Bishop's Stortford)	1,349	80	1,079	11,356	12,255
Lidl (Stansted Road, Bishop's Stortford)	1,414	80	1,131	8,308	9,398
Tesco Express (Havers Lane, Bishop's Stortford)	181	95	172	15,430	2,653
Waitrose (Birchanger Green Services, Bishop's Stortford)	1,170	90	1,053	14,553	15,324
Little Waitrose (Shell Garage, London Road, Bishop's Stortford)	204	98	200	14,553	2,909
Aldi (Gascoyne Way, Hertford)	1,254	80	1,003	11,356	11,392
Sainsbury's (Hartham Lane, Hertford)	2,328	85	1,979	13,209	26,138
Tesco (Ware Road, Hertford)	2,211	85	1,879	15,430	28,998
M&S Simply Food (BP Garage, Stanstead Road, Hertford)	200	98	196	10,659	2,089
Co-Op (Bengeo Street, Bengeo, Hertford)	202	95	192	11,607	2,227
Asda (Watton Road, Ware)	2,601	85	2,211	10,547	23,318
Co-Op (London Road, Sawbridgeworth)	504	95	479	11,607	5,557
Little Waitrose (Shell Garage, London Road, Sawbridgeworth)	204	98	200	14,553	2,909
Co-Op (The Heath, Hatfield Heath)	160	95	152	11,607	1,764
Co-Op (Church Road, Stansted Mountfitchet)	300	95	285	11,607	3,308
Tesco Express (Cambridge Road, Stansted Mountfitchet)	276	95	262	15,430	4,046
Tesco Express (Ambrose Corner, Elsenham)	276	95	262	15,430	4,046
ALL STORES	14,834		12,735	12,433	158,334

Sources: Retail and Town Centres Study Update 2013. East Herts District Council. Edozo Occupiers. Global Data. CPW Planning.

Table: **69**

SALES CAPACITY OF EXISTING COMPARISON GOODS FLOORSPACE

Net to gross ratio: 90 % (unless otherwise indicated)				2026
Store	Gross Flrspce (sq m)	Net Flrspce (sq m)	Sales Density (£per sqm net)	Sales (£000)
Comparison Goods Floorspace in stores & warehouses:				
Aldi (London Road, Bishop's Stortford)	n/a	270	8,580	2,315
Lidl (Stansted Road, Bishop's Stortford)	n/a	283	4,677	1,323
Aldi (Gascoyne Way, Hertford)	n/a	251	8,580	2,152
Sainsbury's (Hartham Lane, Hertford)	n/a	349	8,677	7,248
Tesco (Ware Road, Hertford)	n/a	332	9,018	3,130
Asda (Watton Road, Ware)	n/a	390	6,675	2,604
Leafy Oak Nursery (Hertford Road, Ware)	337	303	2,500	758
Van Hage Garden Centre (Great Amwell, Ware)	900	810	3,000	2,430
Westmill Garden Centre (Westmill Road, Ware)	300	270	2,500	675
The Range (Fitzroy Park, Stansted Road, Bishop's Stortford)	3,060	2,754	4,000	11,016
Wickes (Goodliffe Park, Stansted Road, Bishop's Stortford) (1)	2,326	1,465	2,500	3,663
TOTALS Trading at the date of the Household Interview Survey of Shopping Patterns		7,477	4,991	37,313

Sources: Retail and Town Centres Study Update 2013. East Herts District Council. Valuation Office Agency. Global Data. CPW Planning.

Notes: (1) 2,093 sq m net sales but 30% excluded for trade / non-retail sales.

Table: **70**

SALES CAPACITY OF COMMITTED RETAIL DEVELOPMENTS **2026**

CONVENIENCE GOODS

Store/Scheme	Net Floorspace (sq m)	Convenience Goods Allocation (%)	Net Conv Gds Floorspace (sq m)	Conv Goods Sales Density (£ p sq m net)	Conv Goods Sales (£000)
			-		
ALL STORES	-		-		-

COMPARISON GOODS

Store/Scheme	Gross Floorspace (sq m)	Net to Gross Ratio (%)	Net Floorspace (sq m)	Sales Density (£ p sq m net)	Sales (£000)
ALL STORES AND SCHEMES	-		-		-

Sources:

Notes:

Table: 71

FORECAST RETAIL CAPACITY

Scenario: 1 Location: **Other non-central stores in East Herts**

Baseline - Market shares indicated by the Household Survey 2026 remain unchanged throughout the forecasting period.

Growth in sales per sq m from shop floorspace existing in 2026 Comparison Goods: 2.00 % pa 2026 to 2044

	CONVENIENCE GOODS					COMPARISON GOODS				
	2026	2029	2034	2039	2044	2026	2029	2034	2039	2044
Residents' Spending £000	181,669	181,425	181,420	181,370	181,760	26,438	28,127	31,796	35,962	40,308
Plus visitors' spending (%)	-	-	-	-	-	-	-	-	-	-
Total spending (£000)	181,669	181,425	181,420	181,370	181,760	26,438	28,127	31,796	35,962	40,308
Existing shop floorspace (sq m net)	12,735	12,735	12,735	12,735	12,735	7,477	7,477	7,477	7,477	7,477
Sales per sq m net (£)	14,265	12,433	12,433	12,433	12,433	3,536	5,296	5,847	6,456	7,128
Sales from extg flrspce (£000)	181,669	158,334	158,334	158,334	158,334	26,438	39,597	43,719	48,269	53,293
Available spending to support new shops (£000)	0	23,091	23,086	23,036	23,426	0	-11,470	-11,922	-12,306	-12,984
Less sales capacity of committed new floorspace (£000)	0	0	0	0	0	0	0	0	0	0
Net available spending for new shops (£000)	0	23,091	23,086	23,036	23,426	0	-11,470	-11,922	-12,306	-12,984
Sales per sq m net in new shops (£)	12,000	12,000	12,000	12,000	12,000	6,000	6,367	7,030	7,762	8,569
Capacity for new shop flrspc (sq m net)	**0**	**1,924**	**1,924**	**1,920**	**1,952**	**0**	**-1,801**	**-1,696**	**-1,586**	**-1,515**
Market Share of Catchment Area Expenditure	31.6%	31.6%	31.5%	31.5%	31.5%	3.7%	3.7%	3.7%	3.8%	3.8%
							663	769	879	949

Sources:

Notes:

Appendix D

Business survey data

EHDC Business Survey Results		Bishop's Stortford	Hertford	Ware	Sawbridgeworth	Buntingford
Q1 Business name		108	120	42	33	25
Q2 What type of business do you operate?						
	Retail shop	56%	36%	29%	36%	40%
	Café / restaurant	19%	21%	21%	12%	8%
	Pub or bar	1%	7%	5%	9%	0%
	Leisure venue	0%	3%	2%	0%	0%
	Retail Services, e.g. hairdressers, nail bar, key cutting, pharmacy, tattooist etc.	11%	19%	21%	24%	28%
	Financial Services- e.g. estate agent, bank, employment agency, solicitor / accountant	7%	10%	14%	9%	8%
	Business services e.g. printing, IT	1%	1%	0%	0%	4%
	Market stall	1%	0%	0%	0%	0%
	Other (please state)	0%	0%	0%	0%	0%
Q3 In your opinion, what are the main reasons for customers to be in 'this town centre'?						
	Shopping	71%	30%	50%	45%	52%
	Live nearby	55%	66%	74%	82%	84%
	Work nearby	44%	51%	50%	42%	36%
	Leisure	17%	27%	12%	12%	12%
	Eating / drinking	74%	91%	69%	55%	72%
	Using retail / financial services	16%	18%	19%	12%	24%
	Commuting / passing through	19%	20%	21%	6%	28%
	Arts / culture / heritage / tourism	1%	17%	10%	0%	12%
	Study nearby	6%	8%	21%	3%	8%
	The market	10%	26%	5%	0%	4%
	Other (please state)	0%	0%	0%	0%	0%
Q4 How often do your customers typically visit 'this town centre'?						
	Daily	23%	19%	24%	15%	20%
	Twice per week	22%	25%	24%	24%	16%
	Three or four times a week	24%	20%	17%	24%	24%
	Once a week	27%	27%	12%	30%	40%
	Once a fortnight	8%	8%	7%	3%	16%
	Once a month	9%	10%	7%	6%	24%
	Once every 3 months	2%	2%	0%	3%	0%
	Less often	4%	8%	2%	3%	0%
Q5 What are your busiest times of day on weekdays, Saturdays and Sundays?						
Weekday	Before 9.00	3%	5%	0%	3%	8%
	9.00 to 11.00	25%	33%	26%	18%	32%
	11.00 to 3.00	74%	69%	60%	64%	56%
	3.00 to 6.00	13%	23%	19%	24%	40%
	After 6.00	7%	10%	12%	9%	12%
	No answer	8%	4%	17%	15%	16%
Saturday	Before 9.00	4%	7%	2%	6%	12%
	9.00 to 11.00	24%	43%	31%	30%	36%
	11.00 to 3.00	72%	64%	67%	45%	68%
	3.00 to 6.00	19%	21%	10%	9%	4%
	After 6pm	6%	13%	12%	6%	4%
	No answer	13%	18%	17%	21%	12%
Sunday	Before 11.00	4%	13%	7%	3%	8%
	11.00 - 2.00 pm	43%	34%	17%	21%	8%
	2.00 pm to 5.00 pm	16%	14%	14%	12%	4%
	After 5.00	4%	4%	5%	3%	4%
	Do not open on Sundays	19%	28%	38%	36%	40%
	No answer	31%	29%	29%	36%	36%

Q6. How are your customer numbers compared to last year?					
Increasing	23%	22%	24%	21%	28%
Static / Same	40%	38%	26%	55%	40%
Decreasing	33%	38%	45%	21%	32%
Q7. And how about your sales trend compared to last year?					
Increasing	27%	21%	24%	24%	16%
Static / Same	32%	34%	29%	42%	36%
Decreasing	31%	38%	43%	18%	40%
Q8. How satisfied are you with the performance of 'this town centre' as a place to do business?					
Very satisfied	6%	3%	7%	9%	8%
Satisfied	38%	34%	31%	45%	28%
Neither / nor	36%	23%	26%	36%	32%
Dissatisfied	14%	23%	21%	3%	28%
Very dissatisfied	6%	18%	10%	3%	4%
No answer	1%	0%	5%	3%	0%
Q9. How positive are you about future trading prospects in 'this town centre'?					
Very optimistic	9%	5%	2%	12%	8%
Quite optimistic	39%	32%	19%	36%	32%
Neither / nor	27%	20%	38%	33%	20%
Quite pessimistic	19%	28%	26%	9%	24%
Very pessimistic	5%	16%	10%	6%	12%
No answer	1%	0%	5%	3%	4%
Q10 Please identify which of the following are the highest customer experience improvements you would like to see in 'this town centre'? Tick all that apply					
Events to attract customers into town	60%	56%	55%	58%	0%
More marketing & promotion of centre	31%	38%	45%	21%	0%
More recycling points	9%	13%	12%	12%	0%
Better sense of arrival	8%	10%	14%	3%	0%
Better visibility of shops & businesses	37%	38%	40%	18%	0%
Better waste management	19%	18%	21%	6%	0%
More customer information	10%	8%	21%	9%	0%
Better security / policing	23%	26%	14%	12%	56%
More short-term free parking	51%	80%	64%	58%	32%
More long-term free parking	56%	52%	62%	30%	12%
Better signage for car parking	16%	20%	36%	21%	4%
Less congestion	55%	28%	38%	36%	16%
More social media activity	22%	25%	26%	15%	16%
Community activity	22%	22%	19%	12%	4%
Other (please state)	0%	0%	0%	0%	4%
Cheaper parking	1%	1%	2%	3%	16%
Better shops (quality + well known brands)	3%	2%	1%	0%	
Better public transport (more reliable + more options)	1%	1%	1%		
More activities (on Riverside)	1%	1%	1%		0%
Tidy up / improve cleanliness	1%	3%	2%		
More shops	1%	1%			
Less of the same type shop / store (eg vapes) = MORE VARIETY	3%	1%			
Fix potholes + sunken drainholes	1%	1%			
Stop constant roadworks (always roadworks coming into town - puts people off coming i	1%	1%			
Larger market	1%				
Improve traffic - it is a major issue	1%				
No answer	1%				

Q11 Generally, for the long term, how would you like to see 'this town centre' offer improve?
Tick all that apply

More retail shops	80%	78%	60%	42%	0%
Better convenience / food provision	13%	10%	10%	21%	0%
More daytime food options	12%	12%	19%	18%	0%
More evening restaurants	8%	7%	19%	24%	0%
More health & beauty services	4%	4%	10%	3%	0%
More variety in general	46%	55%	43%	36%	0%
More independent operators	54%	44%	45%	33%	0%
More multiple operators	10%	13%	14%	6%	56%
Improved regular market	52%	38%	36%	24%	20%
Additional specialist markets	14%	22%	14%	12%	4%
A town centre business group	4%	9%	19%	9%	24%
More arts / culture	17%	18%	12%	12%	0%
More housing in town centre	5%	8%	10%	3%	40%
More hotels / accommodation in town centre	13%	9%	5%	3%	0%
More for tourists	20%	26%	19%	3%	0%
Other (pls specify)	0%	0%	0%	0%	0%
More budget friendly / cheaper shops	1%	0%	7%	3%	4%
More organic shops	1%	1%	2%	3%	0%
More fresh produce shops (butchers, bakery, fruit and veg, eggs…)	1%				
Activities for kids / teenagers (cinema)	1%				
Improve market	1%				
Improve entertainment options	1%				

Q12 Thinking specifically about the public realm, how would you like to see 'this town centre' improved?
Tick all that apply

Better lighting	36%	19%	36%	27%	0%
Improved signage & wayfinding	13%	28%	19%	15%	0%
Improved pavements	36%	35%	38%	42%	0%
Better access to shops	26%	38%	26%	18%	0%
More customer toilets	33%	37%	29%	15%	0%
More public art	10%	21%	12%	12%	12%
Cleaner / tidier	27%	36%	21%	18%	0%
More customer seating	32%	23%	19%	18%	24%
More trees / green space	44%	28%	29%	9%	20%
More focus on heritage	18%	22%	14%	9%	36%
More cycle parking	11%	10%	7%	0%	72%
Other – please specify below	0%	0%	0%	0%	20%
Car parking (more and / or cheaper)	3%	7%	5%	3%	
Better drainage to stop areas flooding	1%	1%			32%
Repair potholes	2%	1%			
More social spaces eg outside seating	1%	1%			24%
Upgrade of certain buildings - lots look dirty and tired	1%	1%		15%	
Improve roads for driving	1%	1%			
No answer	11%	1%	10%		

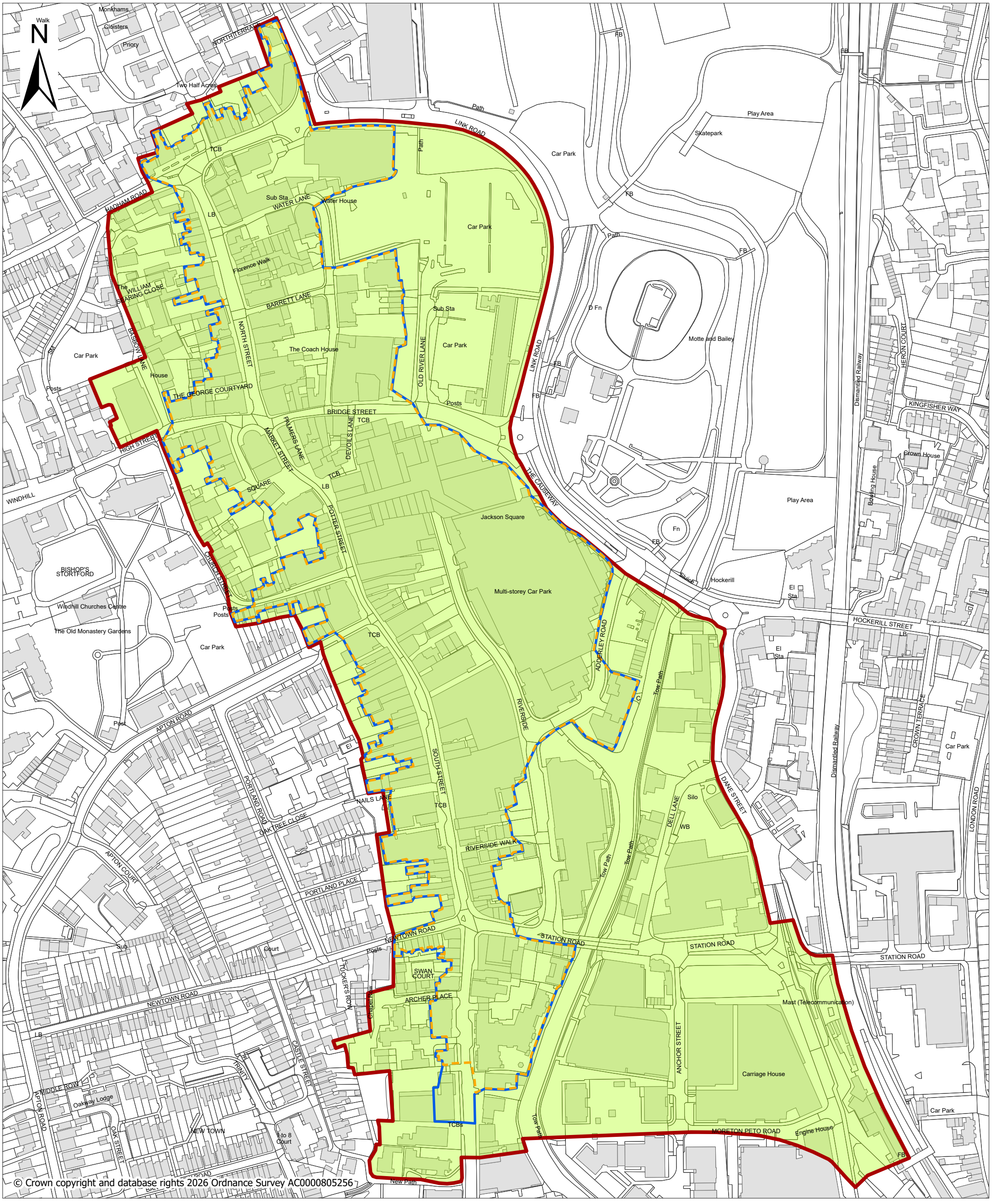
Q13. What are your business's plans for trading 'this town centre'?
Tick all that apply

Remain in current premises	83%	85%	81%	94%	96%
Expand to larger premises in town centre	7%	1%	2%	3%	0%
Relocate within the town centre	5%	3%	2%	0%	4%
Relocate away from town centre	2%	5%	12%	3%	0%
Close totally	0%	5%	2%	3%	0%
Other	0%	0%	0%	0%	0%
No answer	8%	3%	7%	3%	0%

Appendix E

Town centre boundary reviews

Bishops Stortford



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Legend

- Current Town Centre Boundary
- Proposed Town Centre Boundary
- Current Primary Shopping Area
- Recommended Primary Shopping Area

SCALE @ A3 = 1:2,500

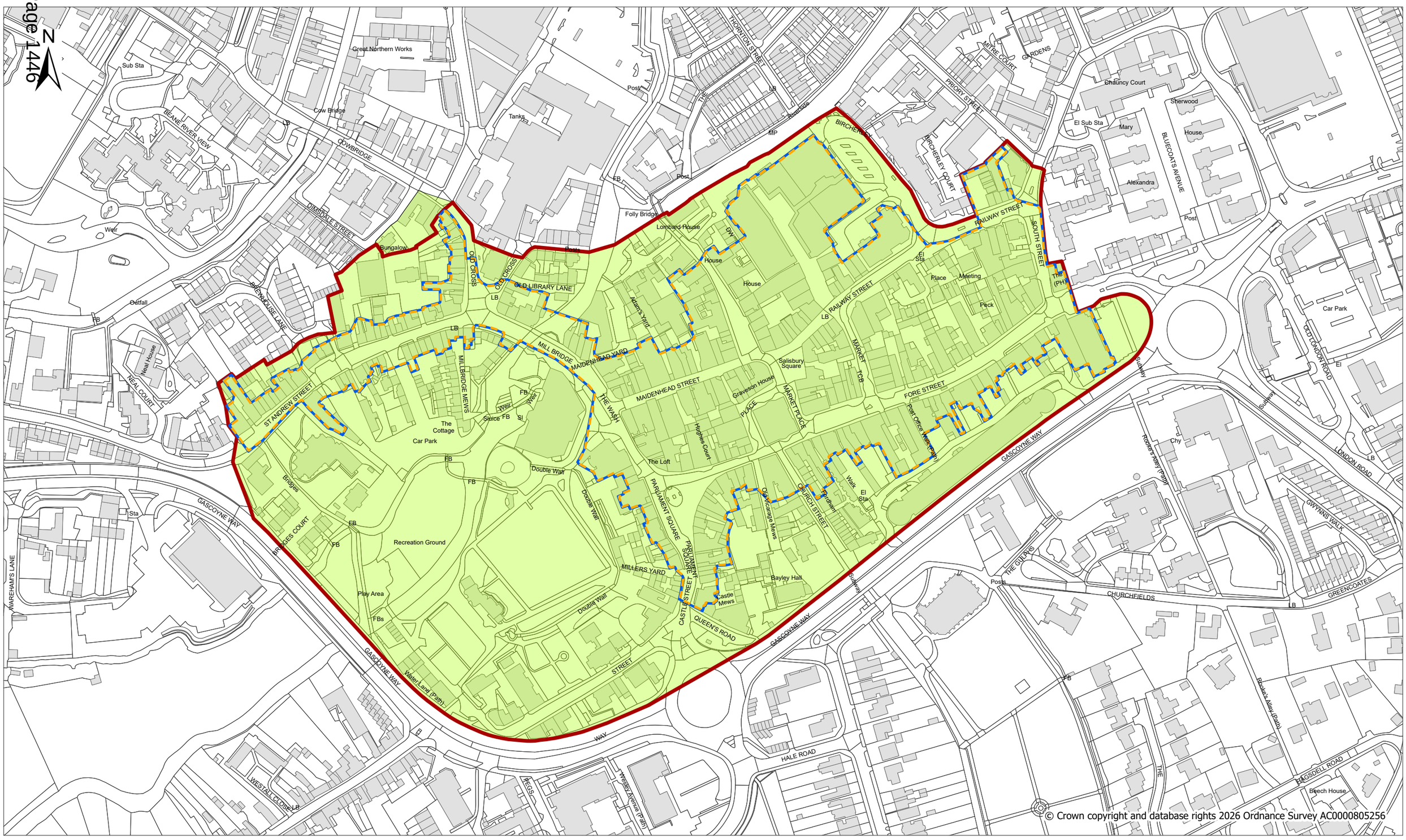
0 50 100 150

Metres

cpw planning

SALFORD GIS

Hertford



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Legend

- Current Town Centre Boundary
- Proposed Town Centre Boundary
- Current Primary Shopping Area
- Recommended Primary Shopping Area

SCALE @ A3 = 1:2,500

0 50 100 150

Metres

cpw planning

SALFORD GIS

Buntingford



Legend

- Current Town Centre Boundary
- Proposed Town Centre Boundary
- Recommended Primary Shopping Area

SCALE @ A3 = 1:2,500

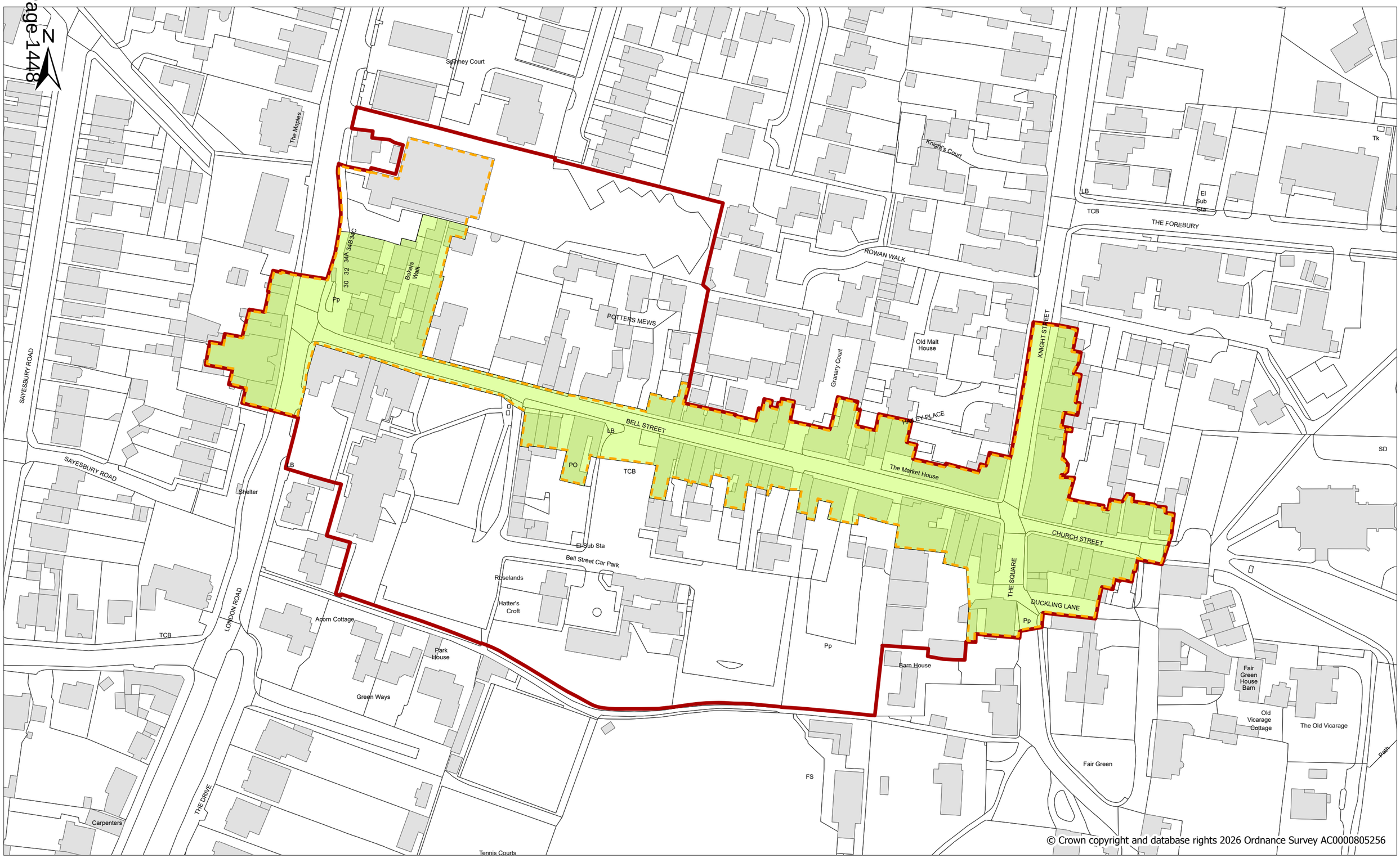
0 50 100 150

Metres

cpw planning

SALFORD GIS

Sawbridgeworth



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Legend

- Current Town Centre Boundary
- Proposed Town Centre Boundary
- Recommended Primary Shopping Area

SCALE @ A3 = 1:1,250

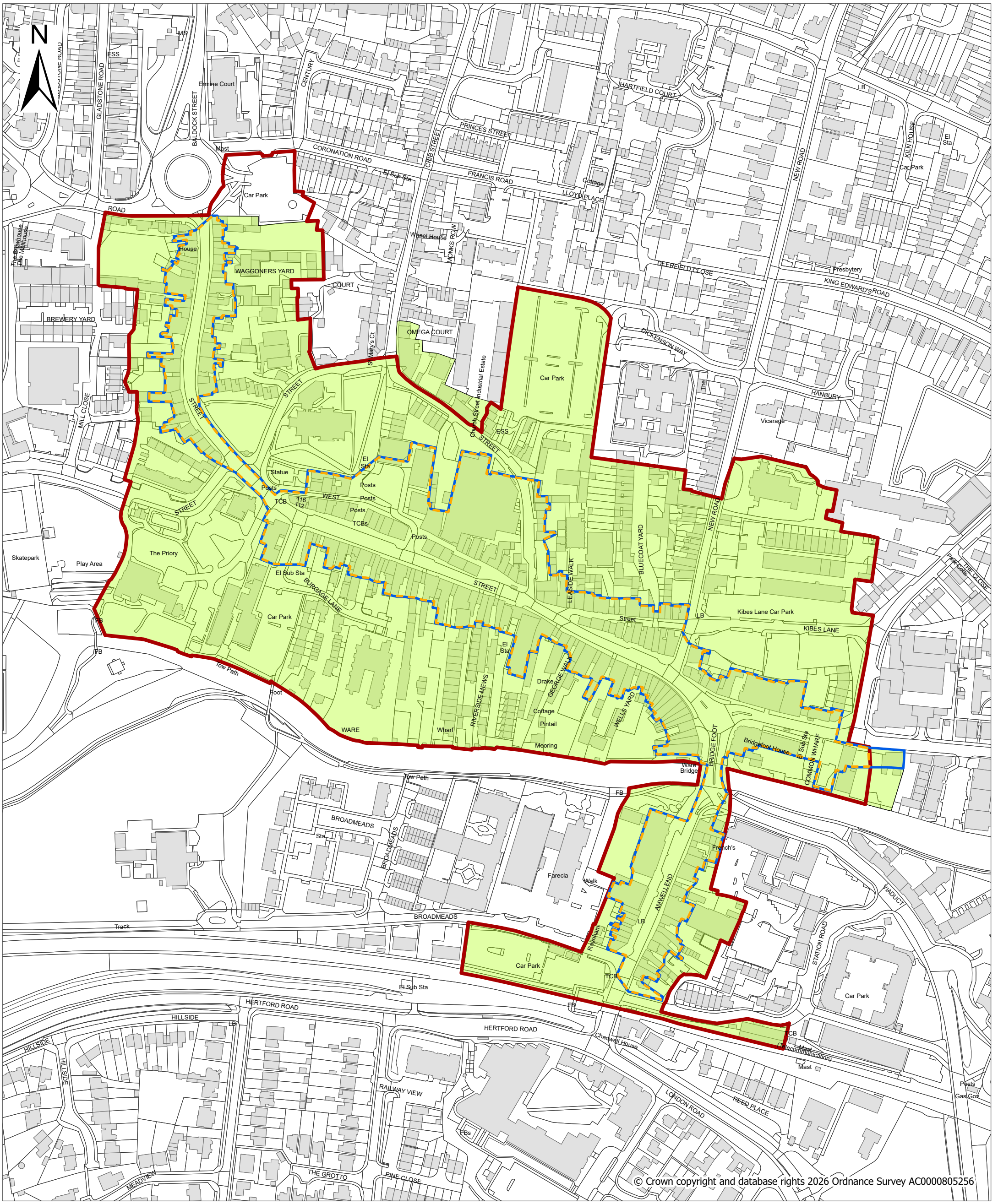
0 25 50 75

Metres

cpw planning

SALFORD GIS

Ware



Legend

- Current Town Centre Boundary
- Proposed Town Centre Boundary
- Current Primary Shopping Area
- Recommended Primary Shopping Area

SCALE @ A3 = 1:2,500

0 50 100 150

Metres

cpw planning

SALFORD GIS

East Herts Council Report

District Planning Executive Panel

Date of meeting: Tuesday 23 June 2026

Report by: Councillor Vicky Glover-Ward – Executive Member for Planning and Growth

Report title: Local Plan: Hertford and Ware Employment Study

Ward(s) affected: Ware St Mary's; Ware Trinity; Ware Priory: Ware Rural; Hertford Bengeo; Hertford Kingsmead; Hertford Castle; Hertford Sele

Summary

- Members have agreed to prepare a new Local Plan including an update of the evidence documents needed to support the new Plan. The Hertford and Ware Employment Study provides an updated assessment of the employment market in the towns and makes recommendations about the type of jobs and employment land likely to be required, which will help shape the economic strategy in the new Local Plan. This report summarises the key priorities of the Study and seeks agreement to use the document as part of the new Local Plan evidence base, and to inform Development Management decisions.

RECOMMENDATIONS FOR THE DISTRICT PLANNING EXECUTIVE PANEL: that the Executive be advised that:

A) The Hertford and Ware Employment Study, attached as Appendix A, be agreed as part of the evidence base to inform the new East Herts Local Plan and as a material consideration for Development Management purposes in the determination of planning applications.

1.0 Proposal(s)

1.1 The purpose of this report is to advise Members of the completion of the Hertford and Ware Employment Study, and to agree it can be used as part of the evidence base for the new Local Plan and

as a material consideration in the determination of planning applications.

2.0 Background

2.1 Local planning authorities are required to complete a review of their local plans at least once every 5 years from the adoption date to ensure that plans remain relevant. In October 2023, the Council agreed that the East Herts District Plan 2018 needs updating, and that work should commence on updating the technical studies and other preparatory work required to provide a robust evidence base. The intention to formally start plan-making was agreed by Council on 10 June 2026.

2.2 A clear, relevant and proportionate evidence base is essential for efficient and sound plan-making to ensure that all future planning policy and decisions are based on up-to-date information. The National Planning Policy Framework (NPPF, 2024) sets out the requirement for the preparation and review of all policies to be, ‘underpinned by relevant and up-to-date evidence’ (paragraph 32).

2.3 The evidence base consists of supporting documents that will help inform the future policies and site allocations in the new Local Plan. It will cover a range of social, economic, and environmental topics and help identify local needs, constraints and opportunities.

2.4 The evidence base will be developed throughout the preparation of the new Local Plan and the planning policy team will seek agreement from Executive via the District Plan Executive Panel to include relevant studies as part of the evidence base. Because of the nature of the Hertford and Ware Employment Study and its potential to influence policy formulation, it is considered appropriate to include it within the Council’s evidence base.

2.5 A previous employment study for Hertford and Ware was published in 2016 to inform the policies and development strategy in the adopted District Plan. Hertford and Ware are considered together because of their close geographies and high levels of economic interdependency. It provided information about the local employment market and advice on the future role of employment sites in Hertford and Ware in supporting economic

growth.

2.6 The current Hertford and Ware Employment Study updates this work. The Council commissioned consultant Aecom to produce the study, using desktop research, officers' employment site visits and feedback from local agents. It forms part of a series of employment studies for each of the towns in East Herts. Buntingford and Bishop's Stortford Employment Studies have recently been published and Sawbridgeworth Employment Study is the subject of a separate paper on this agenda.

2.7 To ensure District Plan allocation WARE2 is included within the analysis, the study area incorporates the rural area to the north east of Ware. Due to the Lower Super Output Area (LSOA) boundaries the villages of Thundridge, Wadesmill, High Cross and Wareside are included. Given the scale of the villages, their impact on the analysis is minimal and the study predominately focusses on the towns. The role of the villages will be considered in more detail in a forthcoming rural economy study in due course.

3.0 Reason(s)

3.1 The relationship between jobs and housing is a key consideration in the delivery of sustainable development. Over the last ten years there has been housing growth in Herford and Ware, alongside new employment development at Caxton Hill. A number of District Plan allocated sites are still to come forward, most notably Land North and East of Ware, which will further change the housing, services and employment opportunities in the town.

3.2 In addition, major societal changes have occurred, including the Covid pandemic and Brexit, which have shaped the way business and industry both structures itself and operates. The purpose of this Study is to provide an updated assessment of Hertford and Ware's employment market, to consider these changes in the local context and provide robust evidence that can inform the emerging Local Plan. The study explores the relationship between people living in the area and local jobs; the function of existing employment sites and the changing role of the two town centres as location for offices. It provides an essential understanding of employment land-use requirements in Hertford

and Ware, which will help shape the economic strategy in the new Local Plan. The focus on offices in the town centres will also contribute to wider evidence about the function and character of the town centres, which is explored in more detail in the retail and towns centres study, the subject of a separate paper on this agenda.

3.3 The Hertford and Ware Employment Study is attached to this report at **Appendix A.**

3.4 The Study comprises of the following sections:

- **Introduction and strategic context** – sets out the approach of the study; describes the local content and the national and local policy framework.
- **Socio-economic profile** – presents the socio-economic characteristics of the Hertford and Ware study area, compared against the district and wider geographies.
- **Property market assessment** – provides a review of office and industrial floorspace, with information on building stock, vacancy, rental values and demand. Explores external factors that could influence employment floorspace in the town in the coming years, such as the proposed introduction of minimum energy efficiency standards and the continued influence of changing space requirements for office and knowledge work following the Covid-19 pandemic.
- **Existing employment sites** – sets out the relative characteristics (including uses, vacancy, unit size and type, rental rates, access, amenity) of the existing employment sites in the town, informed by economic data and information from the District-Wide Employment Land Review.
- **Land for employment development** – examines the indicative potential of the District Plan allocations in Hertford and Ware with employment floorspace still to come forward: including land North and East of Ware (WARE2), land at Mead Land (HERT2) and development at Herford Logistics Hub.
- **Conclusions and recommendations** –sets out evidence-based conclusions and recommendations and outlines a potential strategy for the development of employment land in Hertford and Ware.

Study conclusions and recommendations

3.5 Based on the analysis of the preceding sections, section 8 presents the conclusions and recommendations of the Study, framed around the three questions set out below.

Is it desirable to increase the number of jobs in Hertford and Ware?

3.6 Hertford and Ware represent a significant share of East Herts employment floorspace: 53.6% of office floorspace and 73% of industrial floorspace in East Herts. However, there has been a notable loss of employment floorspace in the towns over the last decade, including most notably redevelopment for other uses at Mead Lane employment site in Hertford, and Crane Mead and Marsh Farm employment sites in Ware. This trend is predominately due to the attractiveness of Hertford and Ware as a location for residential development, alongside the challenge of many employment sites sitting adjacent to residential uses, so compatible with neighbouring uses.

3.7 Future population growth associated with existing housing commitments suggests the need to deliver jobs, to support sustainable development. This need could be increased if further housing growth is allocated in the new Local Plan, although there is no guarantee that providing more jobs in the town will reduce out-commuting as people commute to jobs for numerous reasons. It is important that residential development is balanced with an appropriate quantum of employment land to support opportunities for local residents. This is a particular consideration given the lack of spare capacity in the local property market.

3.8 The analysis demonstrates that additional employment space is required in Hertford and Ware to meet identified demand for industrial needs and the lack of spare capacity in the market. Agents noted that lack of demand was a key reason for rental values being above regional and national averages, particularly for warehousing and storage space. The intensification of sites, such as experienced at Hertford Logistics Hub, should be supported. For new provision, locations close to the A10 are considered best placed to support this demand due to connections with the strategic road network.

3.9 Despite strong employment levels in knowledge-intensive sectors, demand is more muted for office space. As with elsewhere in the district, the structural shift to home-working is a key factor in the reduced demand. The age and quality profile of stock presents potential future challenges in retaining occupants and safeguarding stock given future minimum energy efficiency standards. It is concluded that future office development would likely be relatively limited and of a smaller scale.

What sort of jobs could be attracted or developed in Hertford and Ware?

3.10 The local economy has a distinct workplace employment profile, with strong knowledge intensive sectors. Business administration and support and professional, scientific and technical employment sectors are prominent and are expected to remain strong. Manufacturing and construction employment sectors are also above local and national averages, and these are significant drivers of demand for industrial land and floorspace. Given the skills profile, the current sectoral make-up of the local economy and the presence of a prominent anchor in Glaxo Smith Kline (GSK), sectors such as manufacturing and life sciences are viewed to offer potential.

What actions need to be taken to achieve the desired outcomes?

3.11 To ensure a strong, responsive and competitive economy in Hertford and Ware, the Study recommends that the Council prioritise the following actions:

- Protect existing employment sites and encourage completion of existing allocations and permissions by working proactively with applicants.
- Where existing employment land is lost to residential or other uses, or permissions including employment space do not come forward, or are developed in whole or in part for different uses than have currently been consented, this land or floorspace should be re-provided to a similar or improved quantity and quality specification.

- Seek to provide a mix of unit sizes to accommodate a range of potential occupiers across light industrial (E(g)(iii), general industrial (B2) and warehouse and storage (B8) uses. Consider potential to allocate employment land to accommodate industrial demand.
- Delivery of small and medium-sized premises (under 2,000 sqm) should be encouraged reflecting the current mix of provision in the town (and generally the district) across both office and industrial.
- Review opportunities to work with landlords and occupiers to improve office properties is the town centre before they become non-compliant with minimum energy efficiency standards. Also consider the role of more innovative office spaces, for example co-working offices.
- Continue to regularly monitor changes to existing and newly delivered employment space to identify evolving occupier/developer patterns and inform any policy responses that will be required. This is particularly important where there is flexibility for E (g) uses (e.g. office and light industrial) to later change to non-employment uses classes within the E Use Class.
- Should the wider new Local Plan evidence base support the need for additional employment land at the district level, the evidence presented in this study suggests a potential requirement for additional employment land in Hertford and Ware. In considering additional employment land, or whether the existing supply of employment land is fit for purpose, a range of criteria should be considered including accessibility, sustainable transport links, infrastructure provision, site constraints, and ownership.

3.12 These recommendations can usefully inform policy and strategy decisions about future employment land-use within Hertford and Ware in the emerging Local Plan and in planning application decisions. The Study provides a robust and up-to-date understanding of the local employment market which refreshes the study undertaken in 2016. When considered alongside other studies within the evidence base, including a district-wide employment demand assessment and land supply assessments, it will effectively support decisions about the future economic strategy for Hertford and Ware. Therefore, it is recommended the study is agreed as part of the new Local Plan evidence base and as a material consideration in the determination of planning

applications.

4.0 Options

4.1 The Council could choose not to agree to endorse the Hertford and Ware Employment Study as part of the new Local Plan evidence base. This would mean that the Local Plan would not be able to rely on this evidence to inform emerging policy and strategy, and it could compromise the progression of the plan. It would also likely cause difficulties during the plan-making process, particularly when the Council defends its strategy at the Examination stage.

5.0 Risks

5.1 If the Hertford and Ware Employment Study is not agreed as part of the evidence base, it may be considered as having reduced weight in informing the new Local Plan and planning application decisions. It would mean the Council would not have a current understanding of the employment market in Hertford and Ware. This is contrary to Government policy to have an up-to-date evidence base and could undermine the Council's position in terms of successfully bringing forward the new Local Plan.

6.0 Implications/Consultations

6.1 As part of their research, the consultants consulted three property market agents active in Hertford and Ware. The study will be made available on the website, in the Local Plan Evidence base section, and be subject to several statutory public consultations as part of the production of the new Local Plan.

Community Safety
There are no community safety implications arising from this report.

Data Protection
There are no data protection implications arising from this report.

Equalities
There are no direct equality, diversity, or inclusion implications in this report. An Equalities Impact Assessment (EqIA) will be carried out of the new Local Plan in accordance with The Equality Act 2010.

Environmental Sustainability
The purpose of the planning system is to contribute to the achievement of sustainable development. Evidence to support provision and location of employment land has a range of implications for environmental sustainability including how people choose to travel to work and how far they need to travel, the impact of noise and other disturbance from employment uses on other uses and the ability of communities to find the services and facilities they need in the places they live.

Financial
There are no financial implications arising from this report.

Health and Safety
There are no health and safety implications arising from this report.

Human Resources
There are no human resources implications arising from this report.

Human Rights
There are no human rights implications arising from this report.

Legal
There are no legal implications arising from this report.

Specific Wards
Yes - Hertford Bengeo; Hertford Castle; Hertford Kingsmead; Hertford Sele; Ware St Mary's; Ware Trinity; Ware Priory; Ware Rural.

7.0 Background papers, appendices and other relevant material

7.1 **Appendix A**: Hertford and Ware Employment Study

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FINAL REPORT

AECOM

Hertford and Ware Employment Study

East Hertfordshire District Council

June 2026

Delivering a better world

Prepared for:

East Hertfordshire District Council

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1. Executive Summary

1.1 Study Context

1.1.1 AECOM was commissioned by East Herts District Council to deliver an Employment Study for Hertford and Ware.

1.1.2 The Employment Study forms part of the evidence base to underpin the review of the East Herts District Plan and will support with determining future planning applications.

1.2 Policy and Strategic Context

1.2.1 The National Planning Policy Framework (NPPF) provides overarching guidance on the Government's development aims and describes the Government's vision for building a strong, competitive economy. It emphasises that Local Plans should present robust evidence to support clearly defined designations and allocations of land for employment uses. Furthermore, the need for an evidence base to assist in understanding existing business needs, local circumstances and market conditions is also emphasised in the national Planning Practice Guidance (PPG). Whilst this Study is not an economic needs assessment and therefore does not need to align with this guidance, it is relevant for consideration in the context of understanding employment needs in Hertford and Ware.

1.2.2 At the local level, the District Plan identifies Hertford as a Principal Town and a key focus for employment growth within East Herts. Policy HERT6 designates several main Employment Areas – including Caxton Hill, Foxholes Business Park and the Windsor Industrial Estate – with Pegs Lane reserved for E(g) uses. These areas are protected and enhanced under Policy ED1 to support office, industrial and warehousing activities. The Plan also promotes regeneration at Mead Lane (Policy HERT2), incorporating new employment floorspace within mixed-use development.

1.2.3 For Ware, the District Plan identifies the town as a Minor Town Centre within the wider Hertford-Ware urban area. Policy WARE3 sets out a series of protected Employment Areas, including Broadmeads, Crane Mead and Marsh Lane, while Policy WARE1 allocates approximately 3ha of new E(g) employment land as part of a strategic urban extension to the north-east of the town (WARE2).

1.2.4 Across both settlements, wider Plan objectives emphasise supporting Small and medium sized enterprise (SME) growth, promoting sustainable travel, and ensuring employment development is delivered alongside required infrastructure (Objectives 5, 6 and 10). Policies DPS1, DPS2, ED1 and ED2 collectively ensure the retention, enhancement and sustainable expansion of employment land across the Hertford and Ware urban area.

1.2.5 To incorporate the site allocation WARE2, the study area includes the rural area to the north east of Ware, which includes the villages of Thundridge, Wadesmill, High Cross and Wareside. District Plan Policy VILL2 identifies these as Group 2 Villages, which are small settlements where limited infill development together with small-scale employment, leisure and community uses will be permitted.

1.3 Socioeconomic Profile

1.3.1 The socio-economic baseline analysis has identified that population growth in Hertford and Ware[1] (7.0%) between 2015 and 2024 is lower than East Herts (8.3%), but higher than the East of England (6.7%), and England (6.0%). The current housing trajectory suggests the potential for 564 new homes associated with approved planning applications. With an average household size of 2.37 in East Herts, this indicatively suggests the potential for an additional 1,337 residents in Hertford and Ware, of which 654 would be expected to be aged

[1] Note: For the purposes of this study, Hertford and Ware is defined as a single area as presented in Figure 4-1.

16 and over and economically active. Moreover, there are a number of planning applications, including the strategic District Plan allocation at Ware, determined that could result in further increases in the resident population.

1.3.2 Hertford and Ware has a broadly similar employment profile compared to East Herts and the regional and national picture. Hertford and Ware registers sizable employment in the business administration & support services, and professional, scientific & technical sectors, which are both sectors driving office-based employment. Industrial sectors such as manufacturing and construction are also prominent.

1.3.3 Since 2015, there has been a significant increase in employment in the business administration & support services sector in Hertford and Ware, with other increases in employment registered in arts, entertainment, recreation & other services, and property sectors. Conversely, there has been a fall in employment in public administration & defence – linked to Hertfordshire County Council's decision to relocate most of its services and democratic functions from County Hall in Hertford to its Stevenage campus – as well as the manufacturing and professional, scientific & technical sectors.

1.3.4 The vast majority of businesses in Hertford and Ware are classed as micro (defined as companies employing up to nine employees), making up 84.6% of local units. Hertford and Ware has a notably higher proportion of small and medium-sized businesses (10-249 employees) than East Herts. While in line with East Herts overall, Hertford and Ware contains a lower proportion of large businesses (250+ employees) compared with the East of England (0.3%) and England (0.4%).

1.3.5 Outward commuter movements from Hertford and Ware exceed inward commuter movement by 497. The main areas of outward commuting are to other parts of East Herts, to Welwyn Hatfield and Broxbourne, and towards London, whilst inward commuting tends to be from within East Herts and from the neighbouring Hertfordshire authorities

1.4 Property Market and Existing Employment Sites

1.4.1 There is approximately 355,000 sqm of employment generating floorspace in Hertford and Ware.

1.4.2 There are 191 office properties in Hertford and Ware (108,943 sqm of floorspace), representing 48.1% of the total office stock in East Herts. These properties are predominantly concentrated within the town centres, with smaller clusters of activity located to the east of Hertford and south of Ware. Vacancy rates have broadly remained steady over time, with a slight increase during the Covid-19 pandemic and a sharp increase at the end of 2025, driven by the large amount of office space being vacated at Pegs Lane. The office stock is largely characterised by smaller, low- to mid-rise units, many of which were built before 1960, with a lack of purpose built stock.

1.4.3 Hertford and Ware attracts higher market rental values for office use classes than East Herts, but lower market rental values than the regional and national averages. This is reflective of the small size of the market and the age, size and quality profile of office stock in the town.

1.4.4 The industrial and warehousing and storage market comprises 246,059 sqm of floorspace in Hertford and Ware, ~41% of which is warehousing and storage. The vacancy rate for industrial floorspace in Hertford and Ware is below the regional and national average, reflecting a lack of spare capacity in the market. Warehousing and storage uses have the highest vacancy rate, across all comparator areas, albeit this is broadly in line with accepted frictional vacancy rates and likely linked to vacant units within the new Hertford Logistics Hub, which are currently being marketed as the site redevelopment continues towards completion, with agents noting strong performance with 72% of space being let.

1.4.5 Hertford and Ware attracts higher market rental values for industrial and warehousing and storage property types than East Herts, the East of England and England. For warehousing

and storage, the market rental values in Hertford and Ware are also higher than observed in East Herts, East of England and England. This supports the viability of industrial development in Hertford and Ware, with agents noting fewer constraints compared with office development.

1.5 Land Available for Development

1.5.1 It is relevant to the development of policy for Hertford and Ware to know how many jobs could be created should vacant land through undeveloped allocations and applications in the planning pipeline come forward for development.

1.5.2 Analysis suggests that there are three potential sources of land available for development: the 3 hectares within the development at North and East of Ware (WARE2), a mixed-use development site anticipated to create a new sustainable community which connects and complements the existing town, as outlined in the East Herts District Plan (2018); the mixed use development of the Mead Lane area, with the potential for up to 2,200 square metres of B1 (E(g)) employment floorspace to be developed, as set out in the District Plan; and the completion of Hertford Logistics Hub (3/22/2200/FUL), a scheme comprising 16 Grade A logistics units providing nearly 21,000 sqm of industrial floorspace.

1.5.3 The analysis suggests that the development of Land at North and East of Ware, Mead Lane/Land East Of Marshgate Drive and Hertford Logistics Hub could result in the generation of between 345 and 582 FTE jobs across the employment land use classes.

Site	Floorspace		FTE Jobs	
	Low	High	Low	High
Land at North and East of Ware	7,313	14,625	237	474
Mead Lane / Land East Of Marshgate Drive		2,200	43	47
Hertford Logistics Hub		4,576		65
Total	14,088	21,401	345	582

1.5.4 If delivered, these jobs would represent growth of 1.3-2.1% on current workplace employment in Hertford and Ware. However, it should be recognised that additional jobs could also be delivered across non-employment uses such as retail, food and beverage and healthcare.

1.6 Conclusions and Recommendations

1.6.1 The Conclusions and Recommendations of this Study are summarised below:

Topic	Conclusion/Recommendation
Is it desirable to increase the number of jobs in Hertford and Ware?	• The analysis has highlighted the challenge associated with the loss of employment land to residential uses in Hertford and Ware, and the potential for future population growth suggests the need to deliver jobs in order to support sustainable development. • Demand was found to be robust across the industrial use classes, and a lack of spare capacity and challenges in relation to choice and affordability suggest the need for additional employment land to address supply constraints and to retain/attract businesses in both high value and foundational sectors. • Demand is limited for office space; however, there is uncertainty as to whether the vacant floorspace at Pegs Lane will be retained and the age and quality profile of stock presents potential future challenges in retaining occupants and safeguarding stock given future minimum energy efficiency standards. Overall, it was viewed by agents that given the lack of activity and churn in the market, future office development would likely be relatively limited, predominantly through infill

Topic	Conclusion/Recommendation
	development or the refurbishment of existing stock (with minimum energy efficiency standards a potential driver of this).
What sort of jobs could be attracted or developed in Hertford and Ware? Why?	• Sectors such as manufacturing and the life sciences were viewed to offer potential, given the current sectoral make-up of the local economy, presence of a strong anchor in GSK and future growth plans associated with the development of the Riverlabs campus. Foundational sectors such as construction trades, food and transportation and storage are also prominent in Hertford and Ware and would be expected to remain key industrial employers in the local area. • Office uses such as business administration and support services and professional, technical and scientific are expected to remain active in the local economy. Agents reflected that office space is predominantly focused on local professional companies, such as accountants and small legal firms, with limited churn in the market as companies remain in their premises over a long period. Accordingly, demand conditions for additional office development are muted. • Conditions to harness opportunities related to AI and data centre development could be realised if appropriate sites exist.
What actions need to be taken to achieve the desired outcomes?	• There is a need to provide choice in order to accommodate a range of potential occupiers across light industrial (E(g)(iii), general industrial (B2) and warehousing and storage (B8) uses. • Delivery of small and medium-sized premises (under 2,000 sqm) should be encouraged reflecting the current mix of provision in the town (and generally the District). Foundational sectors were viewed to be at risk given affordability constraints for smaller industrial units, with additional supply offering the potential to free up secondary space to support more cost-sensitive foundational uses. • The Council should safeguard existing sites where possible. • The Council should continue to work proactively with the applicants at Land at North and East of Ware and Mead Lane / Land East Of Marshgate Drive to encourage the delivery of employment floorspace on the site. • The Council should consider the potential for the allocation of additional employment land for industrial and warehousing uses in Hertford and Ware to accommodate identified demand from such occupiers. In considering additional employment land, a number of criteria should be considered, in particular the proximity to, or suitable segregation from, residential uses (given the erosion of some sites next to such uses over time and the potential for some industrial uses to generate significant noise and vehicular movements), and access to the road network (in particular the A10). Further criteria are set out in Section 8.4.8. • The Council should consider the role of more innovative office supply options should applications arise, for instance the co-location of office space alongside other more novel uses and co-working spaces. • The Council should continue to regularly monitor changes to existing and newly delivered employment space to identify evolving occupier/developer patterns and inform any policy responses that will be required. This is important given that some newly delivered employment space may come forward within the E Use class and aforementioned pressure from residential uses. • The Council should review the opportunities to work with landlords and occupiers to improve the energy efficiency of office properties in Hertford and Ware town centres before they become non-compliant with minimum energy efficiency standards, with an estimated 90% of floorspace potentially falling within the scope of tightening regulations by 2030. • Should existing employment land be lost to other uses, or permissions including employment space do not come forward, or are developed for different uses than have been consented, this land or floorspace should be re-provided to a similar or improved quantity and quality specification. An exception could be the Pegs Lane site, whereby the reprovision of a similar quantum of office space would not align with demand conditions without the presence of a large anchor occupier.

2. Introduction

2.1 Study Context

2.1.1 East Herts District Council commissioned AECOM to deliver an Employment Study covering the towns of Hertford and Ware.

2.1.2 In 2023, the Council agreed to undertake a Review of East Herts District Plan (2018) and the Council is currently updating its evidence base to support the new Local Plan. In line with this, an update of the Hertford and Ware Employment Study is required as part of this evidence base and to support with determining future planning applications.

2.1.3 This Study builds on the previous Hertford and Ware Employment Study, delivered in 2016, which established an overall vision and objectives for employment growth in Hertford and Ware. The previous study considered the two towns' existing strengths and future opportunities and wider priorities set out in the Economic Development Vision and Action Plan at the time relating to vibrant town centres; and ensuring that EHDC is a business friendly Council.

2.1.4 In this Study, employment land is defined as land with business activities falling under the E(g), B2, and B8 use classes as per the Use Classes Order 1987 (as amended). These include:

- E(g) i) office ii) the research and development of products or processes or iii) any industrial process, (which can be carried out in any residential area without causing detriment to the amenity of the area)
- B2 – general industrial; and
- B8 – storage and distribution.

2.2 Approach

2.2.1 In order to develop an evidence base to determine the need to support employment in Hertford and Ware, our approach includes a number of key elements:

- Understand the existing situation:
  - Analysis of socioeconomic conditions
  - Assessment of the local commercial property market, informed by desktop research using the CoStar database and conversations with 3 local property market agents;
  - A supply-side assessment of the town's current employment sites informed by desktop research and field surveys undertaken by the Council.
- Estimate future requirements:
  - Understand the likely future demand for employment space in the town, including through the agent conversations and discussions with Council officers;
  - Identify what level of employment could be supported on existing vacant land and commitments within approved planning applications.
- Conclusions and recommendations:
  - Set out evidence-based conclusions and recommendations for supporting employment in Hertford and Ware.

2.3 Report Structure

2.3.1 This report is structured as follows:

- Section 3 sets out the Policy and Strategic Context.

- Section 4 presents the socio-economic characteristics of Hertford and Ware, compared against the local authority area and wider geographies.
- Section 5 outlines a review of activity in the commercial property market.
- Section 6 provides an overview of the existing employment sites in Hertford and Ware.
- Section 7 identifies the potential employment supported by the land available for employment development in Hertford and Ware.
- Section 8 brings together the findings of each task to provide recommendations and conclusions and outline an overall strategy for development of employment land in Hertford and Ware.

3. Strategic Context

3.1 Introduction

3.1.1 The following section provides an overview of the local area and the relevant policy and strategic context to employment and employment land in Hertford and Ware at the national, sub-regional (Hertfordshire), local authority (East Herts) and neighbourhood (Hertford and Ware) level.

3.2 Background Context

3.2.1 Hertford is a main town within the East Herts District and serves as the administrative centre for the local authority. Located in the southern part of the District, it occupies a strategic position at the confluence of the Rivers Lea and Beane and is characterised by a historic town centre, significant areas of civic and public activity, and established residential neighbourhoods. The town performs a strong service, retail and employment function, with a concentration of professional services, public administration, education and health uses, alongside a number of established employment areas on the edge of the town centre and along key transport corridors.

3.2.2 Hertford benefits from strong transport connectivity. The town is served by two railway stations - Hertford East (providing direct services to London Liverpool Street and, less frequently, to Stratford) and Hertford North (providing services to London Moorgate, with less frequent services to King's Cross) which support its role as a commuter settlement within the wider London-Cambridge corridor. Hertford has comprehensive bus links connecting locally to Stevenage, Buntingford, Bishop's Stortford, and surrounding areas. Key routes include the 310 (Waltham Cross – Hertford), 724 (Heathrow – Harlow), 378/379 (connections to Stevenage), and frequent town shuttles (H1-H6) covering residential areas. The A10 runs to the east of the town, providing north-south connectivity between London and Cambridge, while the A414 provides eastward connections towards Harlow and the M11, and westward towards Hatfield and the A1(M). As a result, Hertford forms part of a well-connected sub-regional network of towns including Ware, Stevenage, Welwyn Garden City and Bishop's Stortford.

3.2.3 Ware is a historic riverside town located immediately to the east of Hertford. The town has a well-defined historic core centred on the High Street and the River Lea, with established residential areas and a number of employment locations situated along the river corridor and on the periphery of the settlement. Ware performs an important role as both a residential and employment centre within East Herts, accommodating a mix of industrial, warehousing, office and service-based uses.

3.2.4 Ware benefits from a railway station on the Hertford East line, providing direct connections to London Liverpool Street and, less frequently, to Stratford. Ware is also served by several bus routes connecting to Hertford, Stevenage, and surrounding areas. Key routes include the 310 (Waltham Cross – Hertford), 331 (Hertford – Buntingford), 724 (Heathrow – Harlow), and local M-services (M2, M3, M4, M5). The town is located on the A1170 and in close proximity to the A10, to the west, which provides strategic north-south connectivity between London and Cambridge. This accessibility supports commuting flows both into and out of the town, with strong functional relationships with Hertford, Bishop's Stortford, Harlow and London. Both towns are also served by the HertsLynx on-demand bus service, which offers connectivity for residents to local villages and towns in the coverage area.

3.2.5 Employment opportunities for residents of Hertford and Ware are primarily located in other areas of East Hertfordshire, Welwyn Hatfield, Broxbourne, and Westminster, City of London, with approximately 24.9% of residents working and living in Hertford and Ware.

3.2.6 Both Hertford and Ware are tightly constrained by the Metropolitan Green Belt, which has limited outward expansion and directed growth towards previously developed land and planned urban extensions, such as Land North and East of Ware . Additional constraints,

including river corridors, flood risk and designated environmental assets, further influence the availability and distribution of employment land.

3.3 National Planning Policy/Guidance

National Planning Policy Framework (2024)

3.3.1 The National Planning Policy Framework[2] (NPPF), published in 2024, consolidates the Government's economic, environmental, and social planning policies for England and provides overarching guidance on the Government's development aims. At the heart of the NPPF is a presumption in favour of sustainable development, which the Government states should be seen as a common theme running through plan-making and decision-taking.

3.3.2 In relation to the economy and employment land, the NPPF states that planning decisions should help create the conditions in which businesses can invest, expand, and adapt. They should support economic growth and productivity, considering both local business needs and wider opportunities for development. Decisions should also allow an area to build on its strengths, counter any weaknesses, and address any challenges of the future.

3.3.3 In addition, the NPPF aims to identify strategic sites for local and inward investment, address potential barriers to investment, allow for new and flexible working practices, and enable a rapid response to changes in economic circumstances.

3.3.4 The NPPF has introduced a number of reformed policies. Chapter 6: 'Building a strong, competitive economy' sets out that planning policies and decisions should "*pay particular regard to facilitating development to meet the needs of a modern economy, including by identifying suitable locations for uses such as laboratories, gigafactories, data centres, digital infrastructure, freight and logistics'.* Locational requirements of sectors are highlighted and with regard to clusters of knowledge and data-driven, creative or high technology industries that *"new, expanded or upgraded facilities and infrastructure that are needed to support the growth of these industries'* are made provision for in planning policies. Provision should also be made for the '*expansion or modernisation of other industries of local, regional or national importance to support economic growth and resilience."*

Draft National Planning Policy Framework (2025)

3.3.5 The Government is currently consulting on an updated draft of the NPPF, published in December 2025[3]. It sets out proposed policy changes to unlock more homes and further support commercial development required to drive growth.

3.3.6 Chapter 7: 'Building a strong, effective economy' is proposed to replace Chapter 6 of the current NPPF[4]. Key changes include a requirement for decision-makers to give substantial weight to the economic benefits of proposals for commercial development, particularly those supporting improvements in freight and logistics. The chapter also sets out that plans should avoid overly prescriptive requirements on acceptable employment uses, enabling greater flexibility to respond to changing commercial property demands.

3.3.7 While the draft NPPF has not yet been adopted, its direction of travel is a material consideration in preparing this Study. The emphasis on giving substantial weight to commercial development proposals, and on avoiding overly prescriptive requirements on employment uses aligns with the flexible, evidence-led approach taken in this assessment.

[2] Ministry of Housing, Communities & Local Government (2024) National Planning Policy Framework
[3] Ministry of Housing, Communities and Local Government (2025) National Planning Policy Framework: Plan-making and national decision-making policies. Available at: https://assets.publishing.service.gov.uk/media/697b71c52ff8d10a830d5d4a/Draft_NPPF_December_2025.pdf [Accessed: 03/02/26].
[4] Ministry of Housing, Communities and Local Government (2025) Proposed reforms to the National Planning Policy Framework and other changes to the planning system. Available at: https://assets.publishing.service.gov.uk/media/697b6bc6aacd0dc9777b4fd2/December_2025_NPPF_Consultation.pdf [Accessed: 03/02/26].

Planning Practice Guidance (2019)

3.3.8 Planning Practice Guidance (PPG)[5] supports the NPPF and includes guidance on housing and economic needs assessments and housing and economic land availability assessments.

3.3.9 Whilst this Study is not an economic needs assessment and therefore does not need to align with this guidance, it is relevant for consideration in the context of understanding employment needs in Hertford and Ware.

3.3.10 Guidance on housing and economic needs assessments states that authorities need to prepare an evidence base to understand existing business needs, which will have to reflect local circumstances and market conditions. This includes assessing the best fit functional economic market area (FEMA), existing stock of land for employment uses within the area, recent pattern of employment land supply and loss, market demand and failure, and wider market signals relating to economic growth.

3.3.11 For housing and economic land availability assessments, PPG requires local planning authorities to work with other local authorities within the functional economic market area when assessing availability of land. A wide range of sites should be considered including existing sites that could be improved, intensified or changed.

The UK's Modern Industrial Strategy (2025)

3.3.12 The UK's Modern Industrial Strategy 2025[6], published in June 2025 by the Department for Business and Trade, sets out the UK Government's 10-year plan to make the UK the best country to invest in anywhere in the world. It is focused on long-term sustainable growth in the highest potential growth driving sectors which are best placed to create the wealth, jobs, and higher wages needed by communities across the UK.

3.3.13 In regard to these highest potential growth driving sectors, eight sectors have been identified that will create the greatest opportunity for the economy and businesses based on existing and emerging strengths. These are: Advanced Manufacturing, Clean Energy, Defence, Digital and Technologies, Creative Industries, Financial Services, Life Sciences, and Professional and Business Services. The resilience of these eight key sectors will be strengthened by supporting the foundational industries and their supply chains which provide vital materials and parts, from steel to chemicals, or manage essential infrastructure, from ports to electricity networks.

3.3.14 The East Herts District Plan does not identify specific priority sectors as being concentrated in Hertford or Ware. However, Ware accommodates the District's largest private employer, GlaxoSmithKline, representing a significant Life Sciences presence. Hertford's employment profile is more mixed, with a notable concentration in public administration and office-based activities rather than sector-specific specialisms.

3.4 Local Planning Policy/Guidance

East Herts District Plan (2018)

3.4.1 East Herts District Plan (adopted in 2018)[7] establishes how development will be planned and delivered across East Herts over the period from 2011 to 2033. It sets out the strategy and policies for delivering growth and identifies appropriate areas and sites for development. These policies are then used to shape decisions on planning applications in the district.

[5] Ministry of Housing, Communities and Local Government (2019). Planning Practice Guidance
[6] Department for Business and Trade (2025). The UK's Modern Industrial Strategy. Available at: https://assets.publishing.service.gov.uk/media/68595e56db8e139f95652dc6/industrial_strategy_policy_paper.pdf [Accessed: 30/01/26].
[7] East Herts Council (2018). East Herts District Plan 2018.

3.4.2 The District Plan highlights 10 strategic objectives to form the basis of the policies, relating to climate change, community, housing, design, education and employment, accessibility, provision of facilities, health and wellbeing, biodiversity and infrastructure.

3.4.3 Objectives relevant to Hertford and Ware and employment land within Hertford and Ware include:

- Objective 5 – '*To foster entrepreneurial endeavour through educational attainment and encourage small and medium enterprises through maximising existing employment opportunities and clusters';*
- Objective 6 – *'To improve access opportunities, minimise the need to travel, and encourage necessary journeys to be made by sustainable means to ease congestion and help reduce East Herts' carbon footprint';* and
- Objective 10 – *'To ensure that development occurs in parallel with provision of the necessary infrastructure, including enhancement and provision of green infrastructure.'*

3.4.4 Chapter 7 of the East Herts District Plan focuses specifically on Hertford and sets out the development strategy for the town. As a Principal Town, Hertford is identified as a focus for housing, employment and retail growth within the District. Policy HERT6 designates the main employment areas within the town, including Caxton Hill; Foxholes Business Park; and Windsor Industrial Estate (Ware Road). Pegs Lane is designated as an Employment Area reserved primarily for E(g) uses. In accordance with Policy ED1 (Employment), these areas are protected and enhanced to support office, industrial and warehousing uses. The Plan also supports regeneration at Mead Lane (Policy HERT2), including the provision of new employment floorspace as part of a mixed-use redevelopment.

3.4.5 Chapter 9 of the District Plan focuses on the development strategy for Ware. Ware is identified as a Minor Town Centre forming part of the Hertford and Ware urban area. Policy WARE3 designates a number of Employment Areas within the town, including Broadmeads; Crane Mead; Ermine Point/Gentleman's Field; Marsh Lane; Park Road/Harris's Lane; and Star Street. These areas are protected under Policy ED1 for B-class uses. Policy WARE1 confirms that Ware will accommodate at least 1,000 homes to the north east of the town, alongside 600 sqm of retail floorspace and approximately 3 hectares of E(g) employment land. This allocation integrates new employment provision within a wider mixed-use urban extension.

3.4.6 Policy DPS1 highlights that across the plan period, East Herts District Council will provide a minimum of 10,800 new jobs, 19-20 hectares of new employment land for a mix of B class uses and an additional 7,100 sqm of convenience and 5,700 sqm of comparison retail floor space.

3.4.7 Other policies in the East Herts District Plan of relevance to Hertford and Ware and employment land include:

- Policy DPS2 The Development Strategy 2011-2033 – The strategy of the District Plan is to deliver sustainable development in accordance with sites within a number of urban areas, including Bishop's Stortford, Buntingford, Hertford, Sawbridgeworth and Ware;
- Policy ED1 Employment – The District Plan makes land allocations for industry within designated employment areas, comprising a mix of use classes B1 (now E(g)), B2 and B8. The provision of new employment uses should be flexible in design, able to respond to the changing needs, be energy efficient, have fully integrated communications technology and be accessed by sustainable transport modes; and
- Policy ED2 Rural Economy - Proposals for creating new employment generating uses or supporting the sustainable growth and expansion of existing businesses in rural areas will be supported where they are appropriately and sustainably located and do not conflict with other policies within the District Plan.

New Local Plan

3.4.8 In October 2023, the Council agreed that East Herts District Plan 2018 needs updating and that work should commence on updating the technical studies and other preparatory work required to provide a robust evidence base. Now the Government has published the Local Planning Regulations (2026), the Council will commence formal work on the new Local Plan this year. This Study will provide an updated assessment of the employment market in Hertford and Ware, to consider changes in the local context and provide robust evidence that can inform the emerging Local Plan.

Hertford Bengeo Neighbourhood Plan (2021)

3.4.9 The Hertford Bengeo Neighbourhood Area Plan 2019 - 2033 seeks to preserve the area's historical character while supporting a sustainable and balanced community. Although predominantly residential, the Plan recognises the value of small-scale local economic activity and encourages development that enables residents to access services and employment locally.

3.4.10 The Plan acknowledges the presence of limited but important local business activity within Bengeo, largely comprising small enterprises and home-based work. It highlights the need to maintain the viability of these dispersed commercial uses and to ensure that new development does not erode opportunities for local employment or reduce the neighbourhood's mixed-use function.

3.4.11 The Neighbourhood Plan includes one specific policy relating to business and employment:

- Policy HBB1 – Local Business Development – Supports small-scale, sustainable commercial activity where it is compatible with the area's primarily residential character. The policy encourages local services, home-working, and micro-enterprise, subject to design, amenity, and heritage considerations.

Hertford Kingsmead Neighbourhood Plan (2023)

3.4.12 The Hertford Kingsmead Neighbourhood Plan 2019 - 2033[8] sets out a vision to develop a sustainable, safe and prosperous neighbourhood. The Plan seeks to retain and attract small business ventures wherever practicable in order to promote a mixture of uses and reduce commuting. It recognises the importance of clustering services, employment and housing to create a more self-sustaining neighbourhood.

3.4.13 The Plan provides an overview of existing business activity within the Ward, identifying over 100 business, primarily located at Mead Lane Industrial Estate, Dicker Mill, Windsor Industrial Estate and Foxholes Business Park. It highlights concerns regarding the gradual loss of employment premises to residential conversion and the resulting erosion of the local employment base.

3.4.14 The Neighbourhood Plan sets out a specific policy for business and employment:

- Policy HKDB1 – Support of Business Development – Supports sustainable proposals for the development or redevelopment of business premises where they enhance employment opportunities, secure long-term business use, or deliver economic and community benefits. The policy expresses a preference for retention of employment uses at Ducker Mill and Foxholes Business Park.

Hertford Sele Neighbourhood Area Plan (2021)

3.4.15 The Hertford Sele Neighbourhood Plan 2021 - 2033[9] establishes a vision to maintain Sele as a sustainable and cohesive community with access to local services and facilities. The Plan recognises the importance of supporting local employment-generating uses to reduce reliance on out-commuting and to maintain neighbourhood vitality.

3.4.16 The Plan highlights the need to protect existing local shops, services and small-scale employment premises from loss, particularly where these contribute to the day-to-day

[8] East Herts Council (2023). Kingsmead Neighbourhood Plan 2019 – 2033.
[9] East Herts Council (2021). Sele Neighbourhood Area Plan 2018 – 2033.

functioning of the neighbourhood. It supports the reuse of previously developed land and buildings for employment-generating uses where compatible with residential amenity.

3.4.17 Employment-related polices support small-scale commercial activity, homeworking and appropriate mixed-use development within the neighbourhood, subject to design and amenity considerations. The overall approach is to maintain and support a modest local employment function within a predominantly residential area, rather than to allocate new strategic employment sites.

3.4.18 In October 2023, Hertford Town Council resolved to commence work on a Neighbourhood Plan for the southern area of the town, comprising of Castle Ward, Bengeo South Ward and Hertford Kingsmead West Ward. The Neighbourhood plan area includes a number of employment sites and part of the town centre, so will provide important policy context as it progresses. Currently preparation of the plan is in the early stages, with an initial consultation draft scheduled for later this year.

Castle Plus Neighbourhood Plan

3.4.19 East Herts District Council formally designated Hertford Castle Plus as a Neighbourhood Area in July 2024, following an application from Hertford Town Council. The plan area covers the southern part of Hertford, including the town centre, part of Mead Lane and Hertford East Station, and extends out to Hertingfordbury village, Foxholes Farm, Balls Park, Mandeville Road, Horns Mill, Sele Road and the County Hospital area.

3.4.20 The Castle Plus Neighbourhood Plan[10] is being prepared by a Community Steering Group of 12 local residents, supported by smaller sub-groups focused on key themes including Businesses and Employment. The plan is currently at an early stage of preparation, with community engagement ongoing.

3.4.21 From an employment perspective, the plan area includes a number of significant employment areas, including the Mead Business Centre to the north of the Hertford East railway branch line, and the Caxton Hill industrial estate to the south of Ware Road, which is currently being redeveloped.

Ware Neighbourhood Plan (2023)

3.4.22 The Ware Neighbourhood Plan 2021 - 2033[11] sets out a vision to strengthen Ware's role as a traditional market town and to support a resilient local economy. The Plan acknowledges the loss of employment space to residential conversion in recent years and identifies the need to protect existing employment sites and encourage new business opportunities.

3.4.23 The Neighbourhood Plan identifies the designated Employment Areas within the East Herts District Plan and introduces additional Important Employment Areas within Ware that are considered to contribute significantly to the town's commercial offer. The Plan seeks to safeguard these areas from non-employment uses and to maintain a strong employment base with the town.

3.4.24 The Neighbourhood Plan sets out a number of policies for business and employment including the following:

- Policy W9 – Supporting Employment Opportunities – Safeguards designated and Important Employment Areas and supports B2, B8 and E(g) uses, subject to criteria relating to environment impact, amenity and highway capacity; and
- Policy W8 – Small Business Support – Supports development proposals that foster small, local business activity within Ware town centre and encourages the reuse of buildings to enhance vitality and viability.

[10] Hertford Town Council (2026). Castle Plus Neighbourhood Plan Website. Available at: https://www.hertford.gov.uk/castle-plus-neighbourhood-area-plan/ [Accessed 03/06/26].
[11] East Herts Council (2023). Ware Neighbourhood Plan 2021 – 2033.

Thundridge Neighbourhood Plan (2021)

3.4.25 The Thundridge Neighbourhood Plan[12] was approved at a referendum held in May 2021 and is now in force for all planning matters. The plan has been formally adopted and forms part of the East Herts Development Plan. The plan covers the parish of Thundridge, encompassing the villages of Thundridge, Wadesmill and High Cross, which fall within the northern part of the Hertford and Ware study area.

3.4.26 In respect of employment, the plan includes three directly relevant policies. Policy THFS3 (Existing Businesses) seeks to protect existing employment uses within the parish, resisting their loss where they make a meaningful contribution to the local economy. Policy THFS4 (New or Expansion of Business Space) supports proposals for new or expanded employment premises where they are of an appropriate scale and character for the rural setting, are compatible with the Green Belt, and do not give rise to unacceptable amenity or highway impacts. Policy THFS5 (Home Working) recognises the importance of home-based working to the rural economy and supports development that facilitates it where there is no adverse impact on residential amenity or the character of the area.

Hertfordshire Economic Strategy

3.4.27 The Hertfordshire Economic Strategy 2026-2036[13], published by Hertfordshire Futures in March 2026, aims to focus on the residents and businesses of Hertfordshire to build a resilient, productive, inclusive and sustainable economy over the next 10 years. The strategy identifies six key sectors across Hertfordshire as central to driving growth across the county, including advanced manufacturing (defence and aerospace), life sciences, agritech, professional and business services, creative (film and TV production), and digital and technology.

3.4.28 Five priorities are established, including, of most relevance, Priority 4 ‘Places and communities thrive’, which seeks to ensure the provision of employment space that meets the need of Hertfordshire’s key sectors. This emphasises the importance of an adequate and appropriate supply of land for both commercial and residential uses.

3.4.29 The strategy highlights the historic loss of employment floorspace between 2008/9 and 2017/8, alongside a continued post-pandemic decline in office space. However, it identifies growing demand for industrial and logistics floorspace despite current capacity constraints. Overall, these shifts in Hertfordshire’s commercial property market are recognised as posing risks to future economic growth.

East Herts District Wide Employment Land Review (2026)

3.4.30 The East Herts District Wide Employment Land Review (2026)[14] provides an updated assessment of allocated employment land across the district's main settlements, forming part of the evidence base for the emerging new East Herts Local Plan. The review assesses all allocated Employment Areas, identifying significant changes since the previous 2013 review and setting out conclusions and recommendations for each site.

3.4.31 For Hertford, the review identifies large-scale change at Foxholes Business Park, which has been redeveloped as the Hertford Logistics Hub (HE02), partial residential encroachment at Mead Lane (HE04), and the vacancy of County Hall at Pegs Lane (HE08) following Hertfordshire County Council's relocation to Stevenage. The review recommends safeguarding all remaining allocated Employment Areas, with targeted amendments to exclude land lost to non-employment uses at Mead Lane and Warehams Lane (HE06).

3.4.32 For Ware, significant residential development on employment land at Crane Mead (WA02) is identified as the principal change, alongside other development of non-employment uses at

[12] Thundridge Parish Council (2021) Thundridge Neighbourhood Plan 2018 – 2033. Available at: https://www.thundridgeparishcouncil.gov.uk/uploads/thundridge-neighbourhood-plan-2018-2033-mar-21.pdf?v=1617999594 [Accessed 04/06/2026].
[13] Hertfordshire Futures (2026) Hertfordshire Economic Strategy 2026-2036. Available at: https://www.hertfordshirefutures.co.uk/media/bm1jncz4/hertfordshire-economic-strategy-2026-2036.pdf [Accessed: 27/04/26].
[14] East Herts District Council (2026) East Herts District Wide Employment Land Review.

Marsh Lane (WA04). The review recommends safeguarding all remaining allocated Employment Areas, with boundary amendments to exclude land that has changed use. The GSK site at Park Road / Harris's Lane (WA05) is identified as having seen ongoing investment in facilities to support manufacturing, research and development operations.

3.4.33 The site assessments in Section 6 of this study draw on the conclusions and recommendations of the Employment Land Review.

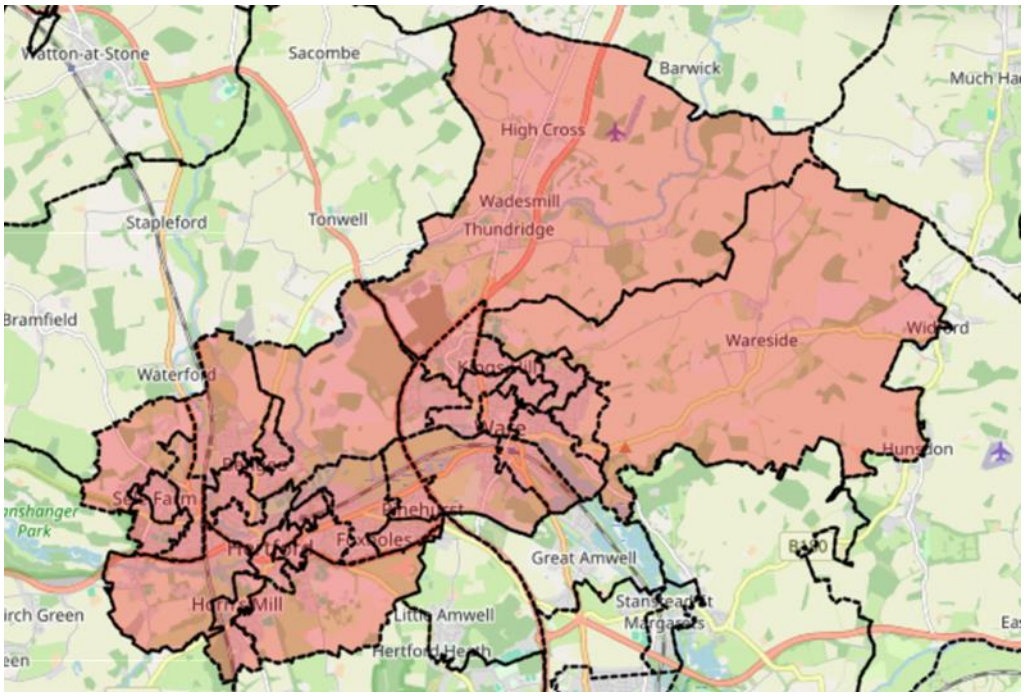
4. Socio-economic Profile

4.1 Introduction

4.1.1 This section of the report sets out an assessment of Hertford and Ware's socio-economic profile, including an analysis of economic performance since the previous Employment Study, in order to understand the impact of changes on likely employment space needs. Comparison is provided with East Herts district, the East of England region and England.

4.1.2 The geographical area of Hertford and Ware has been defined by Office for National Statistics (ONS) Lower Super Output Areas[15] and is set out in Figure 4-1. LSOAs are a statistical measure for small areas comprising between 400 and 1,200 households and have a usual resident population of between 1,000 and 3,000 persons. This study area will hereafter be referred to as 'Hertford and Ware'.

Figure 4-1 Map of LSOAs to define 'Hertford and Ware'



Source: NOMIS (2026).

4.1.3 It should be noted that the two eastmost LSOAs, comprising the villages of Wadesmill/Thundridge and Wareside, have been included to ensure the District Plan allocation Land at North and East of Ware (WARE2) is within the Study Area. Together with High Cross, these make a relatively more limited contribution to the overall population and employment base in comparison to the built up areas of Hertford and Ware.

4.2 Population, Labour Force and Skills

4.2.1 ONS Population Estimates[16] for 2024, the most recent year available, show that the resident population of Hertford and Ware was 54,051 in 2024. The population has increased from 50,515 in 2015, representing an increase of 7.0%. The growth for the study area is lower

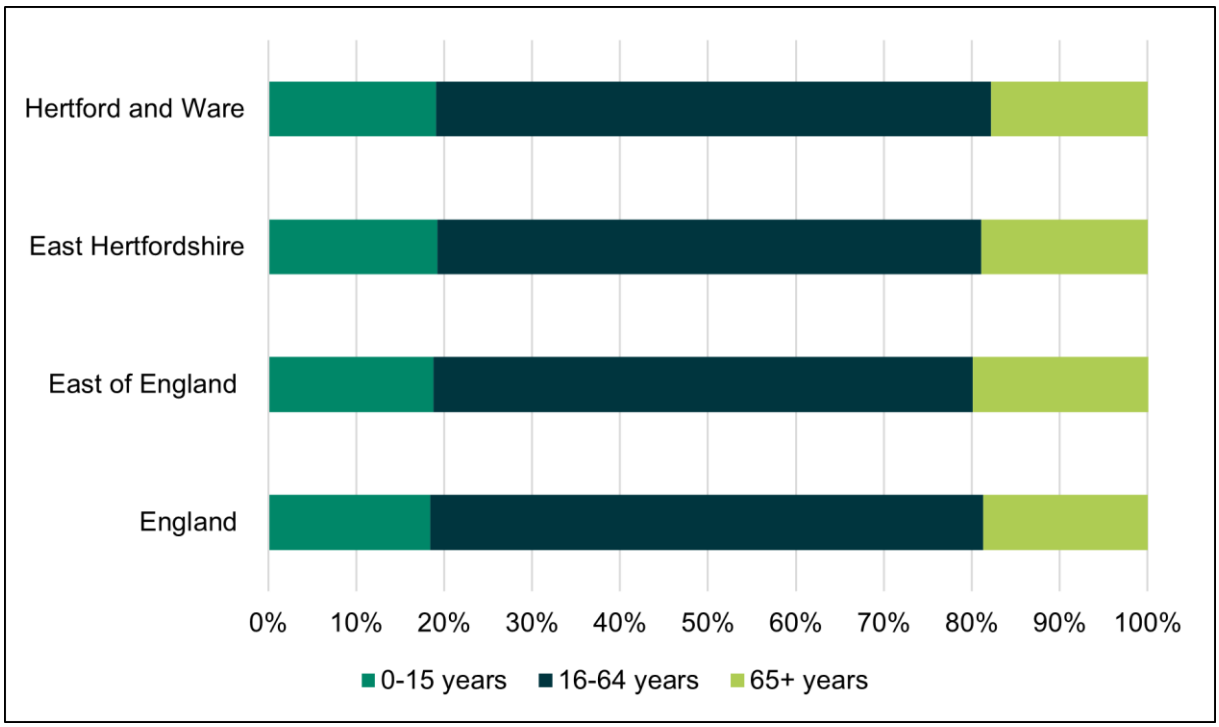
[15] East Hertfordshire 006B, East Hertfordshire 009A, East Hertfordshire 012A, East Hertfordshire 012B, East Hertfordshire 012C, East Hertfordshire 012D, East Hertfordshire 012E, East Hertfordshire 012F, East Hertfordshire 013A, East Hertfordshire 013B, East Hertfordshire 013C, East Hertfordshire 013D, East Hertfordshire 013E, East Hertfordshire 014A, East Hertfordshire 014B, East Hertfordshire 014C, East Hertfordshire 014D, East Hertfordshire 014E, East Hertfordshire 015A, East Hertfordshire 015B, East Hertfordshire 015C, East Hertfordshire 015D, East Hertfordshire 016A, East Hertfordshire 016B, East Hertfordshire 016C, East Hertfordshire 017A, East Hertfordshire 017B, East Hertfordshire 017C, East Hertfordshire 017E, East Hertfordshire 017F, East Hertfordshire 017G.

[16] ONS (2026) Population Estimates 2024.

than that recorded for East Herts (8.3%), but higher than the rate across the East of England (6.7%), and England (6.0%) over the same time period. Population increases could reflect recent residential development at some of the District Plan allocations in the Study Area.

4.2.2 Figure 4-2 shows the age breakdown of the population in Hertford and Ware, and the comparator areas.

Figure 4-2 Population breakdown by age (2024)



Source: ONS Population Estimates 2024.

4.2.3 Figure 4-2 outlines that in 2024, 63.1% of Hertford and Ware residents were of working age (16 to 64 years), higher than the proportion of residents in East Herts (61.9%), the East of England (61.3%), and England (62.9%). The proportion of the working age population in Hertford and Ware, East Herts, the East of England, and England all decreased from 2015 to 2024, by 0.7%, 1.1%, 0.5%, and 0.7% respectively.

4.2.4 In 2024, residents aged 65 and over comprised 17.8% of the population in Hertford and Ware, indicating a slightly younger population profile compared to East Herts (18.9%), the East of England (20.0%), and England (18.7%). Between 2015 and 2024, the proportion of residents aged 65 and over in Hertford and Ware increased from 16.6% in 2015 to 17.8% in 2024, reflecting a 1.2 percentage point increase. In contrast, there has been slightly higher growth in this age group in East Herts, an increase of 1.4%, but a less noticeable growth in both the East of England and England, with increases of 0.9% in both areas.

4.2.5 Population projections are not available at the Hertford and Ware level. The current housing trajectory suggests the potential for 564 new homes associated with approved planning applications. With an average household size of 2.37 in East Herts[17], this indicatively suggests the potential for an additional 1,337 residents in Hertford and Ware, of which 654 would be expected to be aged 16 and over and economically active.

4.2.6 Moreover, there are a number of planning applications, including the strategic allocation at WARE2, yet to be determined, that could result in further increases in the resident population. Taking these into consideration too would suggest the potential for 2,968[18] new homes in total, and an additional population of 7,034 residents, of which 3,440 would be expected to be aged 16 and over and economically active.

[17] ONS (2022) Census (2021) Household size, local authorities in England and Wales,
[18] It should be noted that 131 of these dwellings are at two sites in High Cross and therefore in a more rural setting than the built-up areas of Hertford and Ware

4.2.7 As shown in Table 4-1, the economic activity rate[19] for residents aged 16 and over (excluding students[20]) in 2021 was 66.0% in Hertford and Ware. This is slightly higher than East Herts (65.7%), and notably above the rate observed in the East of England (61.8%), and England (60.9%). Similarly, the employment rate[21] in Hertford and Ware (63.7%) also exceeds that in East Herts (63.2%), the East of England (58.8%), and England (60.9%).

4.2.8 The unemployment rate in Hertford and Ware was 2.3%, slightly lower than East Herts (2.5%), East of England (3.0%) and England (3.5%).

4.2.9 Overall, Hertford and Ware is characterised by high levels of economic activity and employment and low unemployment. Further detail regarding economic activity and inactivity can be found in Table 4-1.

Table 4-1 Economic activity and inactivity (excluding full-time students) (2021)

	Hertford and Ware (number)	Hertford and Ware (%)	East Herts (%)	East of England (%)	England (%)
Economically active (ages 16+)	27,657	66.0	65.7	61.8	60.9
Employment rate (ages 16+)	26,699	63.7	63.2	58.8	57.4
Unemployment rate (ages 16+)	958	2.3	2.5	3.0	3.5
Economic inactivity	13,672	32.6	34.3	40.2	41.4

Source: ONS Census 2021.

4.2.10 Since the previous Census in 2011, the economic activity rate in Hertford and Ware has fallen to 66.0% in 2021, from 76.8%. As shown in Table 4-2, this decline has been driven primarily driven by an increase in the retired population, growing by 1.2% in Hertford and Ware. All comparator geographies registered a similar decline in economic activity levels between the two censuses.

4.2.11 Despite the slight fall in the proportion of economically active residents between 2011 and 2021, the absolute number of economically active residents increased by 722 in Hertford and Ware, reflecting overall population growth over the past decade. As a proportion, the number of part-time and self-employed workers has increased between 2011 and 2021 by approximately 8.9% and 16.2% respectively, higher than the 3.8% increase in full-time workers.

[19] The Census defines economic activity rate as the proportion of the population aged 16+ who, during the week before the 2021 Census, were either in employment or unemployed but actively seeking and available for work (or waiting to start a job already offered and accepted),
[20] The data excluded full-time students from the economic activity rate presented. Individuals in vocational training are captured within the active or inactive categories depending on whether they are also in employment or actively seeking work.
[21] The Census defines employment rate as the proportion of the population aged 16+ who were in paid work for at least one hour in the week before the 2021 Census or were temporarily away from a job (e.g. on holiday, sick leave or maternity leave).

Table 4-2 Change in economic activity between 2011 and 2021 in Hertford and Ware

Economic activity status	2011	2021	Change (2011 to 2021)
Total economically active	26,935	27,657	722
Full time	16,476	17,108	632
Part time	4,601	5,012	411
Self employed	3,940	4,579	639
Unemployed	1,097	958	-139
Students	821	598	-223
Total economically inactive	8,155	13,672	5,517
Retired	4,190	8,677	4,487
Student	1,281	1,452	171
Looking after family	1,469	1,609	140
Long-term sick or disabled	716	975	259
Other	499	959	460

Source: ONS Census 2021 and Census 2011.

4.2.12 According to the 2021 Census, the latest available data at the LSOA level, 86.5% of residents aged 16 and over in Hertford and Ware respectively held some form of qualification, above the rate in East Herts (86.2%), the East of England (81.9%), and England (81.9%). In addition, the proportion of the population holding a qualification in Hertford and Ware increased since 2011, from 82.4%, demonstrating that the population was more skilled in 2021.

4.2.13 Among residents of Hertford and Ware, 40.1% held a degree level or equivalent qualification (National Vocational Qualification (NVQ) Level 4+), which is higher than in East Herts (38.6%), and notably above the East of England (31.6%), and England (33.9%) averages. Table 4-3 sets out the qualification level of the study area and comparator geographies.

Table 4-3 Qualification level of residents aged 16 years and over

	Hertford and Ware (%)	East Herts (%)	East of England (%)	England (%)
% with NVQ4+	40.1	38.6	31.6	33.9
% with NVQ3+	16.8	16.8	16.8	16.9
% with NVQ2+	13.6	14.4	14.4	13.3
% with NVQ1+	9.2	9.4	10.8	9.7
% with other qualifications	2.3	7.0	8.3	8.1
% with no qualifications	13.5	13.8	18.1	18.1

Source: ONS Census 2021.

4.3 Local Employment

4.3.1 Hertford and Ware has a distinct workplace employment profile as shown in Table 4-4. This section focuses on the sectors that are likely to drive demand across the employment land use classes (E(g)/B).

4.3.2 In Hertford and Ware, employment in the business administration and support services industry accounts for the largest share of jobs at 17.8%, higher than East Herts (15.8%), the East of England (10.8%), and England (9.1%). This would be likely to drive demand for E(g) class employment space as an office-based sector. In relation to other sectors driving office-based employment, Hertford and Ware 12.1% of employment in Hertford and Ware is in the

professional, scientific and technical sector. This is greater than the East Herts (10.8%), East of England (7.9%) and England (9.4%) averages. GSK in Ware is likely to be a key driver of employment in this sector.

4.3.3 Manufacturing in Hertford and Ware (9.1%) comprise a higher share of employment by industry than East Herts (6.1%), the East of England (7.3%), and England (7.4%). Similarly, construction also comprises a higher share of employment by industry in Hertford and Ware (8.2%), compared to East Herts (7.9%), the East of England (6.9%) and England (4.9%). Both the manufacturing and construction sectors are significant drivers of demand for industrial land and floorspace.

Table 4-4 Employment by industry (2024)

	Hertford and Ware		East Herts	East of England	England
	Number	%	%	%	%
Agriculture, forestry & fishing	10	0.0	1.2	1.7	1.2
Mining, quarrying & utilities	120	0.4	0.9	1.0	1.1
Manufacturing	2,475	9.1	6.1	7.3	7.4
Construction	2,245	8.2	7.9	6.9	4.9
Motor trades	315	1.2	2.3	2.3	1.8
Wholesale	885	3.3	3.6	4.3	3.8
Retail	2,010	7.4	7.9	8.8	8.4
Transport & storage (including postal)	600	2.2	1.6	5.5	5.1
Accommodation & food services	2,020	7.4	8.6	7.9	7.9
Information & communication	795	2.9	3.4	3.5	4.7
Financial & insurance	235	0.9	1.4	2.0	3.3
Property	855	3.1	2.0	1.9	2.0
Professional, scientific & technical	3,290	12.1	10.8	7.9	9.4
Business administration & support services	4,840	17.8	15.8	10.8	9.1
Public administration & defence	755	2.8	2.2	3.4	4.2
Education	2,080	7.6	10.1	8.4	8.3
Health	2,210	8.1	9.4	12.1	12.9
Arts, entertainment, recreation & other services	1,495	5.5	4.7	4.0	4.4
Total	**27,235**				

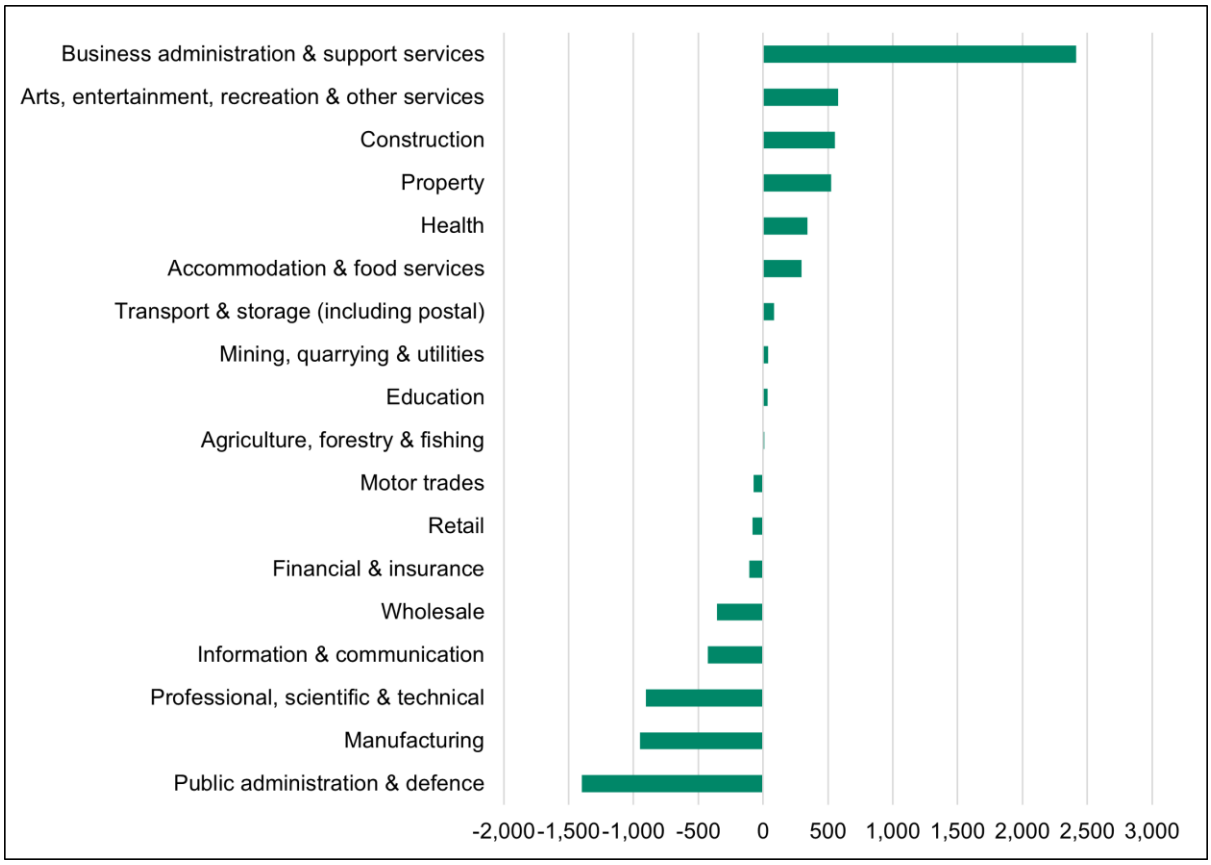
Source: ONS BRES 2026.

4.3.4 Over the period 2015 to 2024, workplace employment in Hertford and Ware increased by 585 jobs. There has been a significant increase in employment in the business administration and support services industry in Hertford and Ware, which registered an increase of 2,415 workers over this period. This is reflected in the proportion of employment in the business administration and support services sector rising from 9.1% in 2015 to 17.8% in 2024 in Hertford and Ware. Other notable increases in employment have been registered in the arts, entertainment, recreation & other services, and property sectors in Hertford and Ware.

4.3.5 Conversely, there has been a notable fall in employment in the public administration & defence sector in Hertford and Ware, which has fallen from 2,155 to 755 workers. This is reflected in the proportion of employment in the sector, which fell from 8.1% in 2015 to 2.8% in 2024. This is likely to be associated with Hertfordshire County Council's decision to

relocate most of its services and democratic functions from County Hall in Hertford to its Stevenage campus[22]. Other sectors to register a decline in employment over the period include the professional, scientific & technical sector and manufacturing. The fall in employment in public administration and defence, and the professional, scientific & technical sector in Hertford and Ware is not consistent with regional and national trends over the same time period, which both experienced an increase in the proportion of employment in these sectors. The fall in employment in manufacturing in Hertford and Ware, however, is consistent with regional and national trends. The changes in employment over this period in Hertford and Ware are set out in Figure 4-3.

Figure 4-3 Change in employment in Hertford and Ware 2015-2024



Source: ONS (2025) BRES 2024; ONS (2016) BRES 2015

4.3.6 Employment by occupation in Hertford and Ware is broadly comparable to East Herts, as shown in Table 4-5. In general, Hertford and Ware and East Herts outperform the regional and national comparators in traditionally higher skilled occupations, while the proportions of employment in traditionally lower skilled occupations are lower than the regional and national average.

4.3.7 The largest occupation category in Hertford and Ware is professional occupations (23.6%), which is a larger share than recorded in East Herts (22.3%), regionally (19.6%) and nationally (20.3%). This is followed by managers, directors and senior officials, with the proportion in Hertford and Ware (17.1%) being lower than East Herts (18.2%), but greater than the East of England (13.7%) and England (12.9%).

4.3.8 Conversely, Hertford and Ware, and East Herts have lower proportions of people working in elementary occupations - which consist mainly of simple and routine tasks often requiring the use of hand-held tools and some physical effort - accounting for 6.8%, lower than the East of England (9.9%) and England (10.5%).

[22] Hitchin Nub News (2025) Hertfordshire County Council to sell County Hall. Available at: https://hitchin.nub.news/news/local-news/hertfordshire-county-council-to-sell-county-hall-263502

Table 4-5 Occupation of residents aged 16 years and over

	Hertford and Ware (%)	East Herts (%)	East of England (%)	England (%)
Managers, directors and senior officials	17.1	18.2	13.7	12.9
Professional occupations	23.6	22.3	19.6	20.3
Associate professional and technical occupations	16.9	15.8	13.3	13.3
Administrative and secretarial occupations	10.0	10.1	9.8	9.3
Skilled trades occupations	9.3	9.3	10.7	10.2
Caring, leisure and other service occupations	7.0	7.7	9.1	9.3
Sales and customer service occupations	5.0	5.4	7.0	7.5
Process plant and machine operatives	4.4	4.5	6.9	6.9
Elementary occupations	6.8	6.8	9.9	10.5

Source: ONS Census 2021.

4.3.9 According to Census data, since 2011 the proportion of the population in Hertford and Ware working in traditionally higher skilled occupations has increased[23]. The proportion of the population working as managers, directors and senior officials has increased from 13.7% to 17.1% in Hertford and Ware over the 2011-2021 period. The proportion of the population working in professional occupations has increased from 21.8% to 23.5%. This notable increase in the proportion of higher skilled occupations reflects that in East Herts, the East of England, and across England as a whole.

4.4 Business Demography

4.4.1 ONS UK Business Counts data (local units), as shown in Table 4-6, indicates that the vast majority of businesses in Hertford and Ware[24] are classed as micro (defined as companies employing up to nine employees), comprising 84.6% of local units. This is slightly lower than the rates in East Herts (87.5%) and the East of England (85.3%), but marginally higher than the rate across England (84.5%). Hertford and Ware has a notably higher proportion of small and medium-sized businesses than East Herts. While in line with East Herts, Hertford and Ware contains a lower proportion of large businesses compared with the East of England (0.3%) and England (0.4%).

Table 4-6 Business counts by employment size band

	Hertford and Ware (%)	East Herts (%)	East of England (%)	England (%)
Micro (0-9)	84.6	87.5	85.3	84.5
Small (10 to 49)	11.9	10.3	11.9	12.4
Medium (50 to 249)	3.1	2.1	2.5	2.6
Large (250+)	0.2	0.2	0.3	0.4

Source: ONS UK Business Counts 2025 (local units).

4.4.2 The change in business counts from 2016 to 2025 is presented in Table 4-7. Business counts in this section refer to local business units as recorded by ONS UK Business Counts, rather than individual companies, which may operate from multiple locations. The table shows that construction has had the greatest increase in Hertford and Ware by 110 units.

[23] ONS (2012) 2011 Census.

[24] Business counts data is not available at LSOA level. Therefore, for this indicator the analysis uses the Middle Layer Super Output Area (MSOA) Study Area adopted in the previous Hertford and Ware Employment Study from 2016. MSOAs consist of groups of approximately 4 to 5 LSOAs and typically contain between 5,000 and 15,000 residents and 2,000 to 6,000 households. It should be noted that the MSOA-based Study Area does not align fully with the current LSOA-defined Study Area and is slightly smaller in extent, particular excluding land to the north and east of Ware. The MSOAs included in the Study Area are: East Hertfordshire 012, 013, 014, 015, 016 and 017.

The increase in construction business counts has likely driven the rise in self-employment as mentioned in paragraph 4.2.11, as construction and building trades are a prominent industry for sole traders/self-employed. Other sectors to record increases in business counts include property, accommodation & food services, and arts, entertainment, recreation & other services.

4.4.3 Conversely, the professional, scientific & technical sector registered the greatest fall in business counts over the period, by 75 units. The information and communication sector also registered a large fall in business counts. This could reflect the increasing hybrid working patterns following Covid-19.

Table 4-7 Change in business counts (2016 to 2025)

Economic activity status	2016	2025	Change (2016 to 2025)
Agriculture, forestry & fishing	10	5	-5
Mining, quarrying & utilities	20	15	-5
Manufacturing	160	125	-35
Construction	320	430	110
Motor trades	50	55	5
Wholesale	125	100	-25
Retail	175	155	-20
Transport & storage (inc. postal)	80	55	-25
Accommodation & food services	110	130	20
Information & communication	250	215	-35
Financial & insurance	60	70	10
Property	110	140	30
Professional, scientific & technical	585	510	-75
Business administration & support services	265	270	5
Public administration & defence	0	5	5
Education	55	40	15
Health	85	80	5
Arts, entertainment, recreation & other services	160	180	20
Total	**2,610**	**2,580**	**-30**

Source: ONS UK Business Counts 2025.

4.5 Commuter Trends

4.5.1 Data from the 2011 Census[25] showing the location of usual residence and place of work by age is the most recently available data regarding commuter trends for small areas.

4.5.2 While the ONS 2021 Census Origin-Destination data has been released, Census 2021 took place during the Covid-19 pandemic, a period of unparalleled and rapid change; the national lockdown, associated guidance and furlough measures will have affected the origin-destination data. Therefore, using these data for planning and policy purposes is cautioned, with Census 2011 likely to be a truer reflection of travel to work patterns, albeit the frequency of journeys may have reduced following the pandemic and the resultant increase in hybrid working.

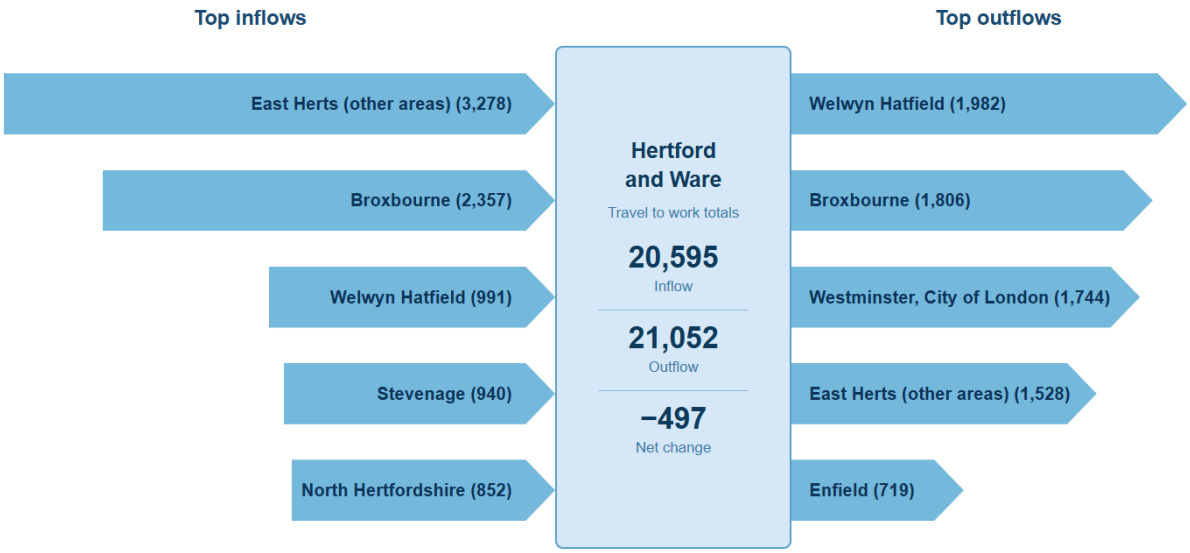
[25] ONS, (2012); Census 2011.

4.5.3 At the time of the Census 2011, there were 28,045 people in work who lived in Hertford and Ware, and 6,993 individuals that both lived and worked within the town. This reflects a self-containment rate of 24.9%. As would be expected for a smaller settlement, this is below the self-containment rate of East Herts (49.3%). Commuter outflows from Hertford and Ware totalled 21,052, with key destinations for work including Welwyn Hatfield (1,982), Broxbourne (1,806), Westminster, City of London (1,744), other areas in East Herts (1,528), and Enfield (719).

4.5.4 Conversely, Hertford and Ware registered 20,595 commuter inflows for work, with the highest inflows coming from other areas in East Hertfordshire (3,278), Broxbourne (2,357), Welwyn Hatfield (991), Stevenage (940), and North Hertfordshire (852). Therefore, outward commuter movements from Hertford and Ware (21,052) exceed inward commuter movements (20,595) by 497.

4.5.5 The top inflows and outflows for Hertford and Ware as described above are illustrated below in Figure 4-4.

Figure 4-4 Hertford and Ware Inflows and Outflows



Source: ONS (2012); Census 2011

Note: Arrow lengths are illustrative and not directly proportional to the number of flows.

4.5.6 It would be anticipated that, since the 2011 Census, the number of those living and working in Hertford and Ware (6,993) would have now increased, given the increase in hybrid working accelerated by trends associated with the Covid-19 pandemic, though this effect may be partially offset by the relocation of Hertfordshire County Council from County Hall in Hertford to outside the District in Stevenage, which will have reduced the number of public sector workers both living and working within the area.

4.6 Summary

4.6.1 In summary, a number of trends and characteristics are apparent with respect to the socio-economic profile in Hertford and Ware:

- Population growth across Hertford and Ware was lower between 2015 and 2024 than in East Herts, but higher than across the East of England, and England. Hertford and Ware has a higher proportion working age residents compared with all the comparator areas, and a higher proportion of younger residents compared to East of England and England.
- Population projections are not available at the Hertford and Ware level. The current housing trajectory suggests the potential for 564 new homes associated with approved planning applications. With an average household size of 2.37 in East Herts, this

indicatively suggests the potential for an additional 1,337 residents in Hertford and Ware, of which 654 would be expected to be aged 16 and over and economically active. Moreover, there are a number of planning applications, including the strategic site allocation at WARE2, yet to be determined, that could result in further increases in the resident population.

- Hertford and Ware has a higher economic activity rate and employment rate than East Herts, the East of England, and England. The unemployment rate is broadly in line with East Herts, and lower than the East of England, and England as a whole. However, the economic activity rate in Hertford and Ware has fallen significantly since 2011, at 66.0% in 2021, and 76.8% in 2011, primarily driven by an increase in retirement. This is in contrast to the rise in part-time and self-employment within Hertford and Ware by 8.9% and 16.2% respectively, from 2011 to 2021.
- A greater proportion of the population in Hertford and Ware is educated to degree-level of equivalent compared to East Herts, the East of England, and England as a whole. Hertford and Ware also has a lower proportion of residents with no qualifications compared to all other comparator areas.
- The employment profile of Hertford and Ware is broadly comparable to East Herts and the regional and national picture. However, it registers sizable proportions of employment in the business administration & support services, and professional, scientific & technical sectors, well above the comparator areas. These sectors also drive office-based employment. Hertford and Ware also has a higher proportion of people employed in manufacturing and construction sectors, which are key drivers of industrial-based employment.
- Since 2015, Hertford and Ware has seen most notable growth in the business administration & support services sector, with other increases in employment registered in arts, entertainment, recreation & other services, and property sectors. Conversely, there has been a fall in employment in public administration & defence, manufacturing, and professional, scientific & technical sectors across Hertford and Ware.
- The majority of businesses in Hertford and Ware classed as micro. This is higher than the rates in East Herts, East of England, and England. Hertford and Ware has a lower rate of small and large-sized businesses than the comparator areas, and a lower rate of medium-sized businesses than the regional and national proportion, with no large-sized businesses present in Hertford and Ware.
- Outward commuter movements from Hertford and Ware exceed inward commuter movements by 497. The main areas of outward commuting are to other parts of East Herts, to Welwyn Hatfield and Broxbourne, and towards London, whilst inward commuting tends to be from within East Herts and from the neighbouring Hertfordshire authorities. It should be noted that the relocation of Hertfordshire County Council to Stevenage is likely to have increased outward commuting flows from the area in the period since the 2011 Census data At the time of the 2011 Census, Hertford and Ware had a self-containment rate of 24.9%, though it would be anticipated that this number would have now increased, given the increase in hybrid working accelerated by trends associated with the Covid-19 pandemic.

5. Property Market Assessment

5.1 Introduction

5.1.1 This section provides a review of property market indicators in Hertford and Ware. Reference is also made to comparator geographies and wider local authority and regional data. This reflects the fact that the commercial property market in Hertford and Ware is not self-contained and instead forms part of a much wider market area encompassing the whole of East Herts and neighbouring authorities to some extent, varying somewhat by type of floorspace.

5.1.2 Data presented in this section is derived from CoStar[26] which represents a comprehensive database of up-to-date property market data. Trends are presented where applicable.

5.1.3 Commercial properties considered include office (E(g)(i))[27], industrial (light industrial (E(g)(iii)), general industrial (B2)), and warehousing and storage (B8) types. It is recognised that there are other property types which may contribute to employment, but these will not be analysed for the purposes of this evidence base.

5.1.4 The section is divided into two sub-sections covering the office market (E(g)(i)) and the industrial market (E(g)(iii); B2; B8); providing an assessment of local and sub-regional floorspace by analysing key property market indicators.

5.2 Office Market

5.2.1 This section presents the findings relating to the office property market in Hertford and Ware, compared with East Herts, the East of England, and England. Hertford and Ware accounts for 48.1% of office properties within East Herts, with other notable office locations including Bishop's Stortford. Within Hertford and Ware, office properties are primarily concentrated in the built-up areas of the towns, as defined in the East Herts District Plan. Few office properties are dispersed in the rural areas surrounding the built-up areas of the towns.

Buildings and Floorspace

5.2.2 According to CoStar and shown in Table 5-1, there are 191 office properties in Hertford and Ware, comprising approximately 108,943 sqm of floorspace. There are 397 office properties in East Herts, comprising around 199,723 sqm of floorspace. Therefore, office properties in Hertford and Ware comprise 48.1% of the office properties in East Herts and 54.5% of the floorspace.

Table 5-1 Office properties – buildings and floorspace

	Hertford and Ware	East Herts	East of England	England
Number of properties	191	397	11,169	111,150
Floorspace (square metres)	108,943	199,723	10,000,000	117,000,000

Source: CoStar (2026).

5.2.3 Since 2014, there has been a 1.8% decrease in office floorspace in Hertford and Ware. This is shown in Table 5-2.

[26] CoStar (2026). Available at: https://www.costar.com/news/gb [Accessed 03/03/26]
[27] Note that E(g)(ii) is not covered in this section as CoStar does not return any entries for this use class in Hertford and Ware.

Table 5-2 Office floorspace in Hertford and Ware (2014-2025)

Floor Space Type	Q1 2014	Q4 2025	Change
Office	110,557	108,943	-1,614

Source: CoStar (2026).

5.2.4 Historically towns and cities have provided a wide range of business accommodation, facilitating different types of work and production. These places for work have evolved in line with economic requirements alongside wider infrastructure to support the needs of the community, such as housing, religious buildings, public houses and schools. The economic and cultural ecology of work and employment is constantly evolving. Today the availability of suitable space in many towns and cities to establish and grow businesses is diminishing and there is an ongoing need to build strategic plans that provide suitable spaces to support business retention and growth[28].

5.2.5 Against this wider context, the following analysis narrows its focus to Hertford and Ware's town centres. This section of the analysis considers the breakdown of office building "typologies" in Hertford and Ware that support employment and reflect the changing ecology of work and employment.

5.2.6 As shown in Figure 5-1[29], the analysis demonstrates that there is a limited supply of purpose built office stock in Hertford town centre, with much of the town centre stock is provided above retail units and through the conversion of existing buildings, which are often old (many being built before 1960, shown in further detail in Figure 5-8) owing to the historic nature of the town centre.

5.2.7 There are fewer office properties in Ware town centre, and Figure 5-2[30] shows that supply again tends to be provided above retail units and through the conversion of existing buildings.

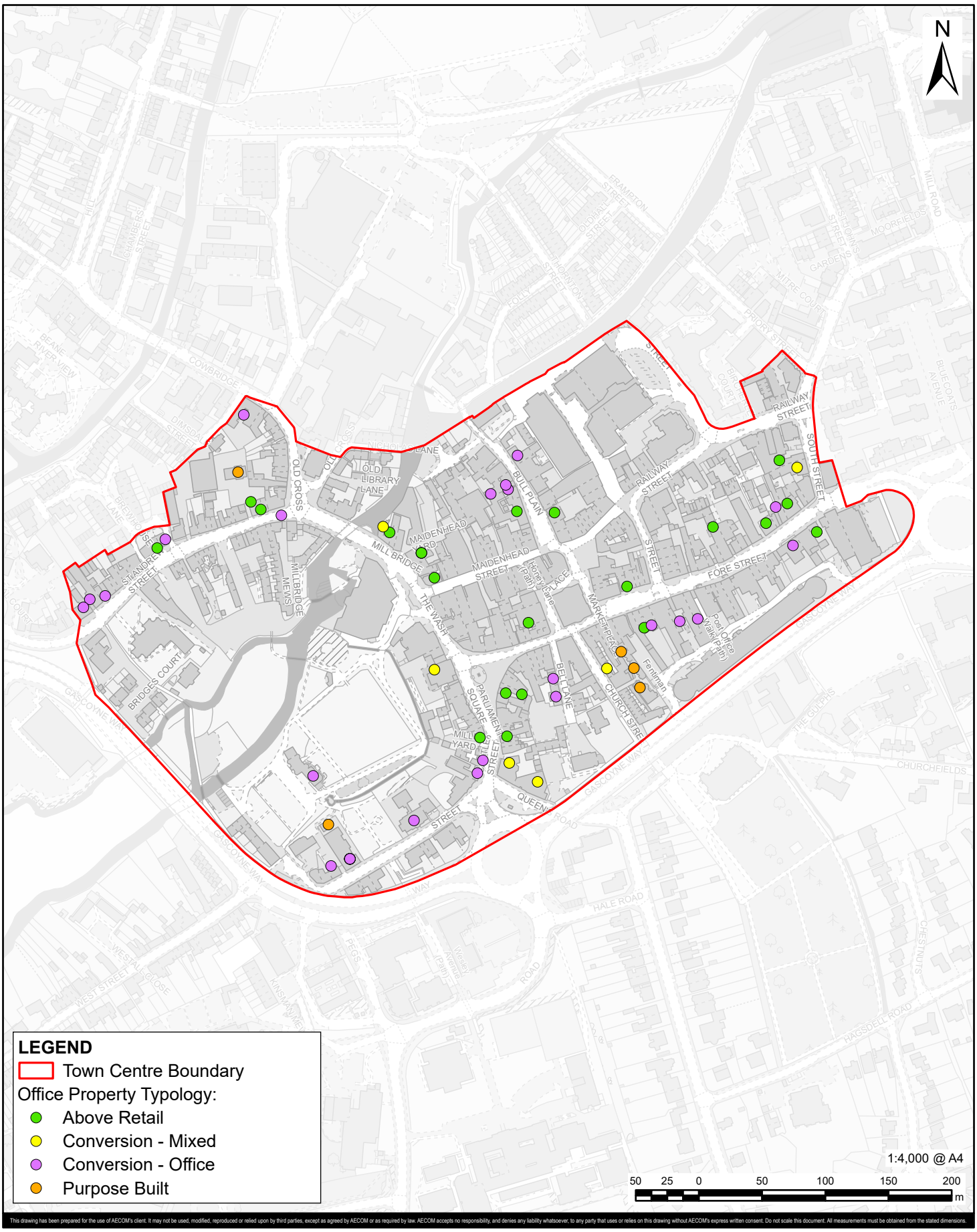
[28] https://www.avisonyoung.co.uk/how-can-accessible-workspace-be-designed

[29] Note, the mapping in Figure 5-1, and subsequent town centre mapping, is informed by CoStar data cross referenced with information available from the Valuation Office Agency. In some instances, buildings may be subdivided and the number of markers visible in the figures may not correspond to the total number of town centre properties set out in Section 6.3 and 6.4 of this report.

[30] Note, Ware Town Council's offices are identified by the marker assigned to Ware Museum in Figures 5-2, 5-6 and 5-9. This marker is representative of the whole Priory site.

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FIGURE TITLE
Office Properties in Hertford Town Centre by Typology

FIGURE NUMBER
Figure 5-1

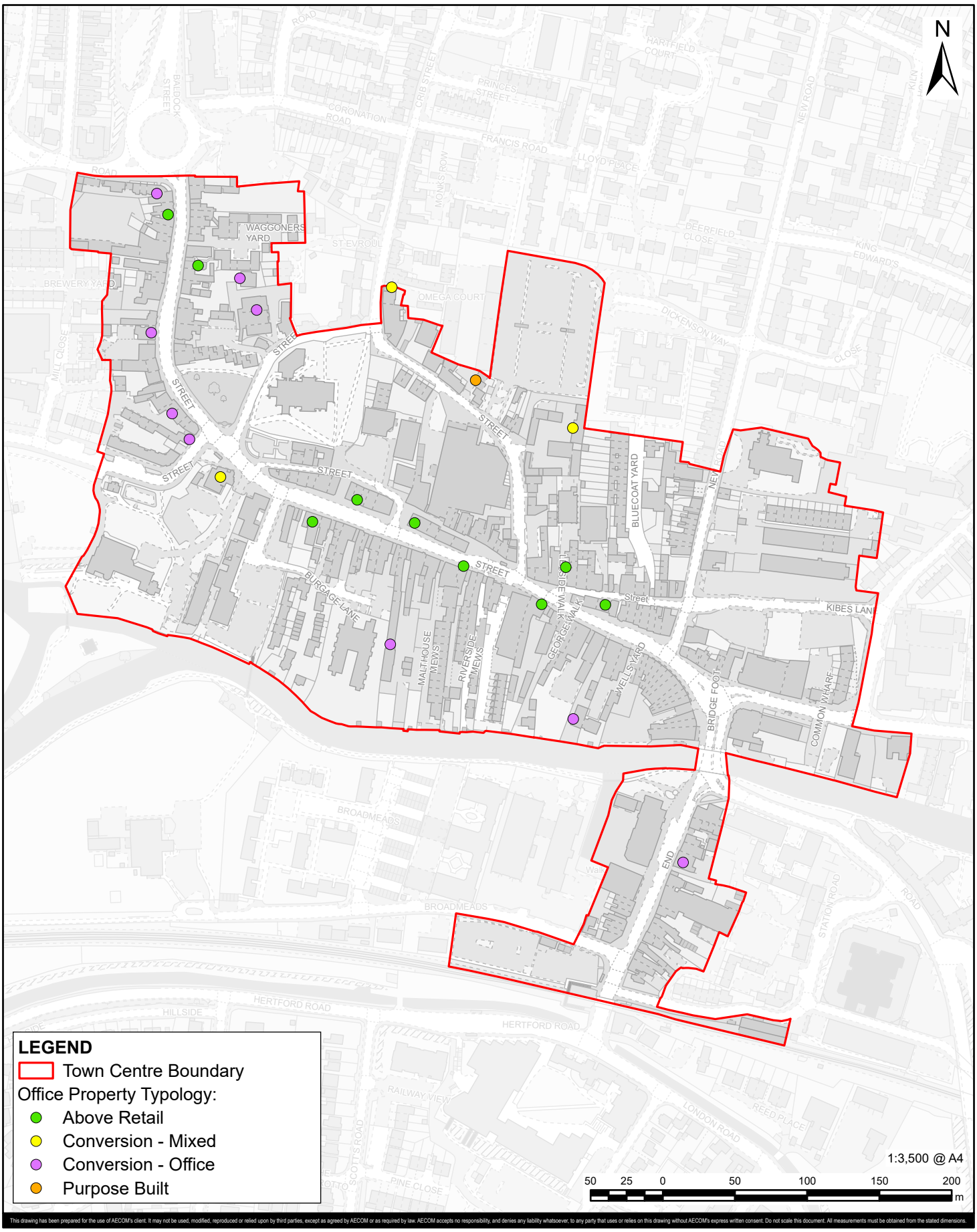
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FIGURE TITLE
Office Properties in Ware Town Centre by Typology

FIGURE NUMBER
Figure 5-2

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Vacancy

5.2.8 As of 2025 Q4, Hertford and Ware has a vacancy rate at 20.8% as shown in Table 5-3, higher than East Herts (13.3%), the East of England (6.4%), and England (8.8%). It should be noted that the vacancy rate for office uses in Hertford and Ware in 2025 Q4 is significantly higher than previous quarters (i.e. 3.6% in Q1, 4.1% in Q2 and 3.0% in Q3) and yearly averages (i.e. 1.2% in 2024, 1.1% in 2023, and 2.6% in 2022). The increase in vacancy rate is driven by a large office space being vacated (comprising 18,859 sqm at Pegs Lane - County Hall). This has also resulted in the vacancy rate in East Herts being elevated compared with previous quarters.

5.2.9 However, County Hall is currently being marketed for sale as a major mixed-use redevelopment opportunity, with marketing information indicating that over 12 months of marketing for continued employment use has been undertaken and proved unsuccessful[31] [32]. Several bids have already been submitted and are being reviewed, further indicating the site is more likely to come forward as a mixed-use development rather than return to the full employment use. Given this, the elevated vacancy rate is likely overstating the volume of office space that will remain available locally over the medium turn, as County Hall's redevelopment would significantly reduce the current level of vacant floorspace.

5.2.10 Feedback from agents suggests that there is very limited activity in the office market in the towns of Hertford and Ware. Office space is predominantly focused on local professional companies, such as accountants and small legal firms, with limited churn in the market as companies remain in their premises over a long period. While the long term vacancy rate preceding the space at County Hall coming to market was relatively low, feedback has indicated that office space has been converted to other uses such as residential (such as The Rotunda in Hertford, currently under conversion) and not all these premises may have been actively marketed which may have contributed to keeping rates low following the impact of the Covid-19 pandemic.

Table 5-3 Office properties - vacancy (2025 Q4)

	Hertford and Ware	East Herts	East of England	England
Vacancy rate (%)	20.8	13.3	6.4	8.8
Vacant floorspace (sqm)	22,683	25,390	632,776	10,254,308

Source: CoStar (2026).

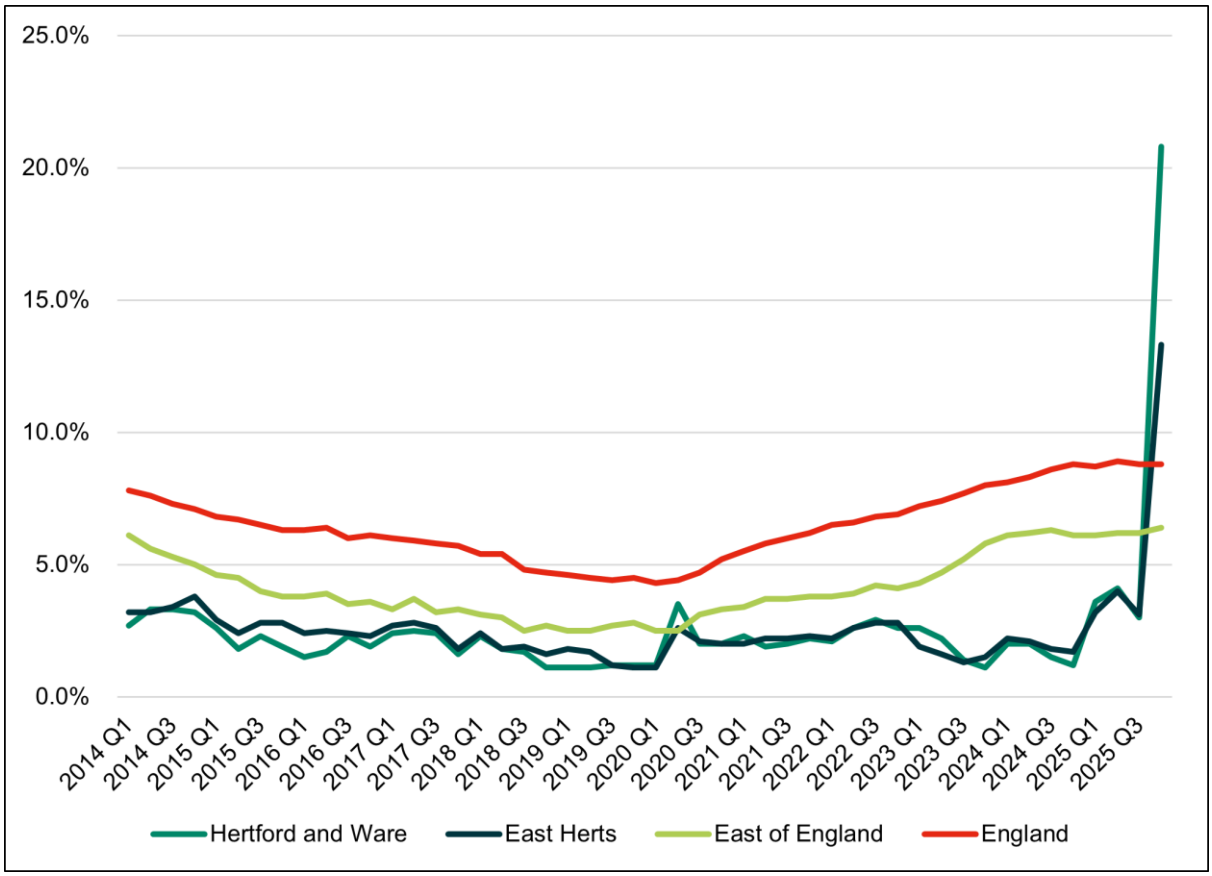
5.2.11 Figure 5-3 compares office vacancy rates in Hertford and Ware with East Herts, the East of England, and England overall from 2014 Q1 to 2025 Q4.

5.2.12 Vacancy rates in Hertford and Ware and East Herts displayed a relatively steady trend from 2014 Q1 to 2025 Q2, rising briefly in 2020 Q2 in line with the Covid-19 pandemic. However, from 2025 Q3, vacancy rates in Hertford and Ware and East Herts have risen drastically, attributable to approximately 19,000 sqm of office space at Pegs Lane – County Hall being vacated in Hertford and Ware. Prior to 2025 Q3, Hertford and Ware and East Herts recorded lower vacancy rates than both the East of England and England.

[31] Savills (2026) County Hall, Hertford. Available at: https://search.savills.com/property-detail/61645ac8-e4cb-48d6-835c-2367246776e1

[32] Royston Crow (2025) County council has received 'a number of' bids for County Hall. Available at: https://www.royston-crow.co.uk/news/25697923.county-council-received-a-number-of-bids-county-hall/

Figure 5-3 Office Vacancy Rate (2014 Q1 to 2025 Q4)



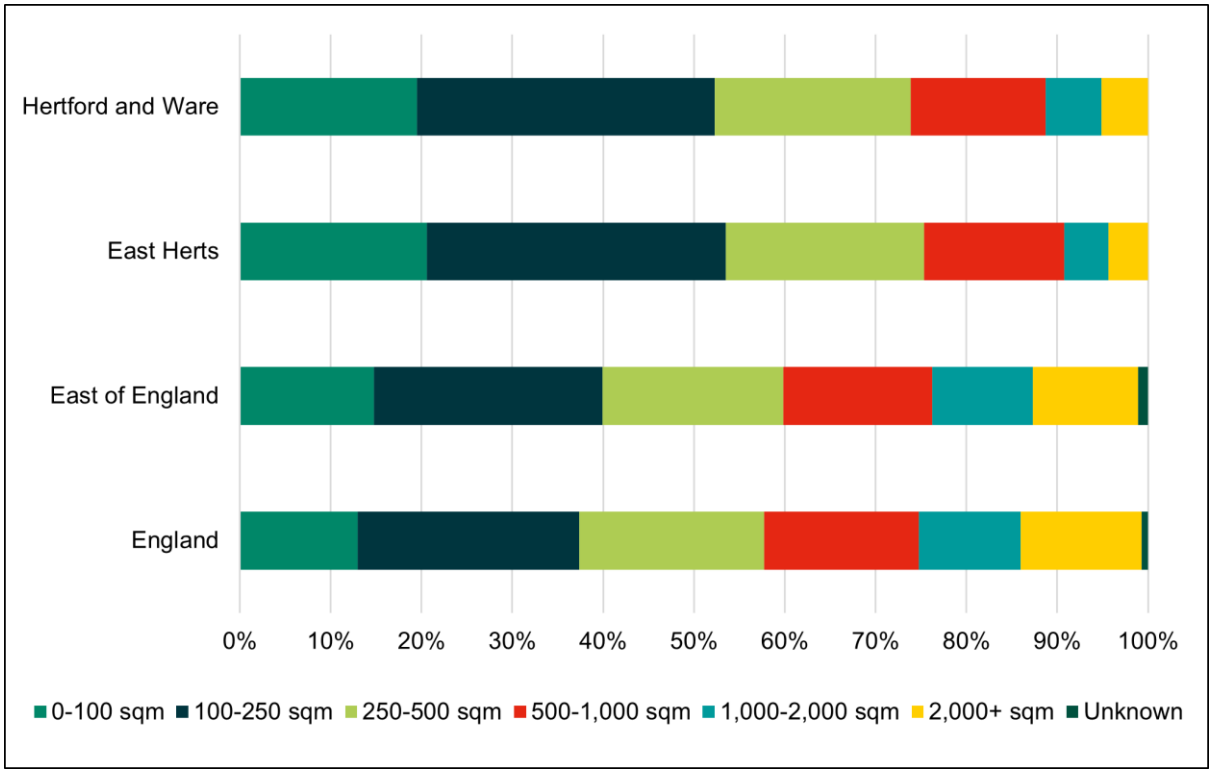
Source: CoStar (2026).

Size

5.2.13 Office properties in Hertford and Ware range in size from 6 sqm to 18,859 sqm. In general, office properties in both Hertford and Ware and East Herts tend towards the smaller sizes, with the greatest proportion of properties being between 100 and 250 sqm in size, followed by 250-500 sqm, and 0-100 sqm. In Hertford and Ware, 32.8% of office properties are 100-250 sqm, as shown in Figure 5-4, in line with East Herts (32.9%) but greater than the regional (25.1%) and national (24.4%) averages.

5.2.14 Larger office properties in Hertford and Ware (1,000-2,000 sqm and 2,000 sqm+) comprise 11.3% of the total number of office properties, higher than East Herts (9.3%), but considerably lower than the East of England and England averages (22.6% and 24.5% respectively). Key locations include Pegs Lane, Stag House and Foxholes Business Park in Hertford, and Crane Mead Business Park in Ware.

Figure 5-4 Office properties - building stock size



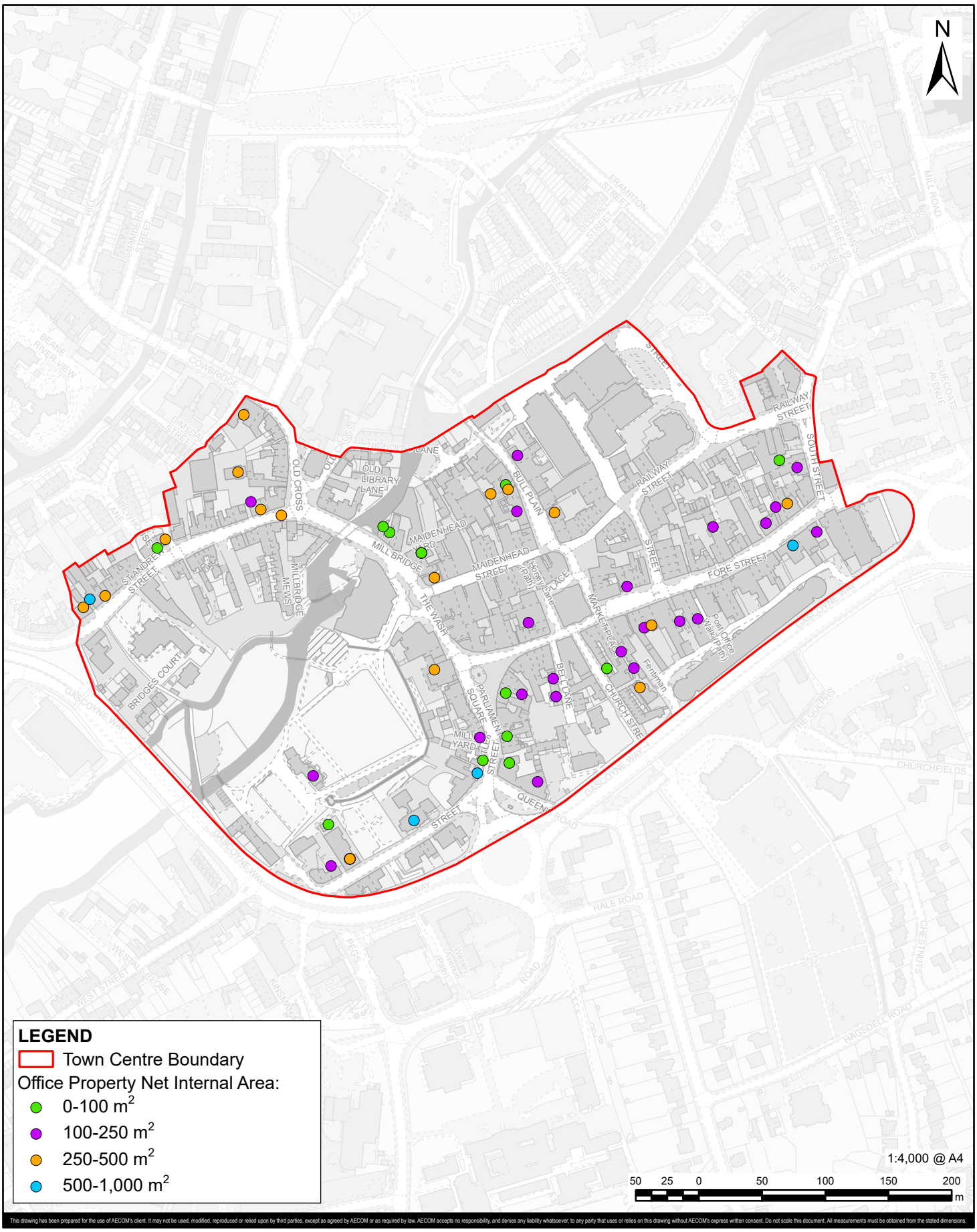
Source: CoStar (2026).

5.2.15 Figure 5-5 shows the spatial distribution of office properties by size in Hertford town centre. This highlights that, overall, properties tend to be less than 250 sqm in size. There are only four properties that offer floorspace of above 500sqm, and all are conversions of older buildings.

5.2.16 As shown in Figure 5-5, a similar picture is evident in Ware town centre, with the majority of properties falling within the 0-100m and 100-250 sqm size backets. The only property with floorspace above 500 sqm in Ware Town Centre is The Priory, which houses the town council offices.

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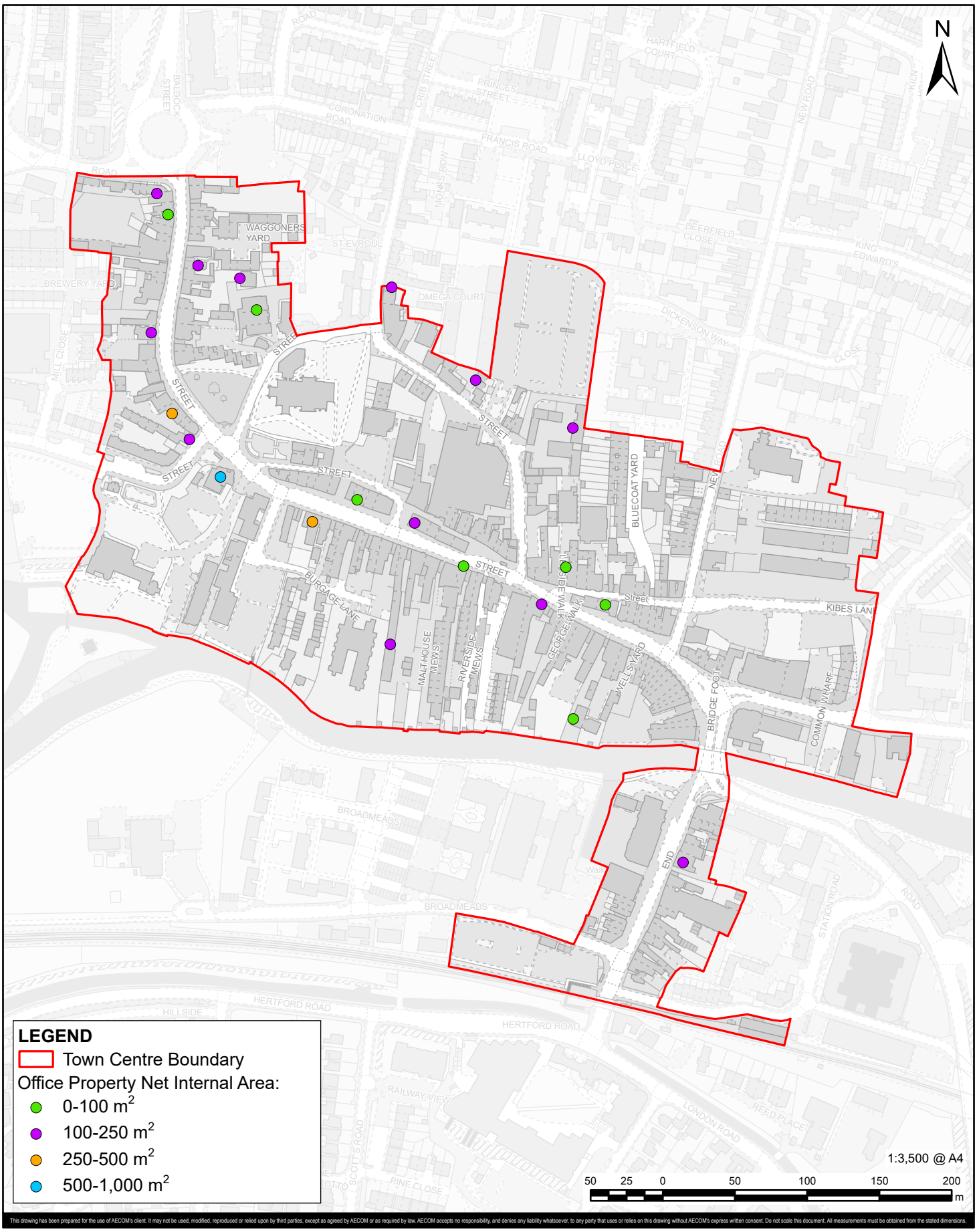
FIGURE TITLE
Office Properties in Hertford Town Centre by Size

FIGURE NUMBER
Figure 5-5

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FIGURE TITLE
Office Properties in Ware Town Centre by Size

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Figure 5-6

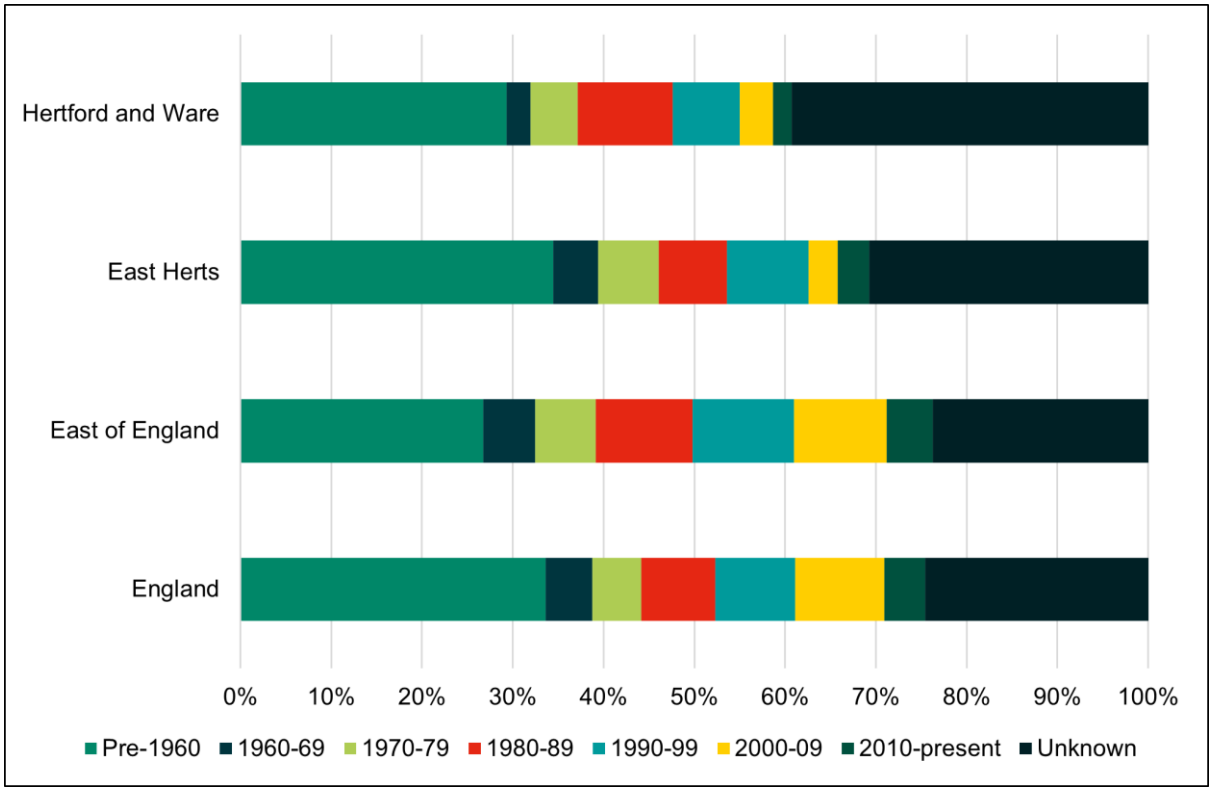
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Age

5.2.17 As shown in Figure 5-7, office properties in Hertford and Ware tend to be old in nature, with 29.3%[33] of offices being built before 1960. However, while this is above the East of England (26.8%), it represents a lower proportion than seen in East Herts (34.5%) and England (33.6%)[34]. In comparison, modern office development is limited, with only eleven properties in Hertford and Ware being built since 2000, accounting for 5.8% of the total number of properties. This is below the average in East Herts (6.7%), and significantly lower than recorded for the East of England (15.3%) and England (14.3%).

Figure 5-7 Office properties - building stock age



Source: CoStar (2026).

5.2.18 Floorspace patterns broadly mirror these trends, with 43.0% of floorspace in Hertford and Ware being built before 1960, compared to 4.7% after 2010. However, Hertford and Ware has a greater proportion of floorspace built before 1960, and a lower proportion of floorspace built after 2010 than East Herts (27.6% and 6.2% respectively). This suggests than in Hertford and Ware, office properties built before 1960 tend to be larger in size than more modern developments. However, this figure is likely skewed by the 18,895 sqm of floorspace at County Hall which was built in 1939.

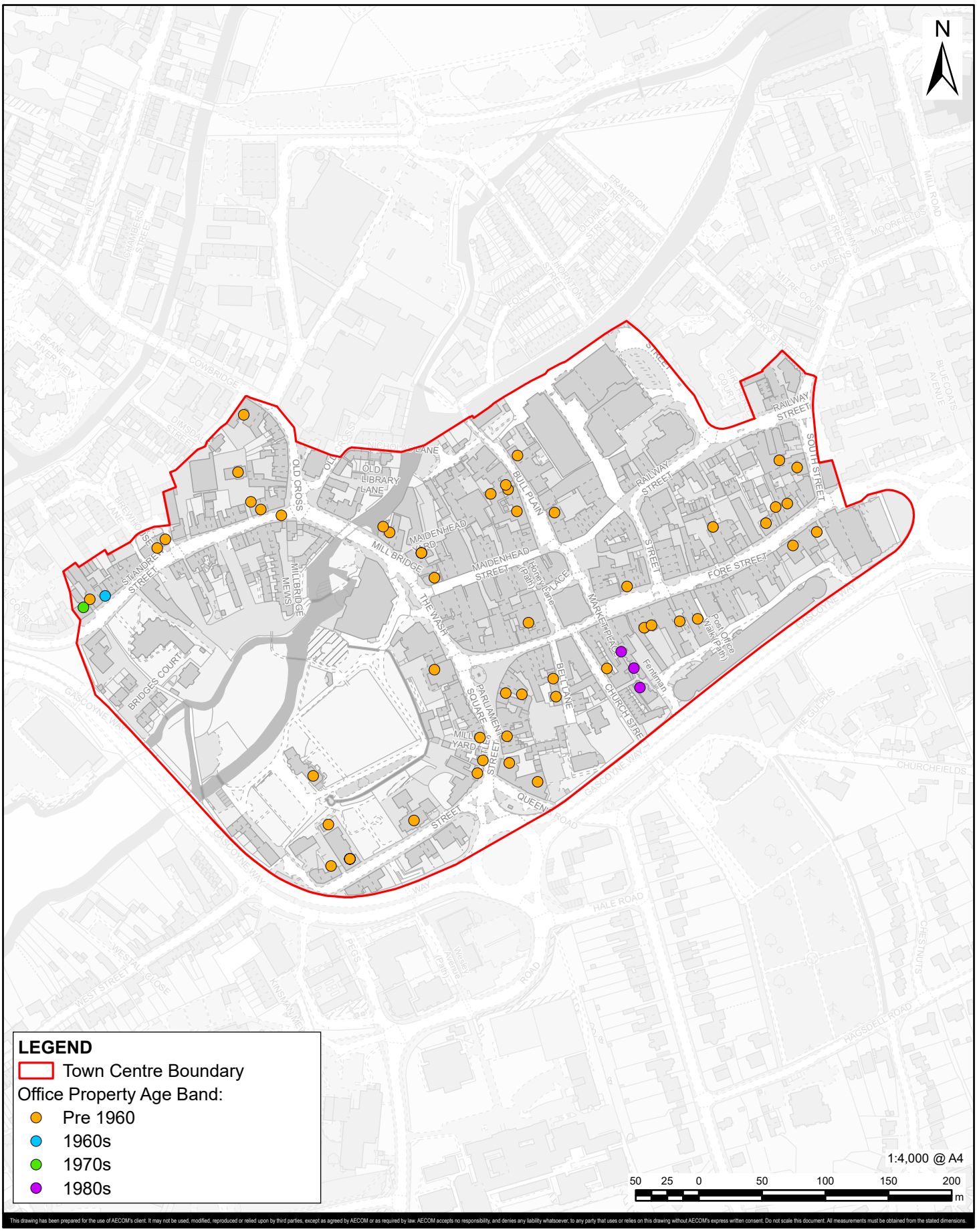
5.2.19 Figure 5-8 shows the spatial distribution of office properties by age in Hertford town centre. The vast majority of properties were constructed before 1960, reflecting the historic nature of the town centre. Just three office properties have been delivered from 1980 onwards.

5.2.20 As shown in Figure 5-9, a similar picture is evident in Ware town centre, with the majority of stock being constructed before 1960. However, there is evidence of more modern stock than in Hertford town centre, including a number of units built since the 1990s.

[33] Note that this is a likely underestimate given the high number of properties of Unknown age, as classified by CoStar, many of which would be anticipated to have been constructed pre-1960.
[34] It is recognised that the age of a notable proportion of office properties in Hertford and Ware is unknown. This raises the prospect of the proportion of aged stock being higher than the figure presented, with properties of an unknown age more likely to be older, with more limited documentation to determine their age.

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FIGURE TITLE
Office Properties in Hertford Town Centre by Age

FIGURE NUMBER
Figure 5-8

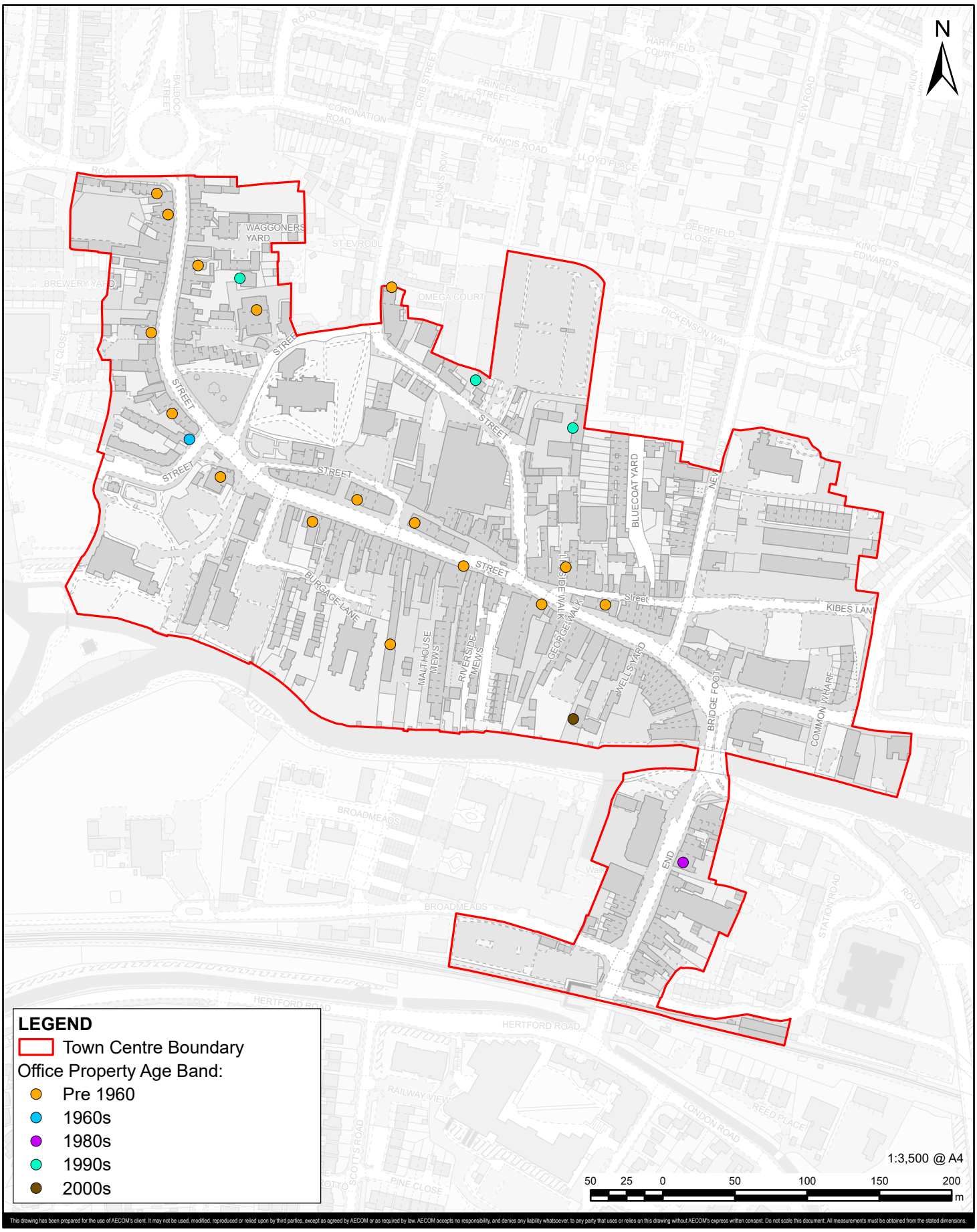
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FIGURE TITLE
Office Properties in Ware Town Centre by Age

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Figure 5-9

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Condition

5.2.21 As shown in Figure 5-10, the condition of office properties in Hertford and Ware broadly aligns with that of East Herts with ~65% of properties receiving a quality score of 1 or 2[35].

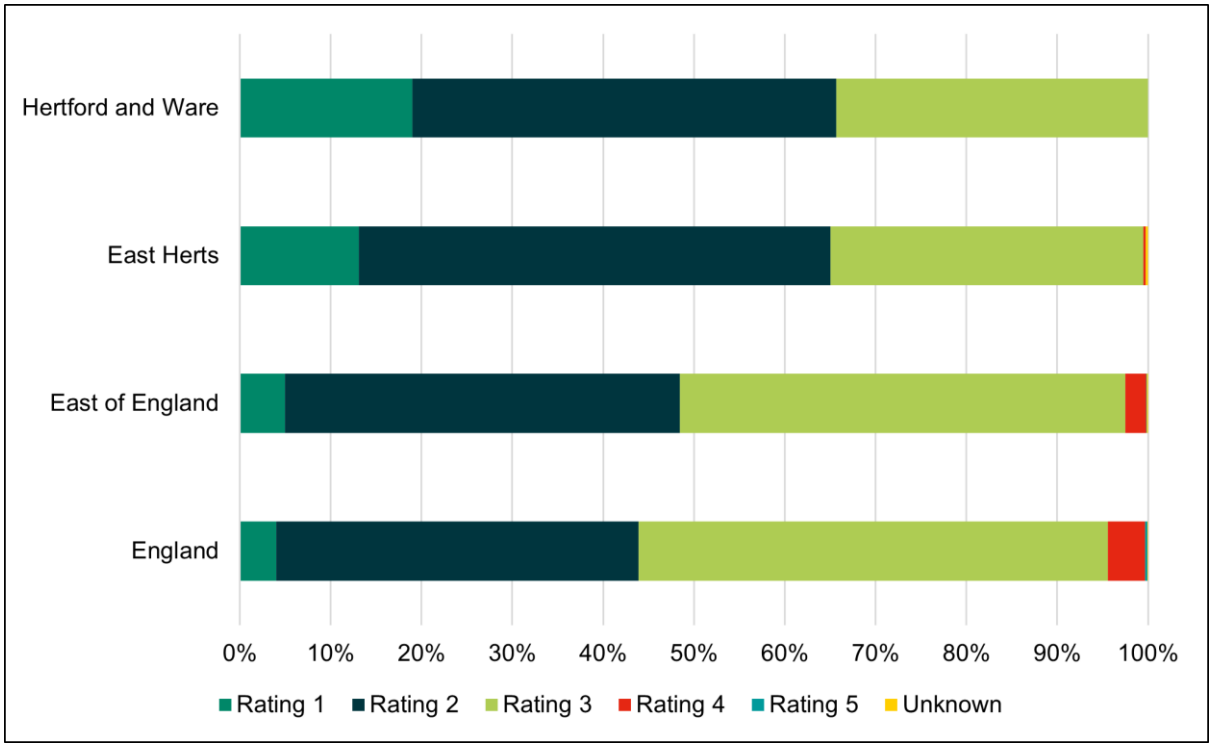
5.2.22 The East of England and England perform more strongly in terms of the condition of office stock, with a greater proportion of office stock receiving a score of 3 or above – 51.5% and 56.0% respectively – compared with Hertford and Ware (34.4%) and East Herts (34.7%). Offices that score relatively highly in Hertford and Ware tend to be more modern or recently refurbished properties in locations such as Foxholes Business Park and Bluecoats Avenue in Hertford and Crane Mead Business Park in Ware.

5.2.23 In East Herts, there is one building rated 4 – Innovation House, in Bishop's Stortford – and none rated 5 (best), showing a lower proportion of office properties with a good condition rating compared to the East of England and England.

5.2.24 It is also worth noting that a significant proportion of office stock in Hertford and Ware is concentrated within and adjacent to the historic town centres, where tight spatial constraints limit opportunities to deliver modern, purpose-built office space. As a result, the lower prevalence of higher-quality office buildings is to be expected to some extent.

[35] The CoStar Quality Score is a measure of the average condition of building stock according to the CoStar scoring system. The overall average score is according to the average of buildings for which data is available and weighted based on the floorspace of each property. Building stock is rated, based on a number of indicators of quality and amenity, on a scale between 1 (worst quality) and 5 (best quality).

Figure 5-10 Office properties - CoStar building quality score



Source: CoStar (2026).

Rental Values

5.2.25 As set out in Table 5-4, office rental values average £225.74/sqm in Hertford and Ware. Rental values in Hertford and Ware are higher than recorded across East Herts (£210.39/sqm), but lower than across the East of England (£240.44/sqm) and England (£345.97/sqm).

Table 5-4 Office rental values (£/sqm) (2025 Q4)

Property Type	Hertford and Ware	East Herts	East of England	England
Office	225.74	210.39	240.44	345.87

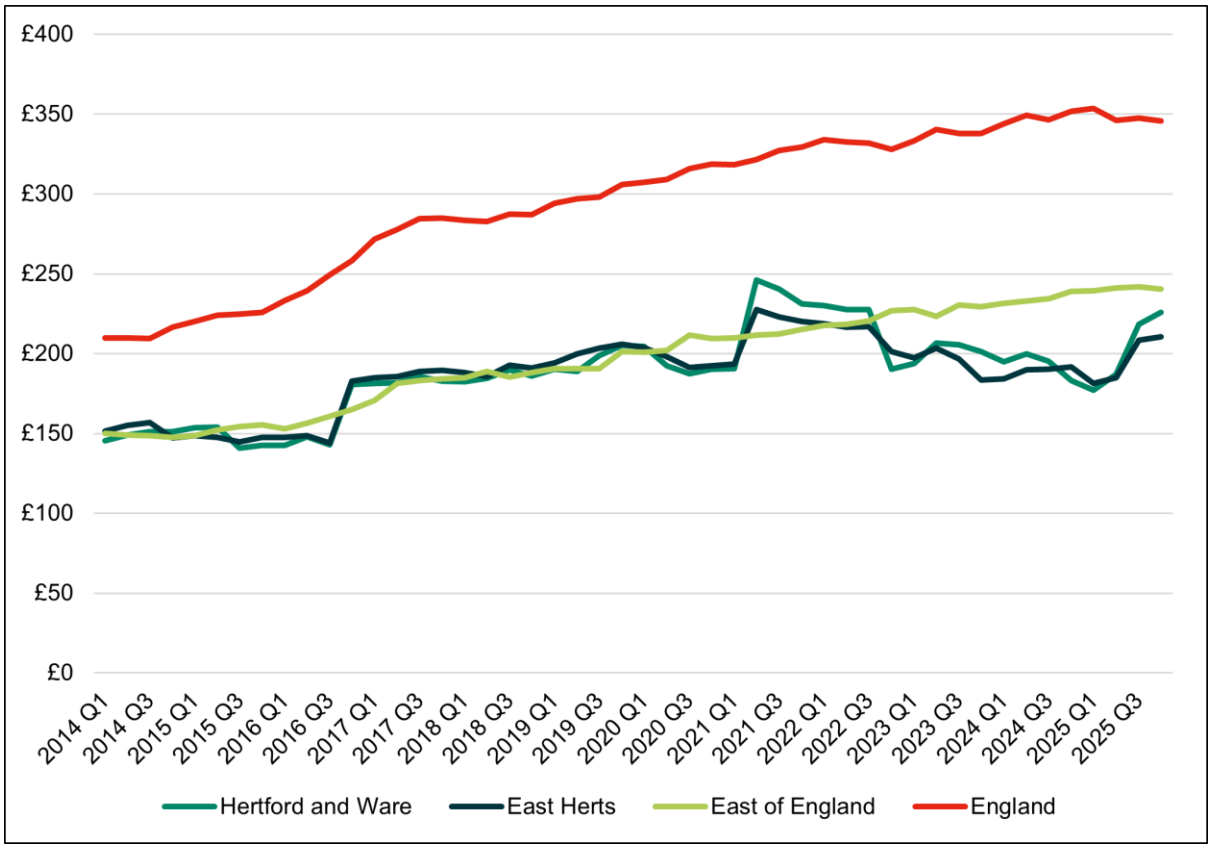
Source: CoStar (2026).

5.2.26 Figure 5-11 presents the change in rental values in Hertford and Ware, East Herts, East of England and England between 2014 and 2025.

5.2.27 Office rental values in Hertford and Ware have broadly plateaued since 2017, a trend reflected in East Herts. Across both areas however, rental values sharply increased in 2021 Q3 before subsequently dropping around 2022 Q3 to values in line with those prior to 2021 Q3. Conversely, both the East of England and England as a whole have seen office rental values increase broadly linearly over the 2014-2025 period, albeit England has seen the higher growth.

5.2.28 As with other locations in East Herts, the low achievable rental values in Hertford and Ware present viability challenges for the delivery of new office floorspace, likely to be overcome only through public sector funding or conditions as part of Section 106 agreements. However, agents noted intervention to support the delivery of new office floorspace would be a risk given the demand profile in the office market, with take-up likely to be muted.

Figure 5-11 Office market rent in Hertford and Ware 2014 Q1 to 2025 Q4 (£/sqm)



Source: CoStar (2026).

Net Absorption

5.2.29 Net absorption provides another angle on demand. The measure expresses the change in the overall quantum of occupied floorspace, typically recorded year on year. Positive annual net absorption means that a greater amount of space has been occupied from a given year to the next. Net absorption is not the reverse of vacancy, as vacancy is an expression of the level of non-occupancy against total stock. In office markets where stock may be in decline, for example due to the conversion of offices to residential use, vacancy may reduce but net absorption would be negative.

5.2.30 Figure 5-12 presents the net absorption of office floorspace in Hertford and Ware, and East Herts.

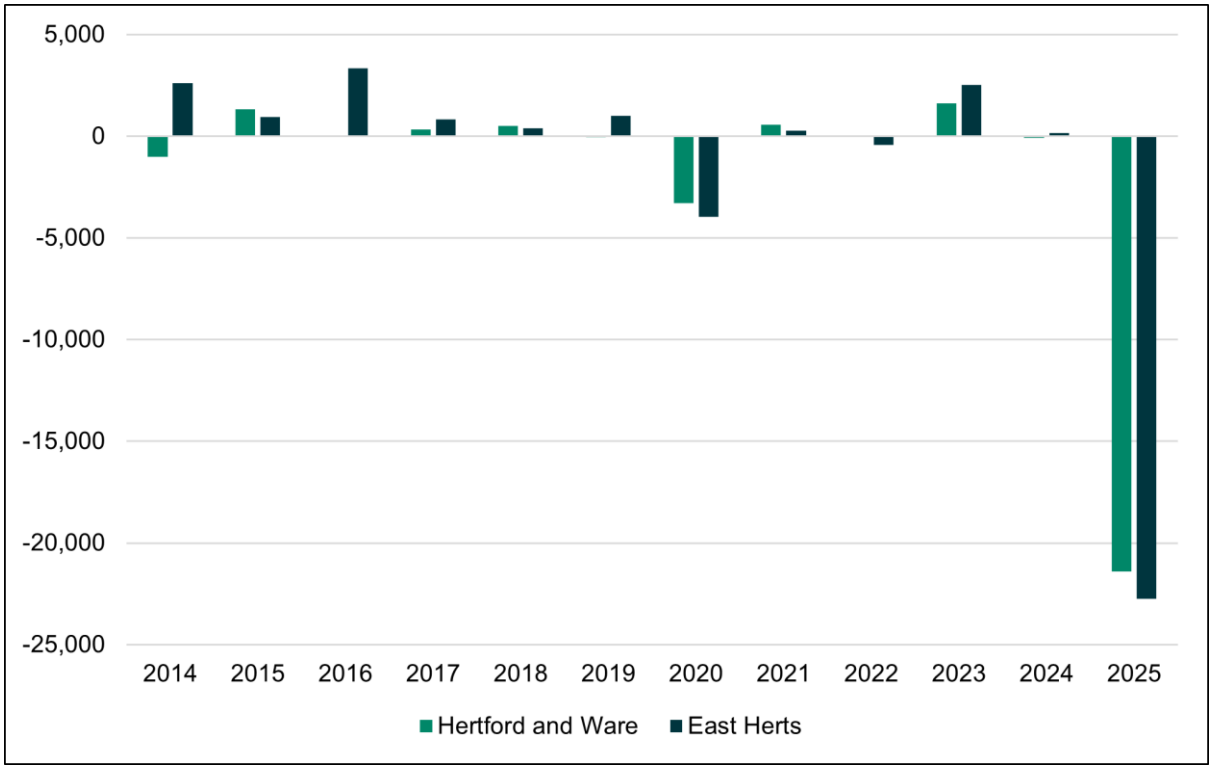
5.2.31 Net absorption in Hertford and Ware between 2014 and 2023 was generally positive, rising from -1,013 sqm in 2014 to a peak of 1,629 in 2023, with a negative net absorption also exhibited in 2019 (-31 sqm) and 2020 (-3,301 sqm). From 2024 to 2025, net absorption was negative. Net absorption in 2025 represented the lowest level across the period, at -21,391 sqm., reflecting the increase in vacancy rate outlined above.

5.2.32 Between 2014 and 2019, net absorption in East Herts was consistently positive, albeit fluctuating year-on-year, peaking in 2016 at 3,335 sqm. From 2020 onwards, net absorption became more volatile and more modest, reflecting changes in the office property market since the Covid-19 pandemic. While 2023 recorded a positive net absorption of 2,536 sqm, this fell to 154 sqm in 2024. The lowest level of net absorption across this period was recorded in 2025, at -22,729 sqm, predominantly driven by a large negative net absorption in Q4, similarly reflecting the increase in vacancy rate outlined above.

5.2.33 Trends in net absorption observed in both areas are indicative of fluctuating demand for floorspace over the period, with a marginally stronger and more volatile pattern across East Herts than within Hertford and Ware. Changes in work models and increased economic uncertainty are likely key contributing factors in falling demand, or fluctuating demand in the

case of East Herts. Sectors and occupiers in Hertford and Ware can potentially be considered as being more influenced by these changes than across the wider area, but other indicators such as type and quality of space and fit with current market requirements will also play a part such that it is not possible to be definitive in assigning reasons behind the trends.

Figure 5-12 Historic net absorption of office floorspace in Hertford and Ware and East Herts (2014-2025, sqm)



Source: CoStar (2026).

Summary

5.2.34 In summary, a number of trends and characteristics are apparent with respect to the office market in Hertford and Ware:

- Hertford and Ware represents a significant share of the East Herts office market, accounting for 48.1% of office properties and 54.5% of the floorspace.
- Vacancy levels have displayed a relatively steady trend from 2014 Q1 to 2025 Q2, rising briefly in 2020 Q2 in line with the Covid-19 pandemic. However, from 2025 Q3, vacancy rates in Hertford and Ware and East Herts rose drastically, attributable to approximately 19,000 sqm of office space being vacated at County Hall. Prior to 2025 Q3, vacancy rates in Hertford and Ware and East Herts remained below the East of England and England.
- Feedback from agents suggests that there is very limited activity in the office market in the towns of Hertford and Ware. Office space is predominantly focused on local professional companies, such as accountants and small legal firms, with limited churn in the market While the long term vacancy rate preceding the space at County Hall coming to market was relatively low, feedback has indicated that office space has been converted to other uses such as residential and may not have been actively marketed which may have contributed to keeping rates low following the impact of the Covid-19 pandemic.
- Hertford and Ware's office market is dominated by smaller units, with the largest share of properties falling between 100–250 sqm (32.8%), consistent with East Herts (32.9%) but higher than regional and national averages. Larger offices (1,000–2,000 sqm and

2,000+ sqm) represent only 11.3% of properties, higher than the district average, but lower than regional and national averages.

- The office stock in Hertford and Ware is relatively old, with 29.3%[36] of offices being built before 1960, lower than East Herts and England, but greater than the East of England. Modern office development is limited, accounting for 5.8% of stock, below district, regional and national averages. Floorspace trends broadly reflect this, although Hertford and Ware has a higher proportion of pre-1960 floorspace than East Herts, which is likely heavily influenced by the floorspace at County Hall.
- While in line with East Herts, building condition is relatively worse in Hertford and Ware compared with the East of England and England. However, as noted in paragraph 5.2.24, the lower prevalence of higher-quality office buildings in Hertford and Ware is expected to an extent due to the concentration of existing stock in and adjacent to historic town centres where there are tight spatial constraints, reducing opportunities to modernise stock.
- Hertford and Ware attracts higher market rental values for office use classes than East Herts, but lower market rental values than the regional and national averages. This is reflective of the small size of the market and the age, size and quality profile of office stock in the town. As with other locations in East Herts, the low achievable rental values in Hertford and Ware present viability challenges for the delivery of new office floorspace.

5.3 Industrial and Warehousing and Storage Market

5.3.1 This section presents findings related to the industrial (E(g)(iii) and B2 uses) and warehousing and storage (B8 uses) property market in Hertford and Ware, benchmarked against East Herts, the East of England, and England. Within Hertford and Ware, industrial and warehousing and storage properties are primarily concentrated in key employment sites such as Hertford Logistics Hub, Crane Mead Business Park and Hertford Industrial Estate.

Buildings and Floorspace

5.3.2 According to CoStar and shown in Table 5-5, there are 43 industrial properties in Hertford and Ware, comprising 144,058 sqm of floorspace. There are 102 industrial properties in East Herts comprising around 197,327 sqm of floorspace. Therefore, industrial properties in Hertford and Ware comprise of 42.2% of the industrial properties in East Herts and 73.0% of the floorspace, suggesting that properties are, on average, larger in Hertford and Ware than found more generally across the local authority area.

5.3.3 Hertford and Ware is home to 52 warehousing and storage properties, providing 102,001 sqm of floorspace – approximately 35.3% of warehousing and storage floorspace across East Herts.

Table 5-5 Industrial and Warehousing and Storage properties – buildings and floorspace (2025 Q4)

	Hertford and Ware	East Herts	East of England	England
Industrial [E(g)(iii) / B2]				
Number of properties	43	102	6,464	61,477
Floorspace (sqm)	144,058	197,327	8,832,380	100,732,804
Warehousing and Storage [B8]				
Number of properties	52	121	6,224	57,595
Floorspace (sqm)	102,001	288,611	21,320,269	202,041,746

Source: CoStar (2026).

[36] Note that this is a likely underestimate given the high number of properties of Unknown age, as classified by CoStar, many of which would be anticipated to have been constructed pre-1960.

5.3.4 Since 2014, there has been a decrease in all industrial and warehousing and storage employment floorspace types in Hertford and Ware as shown in Table 5-6. Hertford and Ware saw a decrease in industrial (E(g)(iii) and B2) floorspace of 7.6% and a decrease in B8 floorspace of 8.1%. Stakeholder engagement with local agents highlighted the loss of employment floorspace to residential use at sites including Mead Lane, Hertford and Crane Mead in Ware.

Table 5-6 Industrial and warehousing floorspace in Hertford and Ware (2014-2025)

Floor Space Type	Q1 2014	Q4 2025	Change
Industrial [E(g)(iii) / B2]	157,550	144,058	-13,492
Warehousing and storage [B8]	110,712	102,001	-8,711
Total	**268,262**	**246,059**	**-22,203**

Source: CoStar (2026).

Vacancy

5.3.5 The vacancy rate of industrial and warehousing and storage floorspace as of 2025 Q4 is shown in Table 5-7.

5.3.6 For industrial floorspace, vacancy rates are consistently low across all areas. Hertford and Ware records a vacancy rate of 1.5%, in line with East Herts (1.4%) but lower than the East of England (3.5%) and England (2.8%).

5.3.7 Hertford and Ware shows a slightly higher vacancy rate (7.4%) for warehousing and storage compared to East Herts (6.5%) and the East of England (6.9%) but is broadly in line with the vacancy rate across England (7.3%).

5.3.8 As reflected in the previous section, a frictional vacancy rate of 5-8% is generally viewed to represent a property market in balance, and with sufficient capacity to support move-ins and move-outs. The vacancy rate for industrial space in Hertford and Ware falls below this level which could indicate a lack of spare capacity in the market, while the vacancy for warehousing and storage suggests a more balanced position. However, consultation with local agents reflected views that there was a lack of spare capacity for both industrial and warehousing and storage floorspace in Hertford and Ware to accommodate robust demand, in particular in locations with access to the A10. Agents highlighted the performance of Hertford Logistics Park, a 200,000 square foot (sqft) logistics development which is nearly fully let, as well as the strong performance of B2/B8 developments in neighbouring locations such as Hoddesdon in the Borough of Broxbourne.

Table 5-7 Industrial and Warehousing and Storage properties – Vacancy Rate (2025 Q4)

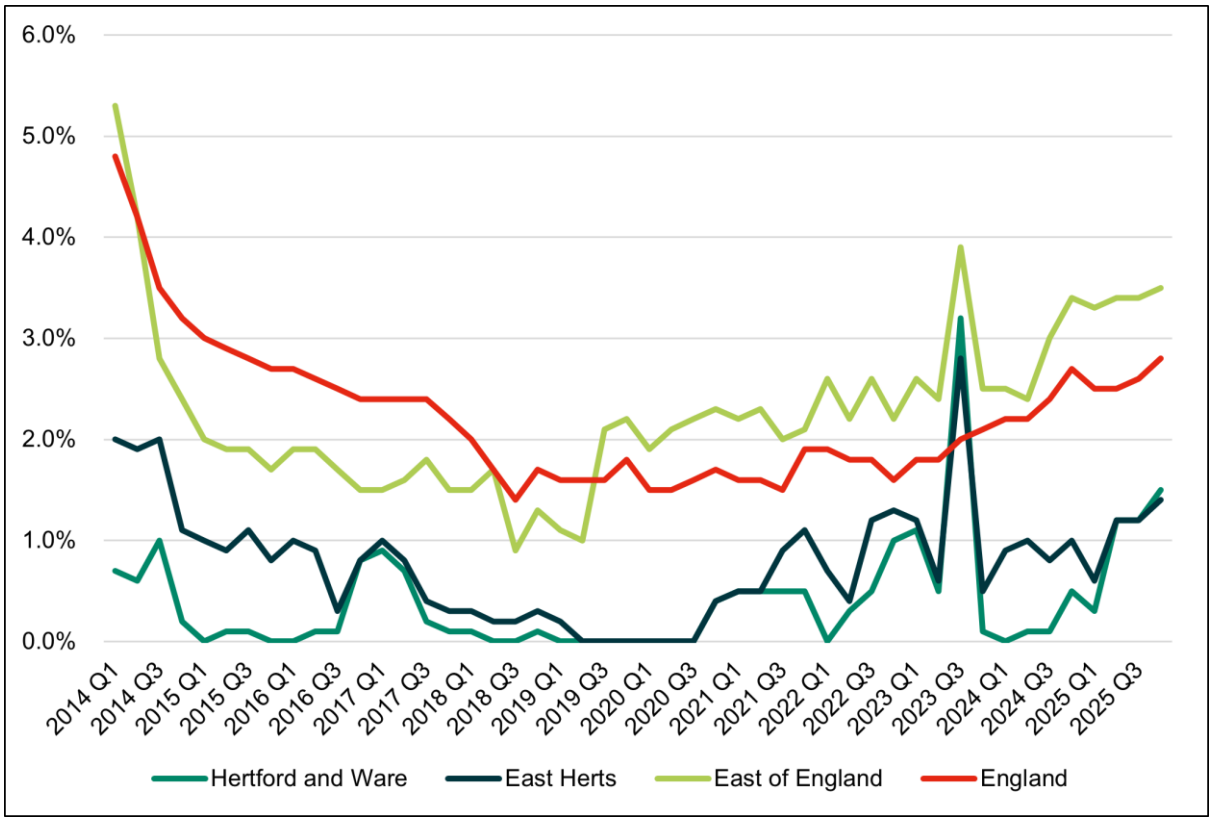
Property Type	Hertford and Ware (%)	East Herts (%)	East of England (%)	England (%)
Industrial	1.5	1.4	3.5	2.8
Warehousing and storage	7.4	6.5	6.9	7.3

Source: CoStar (2026)

5.3.9 As shown in Figure 5-13, the trend in the industrial vacancy rate in Hertford and Ware has demonstrated consistently low rates under 1.5% with the exception of 2023 Q3 with a peak of 3.2%. However, this slight volatility could reflect the relatively small amount of industrial stock, with just 43 properties of this use class.

5.3.10 Vacancy rates in East Herts, the East of England and England as a whole have been slightly higher than vacancy rates across Hertford and Ware over the past decade, albeit still low comparatively. Generally, larger markets are less prone to significant fluctuations/volatility.

Figure 5-13 Industrial Vacancy Rate (2014 Q1 to 2025 Q4)



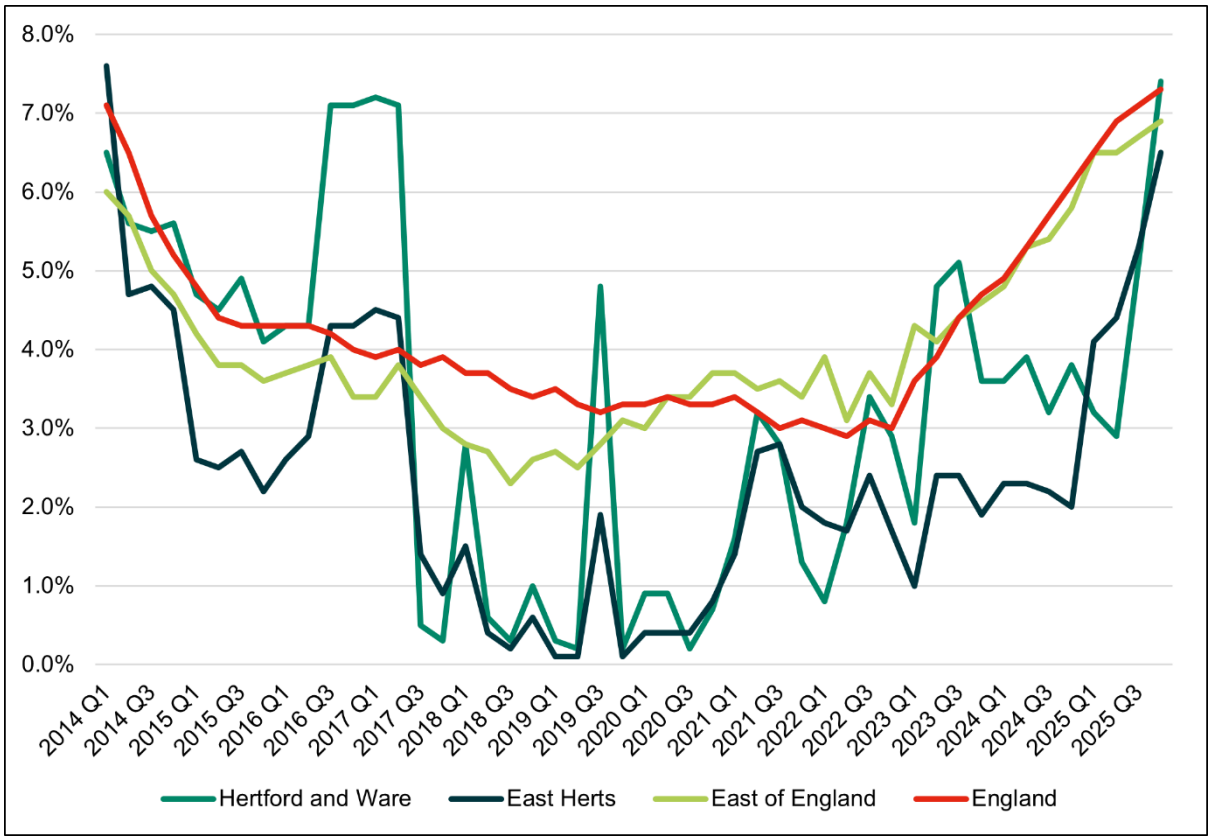
Source: CoStar (2026).

5.3.11 As shown in Figure 5-14, warehousing and storage vacancy rates have been more volatile than industrial vacancy rates over the past decade. In Hertford and Ware, vacancy rates for warehousing and storage floorspace peaked at 7.4% in 2025 Q4, having previously stood between 0.2% and 0.7% from 2019 Q4 to 2020 Q4. Up to 2025, overall warehousing and storage rates generally remained below 5% with the exception of 2016 Q3 to 2017 Q2.

5.3.12 A similar picture is evident across the other comparator areas, with all areas seeing an uptick in vacancy rates over the past 2-3 years. This is consistent with the wider market, whereby the high level of logistics demand during the pandemic prompted a strong development response, with new floorspace completed subsequently as demand conditions normalised[37]. Wider economic uncertainty, including inflation and rising geopolitical tensions, have also been viewed as contributing factors to the increase in vacancy observed over recent years[38]. However, as noted above, agents reflected that there was robust demand and a lack of sufficient capacity for both industrial and warehousing and storage floorspace in Hertford and Ware.

[37] Lambert Smith Hampton (2022) Research: Industrial & Logistics Surpasses all Records in 2021. Available at: https://www.lsh.co.uk/explore/research-and-views/research/2022/3/industrial-and-logistics-market-report-2022 [Accessed: 16/02/26].
[38] Savills (2024) Industrial & logistics take-up returns to normality but remains 12% above pre-Covid average. Available at: https://www.savills.co.uk/insight-and-opinion/savills-news/355936-0/industrial-and-logistics-take-up-returns-to-normality--but-remains-12--above-pre-covid-average [Accessed: 16/02/26].

Figure 5-14 Warehousing and Storage Vacancy Rate (2014 Q1 to 2025 Q4)



Source: CoStar (2026).

Rental Values

5.3.13 The market rental values per square metre for industrial and warehousing and storage floorspace are set out in Table 5-8.

5.3.14 Industrial properties in Hertford and Ware (£148.97/sqm) had a higher market rental value than the East Herts (£145.54/sqm), East of England (£116.85/sqm) and England (£99.02/sqm) averages.

5.3.15 In terms of warehousing and storage, the Hertford and Ware (£171.06/sqm) rental value is also higher than the East Herts (£146.88/sqm), East of England (£115.68/sqm) and England (£100.94/sqm) averages.

5.3.16 Feedback from the market noted that the development of industrial space faces fewer viability constraints in comparison to the development of office space, owing to more robust demand profile, rental levels and the lower cost of development for industrial and warehousing and storage space. Agents highlighted the ability for industrial development to compete with residential development in Hertford and Ware on a commercial basis.

Table 5-8 Market rental values – Industrial and Warehousing and Storage (£/sqm) (2025 Q4)

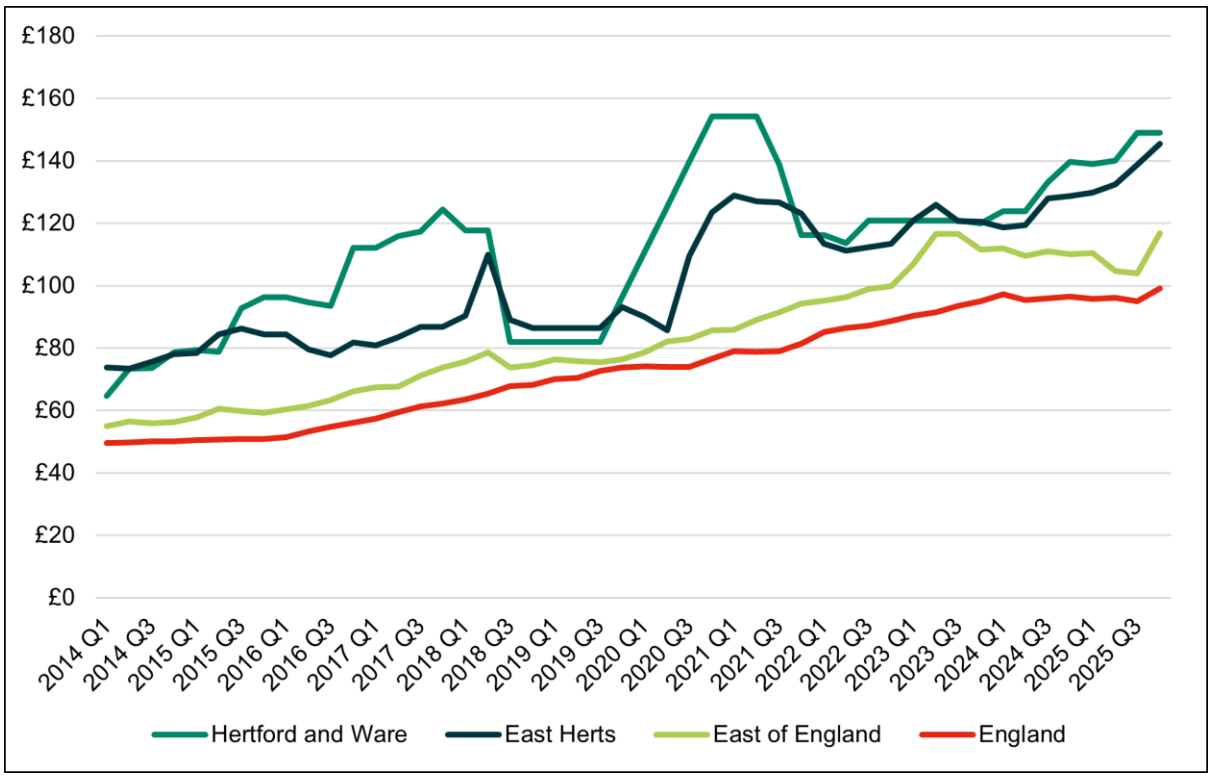
Property Type	Hertford and Ware	East Herts	East of England	England
Industrial	148.97	145.54	116.85	99.02
Warehousing and storage	171.06	146.88	115.68	100.94

Source: CoStar (2026).

5.3.17 As set out in Figure 5-15, industrial market rents in Hertford and Ware fluctuated from 2015 to 2018, and again from 2021 to 2022. However, despite the fluctuations, an upwards trend was exhibited as market rental value increased from £64.63/sqm in 2014 Q1 to £148.97/sqm in 2025 Q4, an increase of 130.5%. The percentage increase in market rental

value of industrial floorspace across the same time period in Hertford and Ware was higher than across East Herts (97.3%), the East of England (112.4%), and England as a whole (99.6%). That rental values have remained a fairly consistent degree higher than in these wider geographies even when they have increased across the board is indicative of the underlying factors underpinning demand for space locally enduring over time and remaining strong.

Figure 5-15 Industrial market rent Q1 2014 to Q4 2025 (£/sqm)[39]



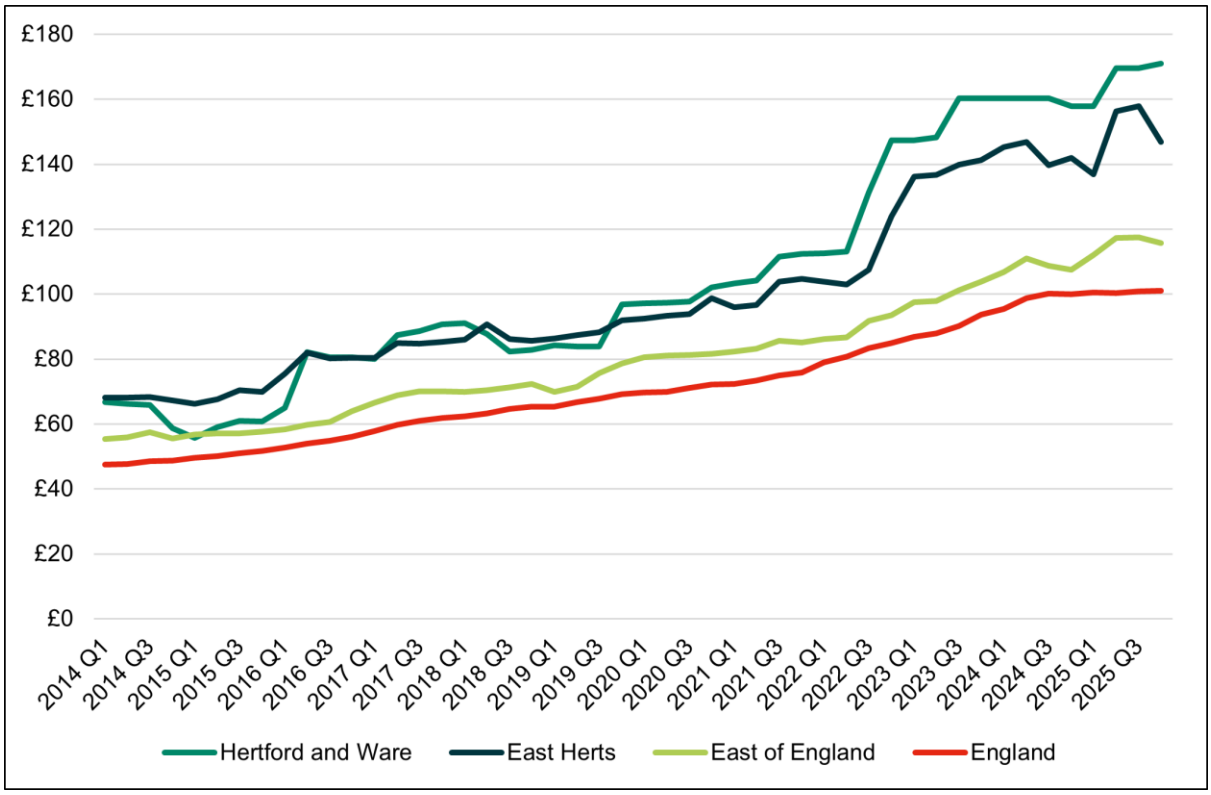
Source: CoStar (2026).

5.3.18 Between 2014 Q1 and 2025 Q4, warehousing and storage market rents in Hertford and Ware registered growth, rising by 156.1% (from £66.79/sqm in 2014 Q1 to £171.06/sqm in 2025 Q4), as shown in Figure 5-16. Similarly, the percentage increase in market rental value of B8 floorspace across the same time period was higher in Hertford and Ware compared to East Herts (115.3%), the East of England (109.0%) and England as a whole (112.6%).

5.3.19 A similar trend has been observed in East Herts, which has sustained large growth in rental values following the Covid-19 pandemic. Conversely, East of England and England have seen a more gradual trend over the past decade, with sustained growth and more limited volatility, albeit rental growth has levelled off from 2024 onwards.

[39] Where rental data was unavailable between 2019 Q4 and 2020 Q3 (inclusive), values have been interpolated based on adjacent data points to provide a consistent time series. These interpolated figures should be interpreted with caution, as they may not fully reflect market conditions at the time.

Figure 5-16 Warehousing and Storage market rent Q1 2014 to Q4 2025 (£/sqm)[40]



Source: CoStar (2026).

Net absorption

5.3.20 Figure 5-17 presents the net absorption for industrial floorspace in Hertford and Ware and East Herts.

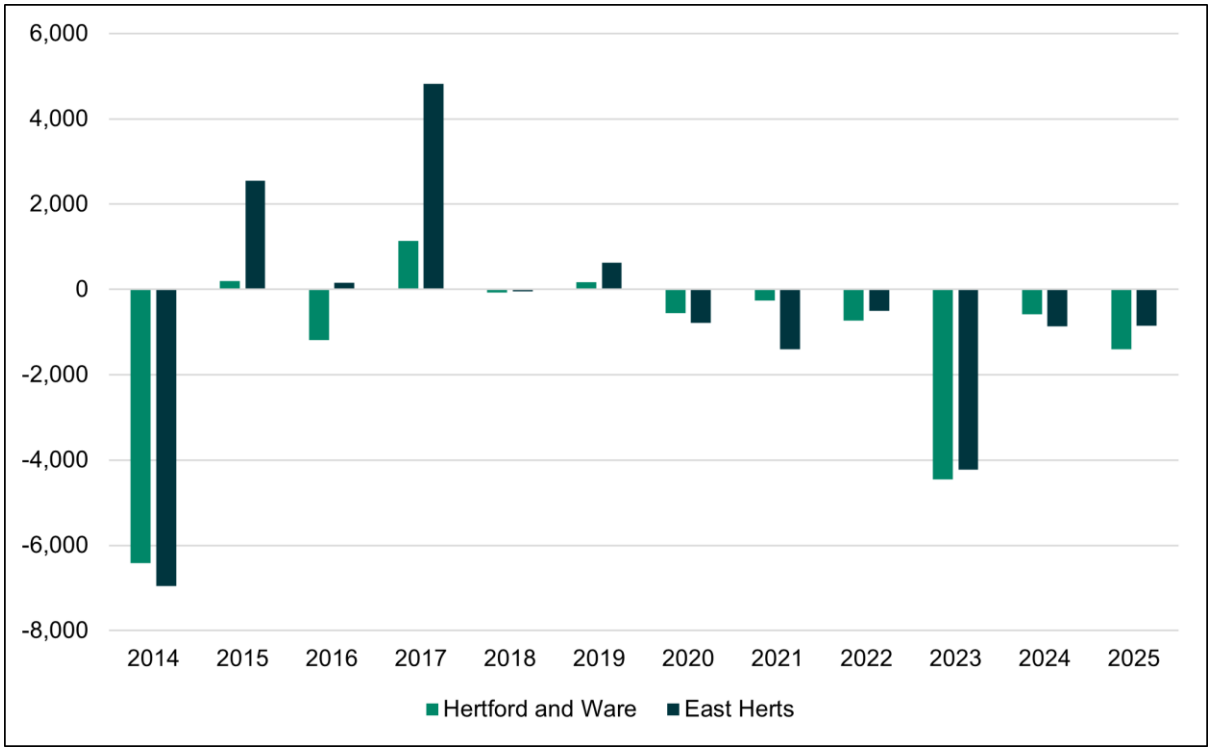
5.3.21 With regard to industrial floorspace, net absorption in Hertford and Ware was generally negative, with a low of -6,419 sqm in 2014, and a peak of 1,142 sqm in 2017, with 2015 and 2019 the only other years with positive net absorption. From 2020 onwards, net absorption was consistently negative.

5.3.22 Net absorption in East Herts shows a broadly similar pattern between 2014 and 2025 with positive net absorption in 2015, 2016, 2017 and 2019, peaking in 2017 at 4,823 sqm. The lowest net absorption in this period was in 2014 at -6,957 sqm. Similar to Hertford and Ware, net absorption turned consistently negative in East Herts from 2020 onwards.

5.3.23 The general the trend points to negative net absorption in Hertford and Ware and East Herts over the past decade, implying that more space was vacated than newly leased. However, given the limited spare capacity in the market and feedback from agents, this is unlikely to reflect a reduction in demand but the constrained market for space in Hertford and Ware.

[40] Where rental data was unavailable for 2020 Q1 and 2020 Q2, values have been interpolated based on adjacent data points to provide a consistent time series. These interpolates figures should be interpreted with caution, as they may not fully reflect market conditions at the time.

Figure 5-17 Historic net absorption of industrial floorspace in Hertford and Ware and East Herts (2014-2025, sqm)



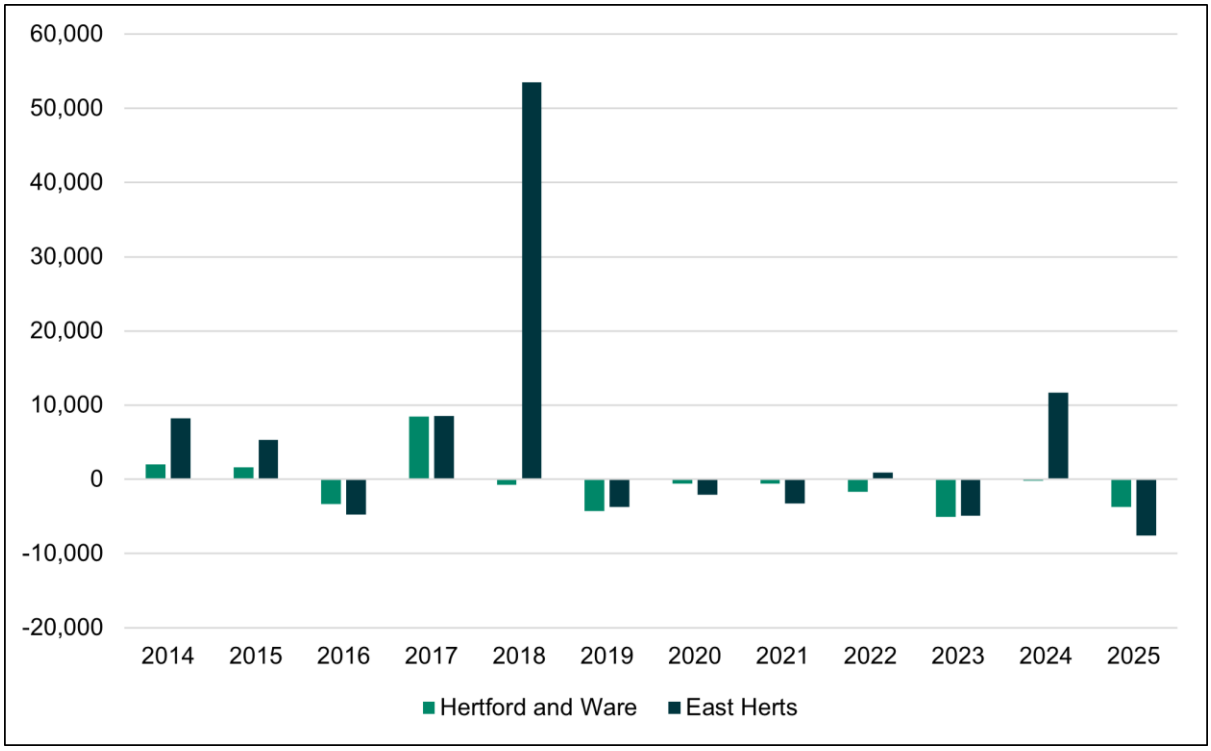
Source: CoStar (2026)

5.3.24 Net absorption for warehousing and storage uses in Hertford and Ware between 2014 and 2018 was generally positive as shown in Figure 5-18, increasing from 2,046 sqm in 2014 to 8,451 sqm in 2017. However, from 2018 onwards, net absorption in Hertford and Ware consistently became negative with the lowest level in this period in 2023 at -5,071 sqm.

5.3.25 In East Herts there has been more volatility in the net absorption. From 2014 to 2018, net absorption was largely positive, with the exception of 2016, reaching a peak of 50,488 sqm in 2018. However, from 2019 to 2025, net absorption was more variable, with positive net absorption in 2022 and 2024 before reaching its lowest in 2025 at -7,577.

5.3.26 While there has been some volatility, as with the market for industrial space the general trend points to negative net absorption of warehousing and storage space in Hertford and Ware and East Herts over the past decade. This implies that more space was vacated than newly leased. However, given the limited spare capacity in the market and feedback from agents, this is unlikely to reflect a reduction in demand but the constrained market for space in Hertford and Ware.

Figure 5-18 Historic net absorption of warehousing and storage floorspace in Hertford and Ware and East Herts (2014-2025, sqm)



Source: CoStar (2026)

Summary

5.3.27 In summary, a number of trends and characteristics are apparent with respect to the industrial and warehousing and storage market in Hertford and Ware:

- The market comprises 246,059 sqm of floorspace in Hertford and Ware, ~41% of which is warehousing and storage and 59% is B2/ E(g)iii.
- The vacancy rate for industrial floorspace in Hertford and Ware is below the regional and national average, reflecting a lack of spare capacity. Warehousing and storage uses have the highest vacancy rate, across all comparator areas, albeit this is broadly in line with accepted frictional vacancy rates. However, consultation with local agents reflected views that there was a lack of spare capacity for both industrial and warehousing and storage floorspace in Hertford and Ware to accommodate robust demand, in particular in locations with access to the A10.
- Hertford and Ware attracts higher market rental values for industrial property types than East Herts, the East of England and England. For warehousing and storage, the market rental values in Hertford and Ware are also higher than observed in East Herts, East of England and England.
- Between 2014 and 2025, market rental values for all use classes exhibited an overall increase. The increase in market rental values is greater in Hertford and Ware than across East Herts as a whole. Feedback from the market noted that the development of industrial space faces fewer viability constraints in comparison to the development of office space, owing to more robust demand profile, rental levels and the lower cost of development for industrial and warehousing and storage space. Agents highlighted the ability for industrial development to compete with residential development in Hertford and Ware on a commercial basis.
- Across Hertford and Ware and East Herts, net absorption across use classes fluctuated between 2014 and 2025, with noticeable declines recorded around and after the Covid-19 pandemic period.

5.4 Influences on Demand

5.4.1 There are a number of external factors which could influence the demand for employment floorspace in Hertford and Ware. Some key considerations are set out below.

Strategic Opportunities and Anchor Employers

5.4.2 The role of larger occupiers in Hertford and Ware is relatively limited but remains an important influence on local demand dynamics and the sectoral profile of employment.

5.4.3 In this context, GlaxoSmithKline (GSK) in Ware represents a key anchor employer, supporting the area's existing strengths in life sciences and manufacturing. The GSK Ware campus is home to one of the company's six UK pharmaceutical manufacturing sites and a significant R&D facility, with around 1,350 employees in total. Its presence – with the company having been active in Ware since 1969 – aligns with identified growth potential in these sectors and contributes to a degree of stability in higher-value employment uses.

5.4.4 A more immediate influence on the employment land position is Hertfordshire County Council's decision to vacate County Hall in Hertford and consolidate the majority of services and staff at its Stevenage office campus. This has contributed to a marked reduction in public administration employment locally and is reflected in a significant decline in the sector's share of total employment.

5.4.5 The County Hall site is currently being marketed. Particulars note that over 12 months of marketing for continued employment use has been undertaken and has proved unsuccessful, with the property having been submitted in the recent East Herts call for sites and promoted for a development of mixed uses to include residential development, commercial or community uses.

5.4.6 No decisions have yet been made, but given this context, it is unlikely that the site would be fully reoccupied for office use. As such, its redevelopment would reduce the overall supply of vacant offices and further reinforce the shift away from large-scale public sector occupation.

Minimum Energy Efficiency Standards

5.4.7 The contribution of buildings to greenhouse gas emissions is increasingly recognised. This understanding presents both challenges and opportunities, given the potential for emissions savings to be made. It is estimated that buildings are responsible for between 17% and 31%[41,42] of national emissions.

5.4.8 The energy performance of buildings in the UK is monitored through the Energy Performance Certificate (EPC) system. Non-domestic private rented properties are awarded a certificate rating between A+ (most efficient) and G (least efficient). Properties awarded an A+ rating are considered to achieve Net Zero carbon emissions.

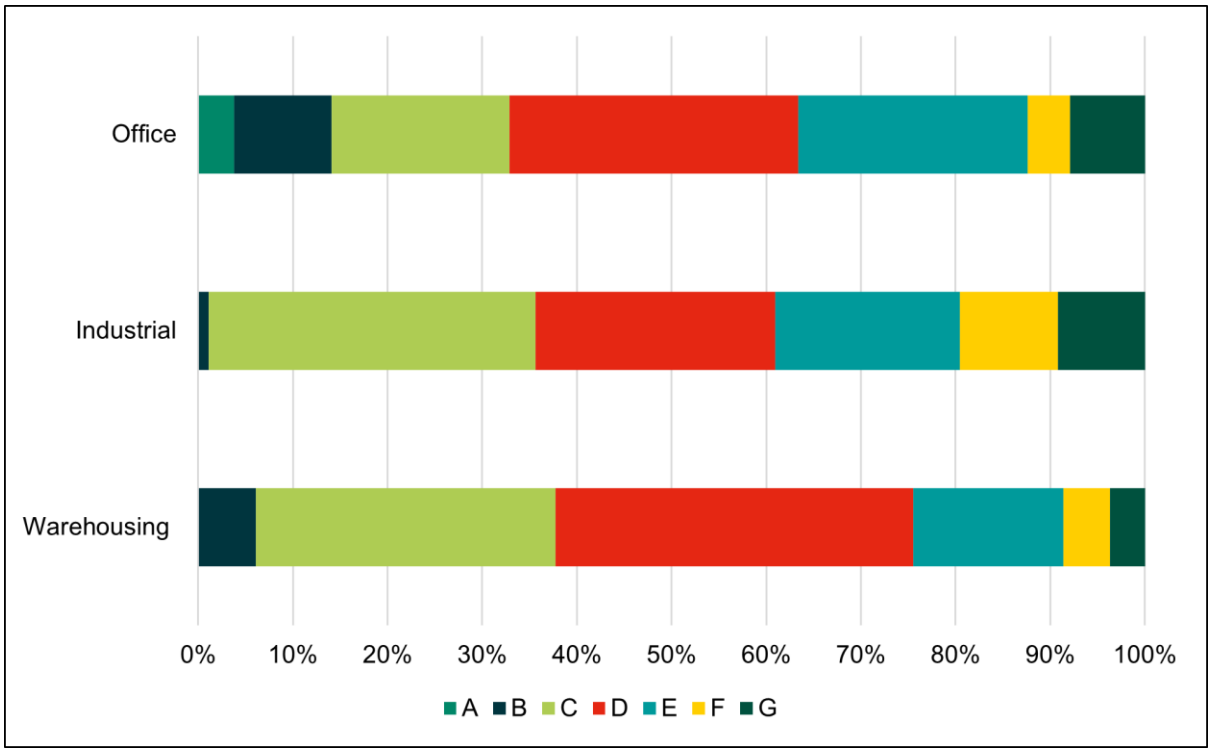
5.4.9 In order to drive the decarbonisation of the UK's non-domestic building stock, commitments have been made to encourage the construction of more energy efficient buildings and upgrading/retrofitting existing buildings through the implementation of restrictions on private lettings based on energy performance. Non-domestic buildings must comply with Minimum Energy Efficiency Standards (MEES) in order to lawfully be leased. At the time of writing (June 2026), MEES regulations apply to those non-domestic buildings which have been awarded an EPC rating of F or G, whereby these properties cannot enter into new leases until improvements have been made. A number of exemptions apply[43,44], including that

[41] This figure includes only emissions from direct energy use in buildings.
https://www.gov.uk/energy-performance-certificate-commercial-property/exemptions
[42] Additional exemptions to the new regulations are set out by RICS at https://ww3.rics.org/uk/en/journals/property-journal/epc-requirements-commercial-property.html. Exemptions apply to leases less than 6 months or greater than 99 years; to the need to perform upgrading works until a new EPC is triggered; where the costs of works would be greater than the energy saving over seven years; where third-party consent precludes works e.g. planning permission refusal where reasonably sought; where works would devalue property by over 5%; where the landlord has recently become one.
[43] https://www.gov.uk/energy-performance-certificate-commercial-property/exemptions
[44] Additional exemptions to the new regulations are set out by RICS at https://ww3.rics.org/uk/en/journals/property-journal/epc-requirements-commercial-property.html. Exemptions apply to leases less than 6 months or greater than 99 years; to the need

improvements must be 'permissible', 'appropriate' and 'cost effective'[45]. As of 1st April 2023, MEES apply to existing leases, not solely new leases as had been the case previously[46].

5.4.10 A breakdown of the EPC certificates awarded by use type[47] in Hertford and Ware is shown in Figure 5-19. Only 14% of office certificates in Hertford and Ware have an EPC rating of A+ to B, higher than the stock of industrial (1%) and warehousing and storage certificates (6%). None in Hertford and Ware are considered to achieve Net Zero carbon emissions (A+ rating).

Figure 5-19 EPC Certificates in Hertford and Ware by use type



Source: Department for Levelling Up, Housing & Communities (2026) Energy Performance of Buildings Data England and Wales: Non-domestic EPC.

5.4.11 It is anticipated that the minimum standard will be sequentially increased such that building efficiency expectations are raised in line with Government ambitions to deliver against net zero commitments[48], as the minimum EPC rating for non-domestic properties to be leased will be raised to C by 1st April 2027 and to B by April 2030. Figure 5-20 shows the current dates for the raising of the minimum EPC rating. The proportion has been applied to property market floorspace information to indicate the proportion of applicable floorspace in these scenarios. It is clearly evident that the scale of upgrading, retrofitting, and replacing building stock such that it will comply with anticipated MEES is considerable, particularly for office properties. As set out, current and potential future exemptions may apply, nonetheless the significant proportion of buildings which are likely to not meet the correct standard presents challenges, in terms of implementation, enforcement and compliance.

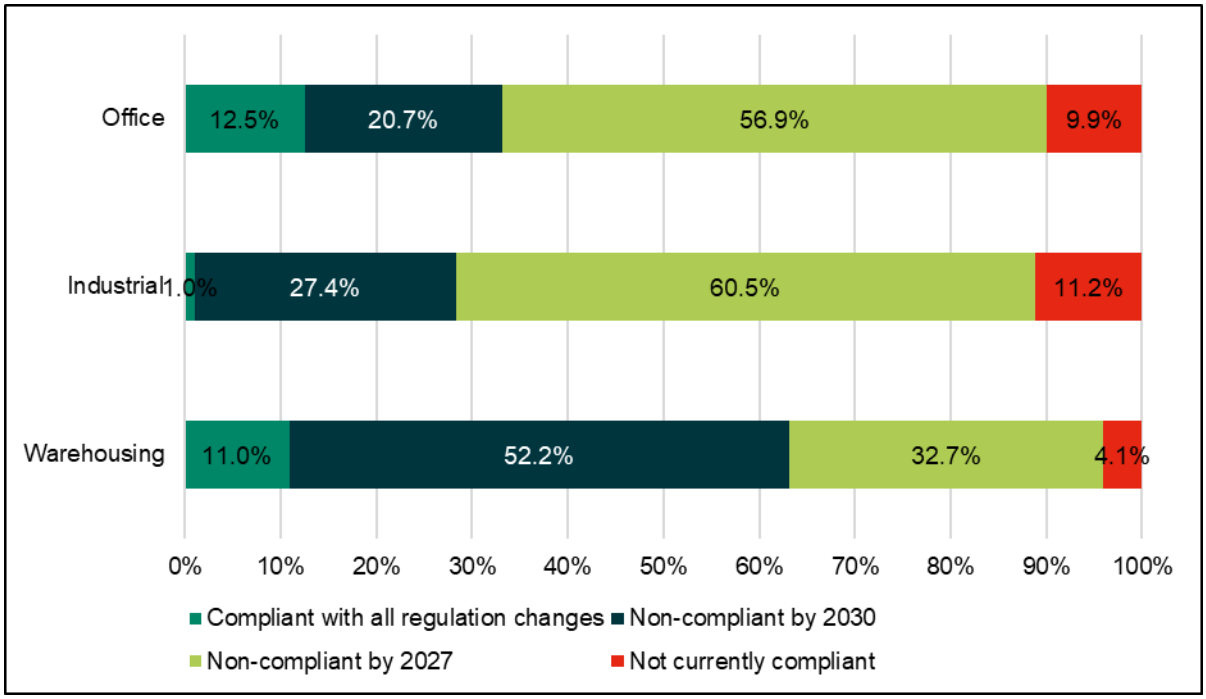
5.4.12 In 2021, the Department for Business, Energy and Industrial Strategy engaged in consultation on implementation of the EPC B target by 2030 which highlighted the significant implementation issues that would need to be addressed. The number of EPC certificates in

[45] RICS, (2018); Minimum Energy Efficiency Standards (MEES): Impact on UK property management and valuation.
[46] https://ww3.rics.org/uk/en/journals/property-journal/epc-requirements-commercial-property.html
[47] It should be noted that the use types employed by MHCLG to categorise buildings do not directly align with those categories applicable to CoStar data presented in the property market analysis section of the report. Data is therefore presented by considering the broad use types shown to comprise buildings categorised by MHCLG as follows:
- Office: 'B1 Office and Workshop Businesses' and 'Office';
- General industrial: 'B2 to B7 General Industrial and Special Industrial Groups'; and
- Storage and distribution: 'B8 Storage or distribution' and 'Warehouse and storage'.

[48] HM Government, (2020); Energy White Paper: Powering our Net Zero Future.

Hertford and Ware which falls within the scope of tightening regulations to 2030 is 639, reflecting 90% of floorspace[49].

Figure 5-20 MEES compliance of present EPC certificates with anticipated regulation changes (%)



Source: Department for Levelling Up, Housing & Communities (2026) Energy Performance of Buildings Data England and Wales: Non-domestic EPC.

5.4.13 This potential regulatory shift presents both challenges and opportunities for the local property market in Hertford and Ware, common across historic town centres in England and Wales. Retrofit costs may be significant, particularly for older office buildings which are typically more complex and costly to retrofit than industrial buildings, creating the potential for stranded assets. In this regard, compliance may present particular challenges for office stock in Hertford and Ware which includes a relatively high proportion of older buildings and conversions rather than purpose-built office space.

5.4.14 However, the regulatory changes provide a strong incentive for the modernisation and upgrading of business floorspace. Improvements in energy performance may also enhance the quality of the local building stock, while supporting lower operating costs and improved environmental performance. Over time, this may contribute to the renewal and upgrading of the town's employment floorspace.

5.4.15 It should be noted that the Government's work on related data reforms and responses to earlier MEES consultation has been ongoing for several years, and formal proposals remain under review. Consequently, the scale of current and future exemptions across the non-domestic sector is not currently understood[5051].

Changing Office Workspace Requirements

5.4.16 This sub-section delves into the recent evolution of changing space requirements for office and knowledge work.

[49] It should be noted that the EPC dataset captures data on an intra-building level where applicable i.e. different floors will have their own ratings and entries in the database, whereas in CoStar typically a building is a singular entry in its database. The number of EPC certificate records, 639, is therefore greatly higher than the number of building records in CoStar i.e. 286 office and industrial premises.
[50] Department for Business, Energy and Industrial Strategy (2021). The Non-Domestic Private Rented Sector Minimum Energy Efficiency Standards: Implementation of the EPC B Future Target.
[51] Department for Energy Security and Net Zero (2024**).** Improving the Energy Performance of Privately Rented Homes: Consultation.

5.4.17 The work-from-home shift is a key driver of the evolving landscape in the UK. The most recent data from the Office for National Statistics[52] highlighted that 44% of workers in the East of England embrace home (14%) or hybrid (30%) work, reshaping models, and foretelling a lasting change, with 75% of those working from home or hybrid anticipating a lasting change to in-person work patterns. By way of comparison, Annual Population Survey data from before the Covid-19 pandemic shows that around 17.6% of working adults reported working from home at some point in the week before the interview.

5.4.18 The future of office spaces is set to be shaped by intricate dynamics involving employee attendance rates and the broader economic landscape. Survey data from February 2026[53] indicated that office occupancy rates across the UK have stabilised above the 40% mark, with a weekly peak of 44.1% in late January 2026. This compares with pre-pandemic occupancy rates estimated between 60% and 80%. Tuesdays, Wednesdays, and Thursdays are the busiest days of the week for staff to be at their desks, with Friday remaining the quietest day. Faced with this new reality, employers are confronted with challenges to entice employees back to the office environment, thus influencing decisions related to office expansion, right-sizing office spaces, and delaying real estate investments.

5.4.19 The changing dynamics in the office market have been reflected in East Herts, with emergence of office hubs such as Launchpad[54] to reflect flexible working arrangements where companies and individuals may not require a specific premises of their own on a permanent basis but can utilise co-working office accommodation and meeting spaces to align with their needs.

5.4.20 The context within the office market, characterised by extended leases held, suggests that a time lag will occur before a decrease in demand for office space is fully evident. This delay provides a window during which office job numbers might increase, employee attendance rates could experience a partial recovery, and a pursuit of high-quality office environments may persist, collectively contributing to a relatively gradual and controlled transition for office providers. This temporal overlap also affords occupiers, developers, landlords, and policymakers the opportunity to proactively adapt to these evolving trends. However, it is noteworthy that peripheral locations and areas with limited premium office offerings might experience a more pronounced impact due to the variable nature of the “flight to quality[55]”.

5.4.21 This trend of downsizing of requirements by office occupiers is already driving decisions by businesses to reduce their premises size with impacts on vacancy rates. In turn this may potentially result in new office floorspace being of lower average density than has been typical. The growth of use of artificial intelligence (AI) within sectors and occupations in offices could, on face-value, lead to further downsizing due to reductions in headcount at premises. However, there is considerable uncertainty as to the extent and at what pace such change would occur with limited evidence at present of firms seeking to do this for this reason on a noticeable level.

[52] ONS (2023) Characteristics of homeworkers, Great Britain: September 2022 to January 2023.
[53] Remit Consulting (2026) News Release: UK office occupancy stabilises above 40% as sector divide widens. Available at: https://return.remitconsulting.com/resource-centre/57-uk-office-occupancy-stabilises-above-40-as-sector-divide-widens [Accessed: 10/03/26].
[54] Launchpad Business Centres | East Herts District Council
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6. Existing Employment Sites

6.1 Introduction

6.1.1 There are 16 Employment Area allocations in Hertford and Ware which represent the majority of the existing supply of employment floorspace. Most of these sites are in or adjacent to the towns, with two sites being situated in the villages to the north of Ware:

- Caxton Hill;
- Foxholes Business Park;
- Hartham Lane;
- Mead Lane;
- Mimram Road;
- Warehams Lane;
- Windsor Industrial Estate;
- Pegs Lane;
- Broadmeads;
- Crane Mead;
- Ermine Point / Gentlemen's Field;
- Marsh Lane;
- Park Road / Harris's Lane (GSK Ware);
- Star Street;
- Oakley Horseboxes (High Cross); and
- Thundridge Business Park.

6.1.2 In addition to these Employment Areas, a short profile on Hertford and Ware town centres is also included, due to their role in accommodating office uses.

6.1.3 This section of the report provides an assessment of the relative characteristics of these sites.

6.2 Employment Areas

Caxton Hill

6.2.1 Caxton Hill is an important, 6.25ha employment site located within a residential area in the east of Hertford. The site has improved access to the A414 through Foxholes Business Park, making the two employment areas interconnected. Since planning permission was granted in 2023 for redevelopment, 16 high-quality units (4ha of land) now form the new 'Hertford Logistics Hub' totalling 23,225 sqm of floorspace. The remaining 2.25ha comprises predominantly older units, with no evidence of recent redevelopment and this older section of the Employment Area is accessed solely from Ware Road/Caxton Hill, except for active travel which is available between the two sections of the overall site.

6.2.2 The site is surrounded by residential housing, with the exception of the Foxholes Business Park (a separately designated Employment Area- see below), which is adjacent to the south-east, and is now itself linked to the Hertford Logistics Hub via John Tate Road.

6.2.3 Units are flexible, accommodating a range of potential businesses across Class E(g)(i), (ii), (iii), Class B2 and Class B8. There are numerous vacant units within the new Hertford

Logistics Hub, which are currently being marketed as the site redevelopment continues towards completion. Five of 16 units are occupied, with an additional four under offer.

6.2.4 Table 6-1 provides an overview of Caxton Hill.

Table 6-1 Overview of Caxton Hill (2025 Q4)

Number of units	Property types	CoStar Quality Rating	Office rent (£/sqm)	Industrial rent (£/sqm)	Uses
16	Industrial	2-4	n/a	£180.30	Commercial printer, logistics services, steel fabricator, powder coating service.

Source: CoStar (2026); East Herts District Council (2026) East Herts District Wide Employment Land Review.

6.2.5 Buildings in Caxton Hill date from 1957 to 2026, with properties built in the 1950s and 1960s refurbished in 2023 and 2024.

6.2.6 The estate is of good quality overall, as reflected by its CoStar rating, with 27.8% of properties rated 2, 61.1% rated 3, and 11.1% rated 4. The site is well maintained, with excellent parking availability, signage and road markings, and shrubbery, vegetation and a communal area with benches, improving environmental amenity. New units have a high standard of design and all incorporate roof-mounted solar PV panels. Generally, the older units which have not been redeveloped have a poorer quality of environment.

6.2.7 Connectivity and links with the wider strategic road network have been improved by the new access route through Foxholes Business Park, directly onto the A414 for the newly developed part of the Employment Area. Pedestrians and cyclists can both access the site via Caxton Hill and John Tate Road, which both have pavement along the side of the road. The site is well-served by public transport, with a bus stop approximately 300m from the entrance, with connections to numerous surrounding villages. It is an 11-minute walk from Hertford East Railway Station, offering good connectivity with London.

6.2.8 As shown in Table 6-1, industrial rents in 2025 Q4 were £180.30, remaining relatively stable from the end of 2024, prior to which, data was not available. Opportunities for further development are limited given topography and the surrounding residential and industrial area to the south-east.

Foxholes Business Park

6.2.9 Foxholes Business Park is a mixed-use estate (9.82ha), comprising of approximately 50 employment units, ranging in size and design.

6.2.10 The Business Park is bordered by the A414 on the southern edge of the site, with greenfield land beyond. The new Hertford Logistics Hub is adjacent to the north-west, with a new internal road making the two sites interconnected via John Tate Road. To the north and north-east, there is some green space and residential housing.

6.2.11 Use Classes include E(g)(i), (ii), (iii) and Class B2. Other uses include healthcare services, contracting companies, a day nursery, and a pilates studio.

6.2.12 Table 6-2 provides an overview of the Foxholes Business Park.

Table 6-2 Overview of Foxholes Business Park (2025 Q4)

Number of units	Property types	CoStar Quality Rating	Office rent (£/sqm)	Industrial rent (£/sqm)	Uses
50	Office and Industrial	2-3	221.52	130.78	Heath services, contractors, nursery, pilates studio, manufacturer, internet marketing service, central heating service, digital printers.

Source: CoStar (2026); East Herts District Council (2026) Employment Land Review.

6.2.13 Buildings at Foxholes Business Park date from 1971 to 2000. Overall, Foxholes Business Park is of average quality, reflected in its CoStar ratings, with 18.2% of properties rated 2 and 81.8% rated 3. Units are generally arranged in smaller courtyards, with sufficient provision of parking across the business park, excellent signage, and an abundance of trees and vegetation which enhances the amenity of the general environment.

6.2.14 The main entrance of the site is directly from John Tate Road onto the A414, which then links with the A10, approximately 1 mile east. The A414 also facilitates connection west toward the A1(M). Despite being located and primarily accessed via the A414 dual carriageway, the site has good accessibility for pedestrians and cyclists. There is a pavement along the A414 London Road into Hertford, and multiple public footpaths running directly into and out of the business park on its east side. In terms of public transport, a bus stop is located less than 100m from the site, but there are limited buses running from it. The Caxton Hill bus stop on Ware Road is a better option, located 700m away, accessible through Hertford Logistics Hub.

6.2.15 In 2025 Q4, the vacancy rate at Foxholes Business Park stood at 3.0%, increasing from 1.4% in 2024 Q4. There are currently three offices spaces vacant along The Chase and Watermark Way, ranging from 65 sqm to 381 sqm.

6.2.16 As shown in Table 6-2, office and industrial rents in 2025 Q4 were £221.52/sqm and £130.78/sqm respectively. Over the past decade, rents have broadly increased since 2016 Q1 in line with inflationary and market pressures, from £161.35/sqm and £72.44/sqm for office and industrial rents respectively. Opportunities for further development are limited given the surrounding industrial and residential uses to the north-west, and north and north-east respectively.

Hartham Lane

6.2.17 Hartham Lane is a 1.85ha site split across two sites, each on either side of Hartham Lane. As Hertford's most central employment area, the site is very well connected to the town centre and surrounding areas.

6.2.18 To the east of the site is the historic McMullen's Brewery, and to the west is a cluster of approximately 20 small business units known as Great Northern Works. The site is divided in the centre by non-employment land, other historic brewing buildings and a large Sainsbury's supermarket.

6.2.19 Use Classes include Class E(g)(i), (ii), (iii), Class B2 and Class B8. The Great Northern Works area, though small, has benefited from some recent redevelopment, including good signage and an outdoor seating area, offering amenity to the area. Parking is sufficient, and the brewery site has a fenced private parking / delivery yard adjacent but separated from the Sainsbury's car park.

6.2.20 Table 6-3 provides an overview of Hartham Lane.

Table 6-3 Overview of Hartham Lane (2025 Q4)

Number of units	Property types	CoStar Quality Rating	Office rent (£/sqm)	Industrial rent (£/sqm)	Uses
20	Industrial, Office, Retail	1-3	230.89	140.79	IT services, R&D services, pilates studio, embroidery service, shipping company, brewery.

Source: CoStar (2026); East Herts District Council (2026) Wide Employment Land Review.

6.2.21 Buildings at Hartham Lane date from 1950 to 2020, reflecting the diverse mix of buildings, layout and architecture at this employment area.

6.2.22 The site is of below average quality overall, as reflected in its CoStar ratings, with 16.7% of buildings rated 1, 33.3% rated 2, and 50.0% rated 3.

6.2.23 As Hertford's most central employment area, Hartham Lane is very well connected to the town centre and surrounding areas. The site is less than 800 m away from the A414 which offers a link east towards the A10, and west towards the A1(M). However, during peak times there is significant congestion along the A414 through Hertford. There is good accessibility for pedestrians and cyclists, with numerous roads and pathways facilitating access from all directions. In terms of public transport, there are numerous bus stops less than 100 m south from Hartham Lane, creating links to surrounding settlements and circular routes around Hertford. Both Hertford North and Hertford East Railway Stations are approximately 800 m or a 10-minute walk from the site.

6.2.24 Since 2012 Q2, all units on site have been occupied and in use.

6.2.25 As shown in Table 6-3, office and industrial rents in 2025 Q4 were £230.89/sqm and £140.79/sqm respectively. Rents have shown a general upward trend since 2016 Q1, from £157.48/sqm and £80.51/sqm for office and industrial rents respectively, consistent with wider market conditions. Opportunities for development are limited, with expansion constrained by the central location of the site and surrounding development.

Mead Lane

6.2.26 Mead Lane is the largest employment site across the district (20.8ha), incorporating multiple difference industrial estates within it. The site allocation is bisected by the River Lea Navigation, with 2.7ha of developed, occupied employment land to the north-west and the larger 13.2ha site to the south-east. The remaining area of the site is allocated for mixed-use development under Policy HERT2 of the District Plan 2018. The site encompasses Mead Lane Industrial Estate, Lock House Industrial Estate, Centrus, Mead Lane Business Centre, Dicker Mill, and Marshgate Drive.

6.2.27 The industrial area comprising Dicker Mill and Marshgate Drive lies on the opposite side of the river and is constrained by surrounding green space, including Hartham Common. The larger employment area along Mead Lane is contained between the railway line serving Hertford East station and areas of public open space.

6.2.28 Use Classes include Class E(g)(i), (ii), (iii), Class B2 and Class B8, although the site is predominantly industrial, but with a range of independent businesses concentrated around the Dicker Mill and Marshgate Drive area to the north-west which include fitness and community halls.

6.2.29 Table 6-4 provides an overview of Mead Lane.

Table 6-4 Overview of Mead Lane (2025 Q4)

Number of units	Property types	CoStar Quality Rating	Office rent (£/sqm)	Industrial rent (£/sqm)	Uses
30+	Industrial, Office, Retail	1-3	230.56	143.81	Sofa store, vehicle dealer, gym, electrician, car body shop, commercial printer, dance school, pilates studio, central heating service, vehicle repair, travel agent, events management.

Source: CoStar (2026); East Herts District Council (2026) Employment Land Review.

6.2.30 Buildings at Mead Lane date from 1937 to 2025, with one property built in 1980 and refurbished in 2017. The site is of below average quality overall, as reflected in its CoStar rating with 2.8% of buildings rated 1, 44.4% rated 2 and 52.8% rated 3. Generally, the main industrial area along Mead Lane is of higher quality, with good parking provision, and informative signage indicating unit numbers and their occupiers. The smaller section of this employment area, to the north of the River Lee Navigation along Mill Road and Marshgate Drive contain older units, have limited parking availability, and are more difficult to navigate due to narrow roads and a lack of signage, with some units showing signs of disrepair.

6.2.31 Although the site is located relatively close to the town centre, accessibility constraints are evident. The majority of the site is accessed via Mead Lane, which is a dead-end road, while the estate north of the river can alternatively be accessed via Mill Road or Marshgate Drive. All access points, and entry to Mead Lane relies on a single route along Mill Road, which causes congestion issues and constrains access to the site. Mead Lane is less than 1 mile from the A414, which can facilitate connection east to the A10, and west towards the A1(M). The site is accessible for pedestrians and cyclists via the roads which feed into it, as well as from numerous footpaths around the site. In terms of public transport access, Hertford East Railway Station is less than 200m from Mead Lane, with frequent trains to London. The nearest bus stop is approximately 200m from the site, offering a range of connections to surrounding villages.

6.2.32 At the time of writing, there is minimal vacancy at the site with one 557sqm industrial unit vacant and being marketed within the Mead Lane Industrial Estate along Merchant Drive, and a small amount of office space (~28 sqm) being marketed within the Lock House Industrial Estate.

6.2.33 As shown in Table 6-4, office and industrial rents in 2025 Q4 were £230.56/sqm and £143.81sqm respectively. Opportunities for development are limited as the site is partially bordering Hertford Conservation Area, and there are large patches of Flood Zone 3[56] around the Mead Lane Business Centre. Greenfield land lies to the north of the site, reflecting its location within the Green Belt.

6.2.34 The East Herts Employment Land Review[57] recommends amending the Employment Area allocation to exclude plots being developed for residential uses associated with Policy HERT2, with the remaining allocated employment land being separated to become two separate Employment Areas; one encompassing Mead Lane, and one encompassing Mill Road / Marshgate Drive.

Mimram Road

6.2.35 Mimram Road is a 2.2ha estate, comprising of approximately 40 units, the majority of which are appropriate for small-scale local businesses, serving the local community.

6.2.36 There is some housing around the site to the north, across the A414 Hertingfordbury Road, and to the north-east directly adjacent. The entire south and east of the site is surrounded by Green Belt land including Hertford's Green Finger[58]. To the west, the site is bordered by treeline and railway track, making it relatively isolated from residential areas of the town.

6.2.37 Use Classes range from Class E to some small-scale B2 and B8 uses present. Numerous occupiers operate across the automotive industry, selling auto parts and vehicles, and offering services including repair, MOT, and valet / car wash.

6.2.38 Table 6-5 provides an overview of Mimram Road.

Table 6-5 Overview of Mimram Road (2025 Q4)

Number of units	Property types	CoStar Quality Rating	Office rent (£/sqm)	Industrial rent (£/sqm)	Uses
40	Industrial, retail	1-2	n/a	167.96	Auto parts store, security system services, motor vehicle dealer, exhibition planner, car wash, tyre shop, skin care clinic, martial arts club.

Source: CoStar (2026); East Herts District Council (2026) Employment Land Review.

[56] Flood Zone 3 is defined as having the highest risk of fluvial flooding. Flood Zone 3 is further broken down into Flood Zone 3a (high probability) and Flood Zone 3b (functional floodplain).
[57] East Herts Council Employment Land Review May 2026
[58] Hertford "Green Fingers" are designated areas of open, undeveloped Green Belt land that penetrate towards the town centre, providing crucial environmental and aesthetic benefits. These areas are protected under the local plan.

6.2.39 Buildings at Mimram Road date from 1954 to 1979, with the majority of properties built in 1975.

6.2.40 The site is of below average quality, as reflected by its CoStar ratings, with 8.3% of buildings rated 1 and 91.7% rated 2. The majority of the site is made up of very small, single storey terraced industrial units, which are old and appear poorly maintained. The narrow and cramped internal road layout, combined with the size and style of units, means that the site is unsuitable for large-scale businesses and/or those involving logistics. There is good signage and some parking availability throughout the site, however.

6.2.41 Mimram Lane is accessed via one entrance on the A414 Hertingfordbury Road dual carriageway which runs through the town, making the site relatively well connected to surrounding areas. However, access is less convenient when travelling from the west along the opposite side of the dual carriageway. The location directly on the A414 offers a link west toward the A1(M), and east toward the A10. There is a footpath running parallel to the A414 Hertingfordbury Road which provides pedestrian access to the site. The site is well-served by public transport, with a bus stop within a 10-minute walk from the entrance providing links to surrounding towns and villages.

6.2.42 Currently, nine small terraced industrial units remain vacant, having been marketed for a significant duration of time. The poor quality of the units, combined with the site's limited suitability for logistics occupiers, is likely further limiting demand for industrial floorspace in the estate.

6.2.43 As shown in Table 6-5, industrial rents in 2025 Q4 were £167.96/sqm. Since 2022 Q1, rent has marginally increased from £161.46/sqm. Opportunities for development are limited as the site borders Hertford Conservation Area and one of Hertford's Green Finger allocations under District Plan 2018. Furthermore, the majority of the site is within Flood Zone 3. The site is bordered by greenfield land, reflecting its location within the Green Belt.

Warehams Lane

6.2.44 Warehams Lane is a 2.5ha site made up of approximately 10 small / medium sized industrial units, and numerous parcels of land being used as storage or sales yards. The employment area encompasses industrial, and business uses along Warehams Lane, as well as some residential uses and a new Aldi supermarket in the eastern half of the allocation area.

6.2.45 The site is bordered by the A414 (Hertingfordbury Road) to the north and east, greenfield land to the south, and a development of three-storey blocks of flats to the west (Maple Lodge).

6.2.46 . Use Classes range from Class E(g)(i), (iii), and Class B8. However, a large portion of the site's industrial, warehouse and office space has been lost with the Class E Aldi supermarket redevelopment, which is now separate from Warehams Lane with no internal through-access.

6.2.47 Table 6-6 provides an overview of Warehams Lane.

Table 6-6 Overview of Warehams Lane (2025 Q4)

Number of units	Property types	CoStar Quality Rating	Office rent (£/sqm)	Industrial rent (£/sqm)	Uses
10	Industrial, Office, Retail	1-3	164.69	108.50	Supermarket, car dealer, tyre shop, flooring shop, storage units.

Source: CoStar (2026); East Herts District Council (2026) Employment Land Review.

6.2.48 Buildings at Warehams Lane date from 1966 to 2020. The site is of slightly below average quality overall, as reflected by its CoStar ratings, with 20.0% of properties rates 1, 20.0% rated 2 and 60.0% rated 3. Generally, quality across the site is not very high, with some unattractive scrap / storage yards and multiple buildings which appear old and poorly maintained. Parking availability is limited, meaning cars are being parked on double yellow lines along the internal road, and signage is poor. There is also a lack of pavement to

facilitate pedestrian movement. In the centre of the site, there is a group of seven residential properties (13-25 Castle Mead Gardens), which are aesthetically out of place and not in keeping with their surrounding industrial / retail uses.

6.2.49 Warehams Lane is located close to the centre of Hertford on the A414 dual carriageway, making the site well connected to local areas. The location directly on the A414 offers a link west towards the A1(M), and east toward the A10. There is a footpath running parallel to the A414 which provides pedestrian access to the site and allows pedestrians to each the town centre. In terms of public transport, there is a bus stop located approximately 300m form the entrance to Warehams Lane, providing good access to a range of bus services and links to surrounding villages and across Hertford. Additionally, Hertford North Railway Station is approximately a 10-minute walk from the site, providing quick links into London.

6.2.50 Since 2025 Q2, all units and plots have been occupied

6.2.51 As shown in Table 6-6, office and industrial rents in 2025 Q4 were £164.69/sqm and £108.50/sqm respectively. Rents have slowly increased since 2016 Q1, from £112.60/sqm for office properties and £84.28/sqm for industrial properties, indicating relatively muted growth over the period. Opportunities for development are limited as the site is surrounded by Hertford Conservation Area, and it borders one of Hertford's Green Finger allocations under District Plan 2018. Additionally, the entire site is within Flood Zone 3.

6.2.52 As previously noted, the Employment Area encompasses some residential uses and a new Aldi supermarket in the eastern half of the allocation area, and the East Herts Employment Land Review recommends amending the Employment Area allocation to exclude these non-employment uses, safeguarding the remaining allocated Employment Area.

Windsor Industrial Estate

6.2.53 Windsor Industrial Estate is a 0.5ha site, comprising of six medium-sized traditional employment units which all face directly onto Ware Road.

6.2.54 The estate is bordered on its west side by housing and is surrounded by Green Belt land to the north, east and west. To the south, the site is bordered by a golf course.

6.2.55 Use Classes include Class E(g)(i), (iii), Class B2 and Class B8. The site accommodates various businesses which require industrial and ancillary office floorspace, including vehicle servicing and merchandise sales / distribution. Five of the units incorporate industrial / warehouse floorspace and ancillary office space for administrative or operational functions. These ancillary offices are street-facing and serve as reception areas and entrances for visiting customers. The sixth unit is a separate unit to the west which incorporates office space, a retail shop, and some distribution use to the rear. Notable occupants include Kwik Fit, Halfords, HBS and Nicky Cornell.

6.2.56 Table 6-7 provides an overview of Windsor Industrial Estate.

Table 6-7 Overview of Windsor Industrial Estate (2025 Q4)

Number of units	Property types	CoStar Quality Rating	Office rent (£/sqm)	Industrial rent (£/sqm)	Uses
6	Industrial, Office, Retail	3	n/a[59]	160.60	Tyre shop, home furniture shop, plumbers' merchant, clothes and fabric wholesaler.

Source: CoStar (2026); East Herts District Council (2026) Employment Land Review.

6.2.57 The estate is of average quality overall, as reflected by its CoStar ratings, with all properties rated 3. The site is positioned on Ware Road, overlooking the valley to the north, and is highlight visible from the A10. Due to the site's location, the site is relatively self-contained with minimal impact on surrounding uses. Occupiers are clear due to prominent signage, and there is adequate parking provision.

[59] No office rental data is available from CoStar.

6.2.58 Due to its location in between Hertford and Ware, the site is accessible from both towns. Ware Road extends east toward Ware Railway Station, and west through the centre of Hertford adjoining the A414. The site has two access points on Ware Road; one for entry and one for exit, indicated by signs. Ware Road facilitates direct access west to the A414 and access to the A10 is approximately 1.2 miles away. Pedestrians and cyclists can access the site from the west vis Ware Road, however, the uses on site are primarily catered toward customers arriving by car. In terms of public transport, the closest bus stop to the estate is less than 100m west, with extensive services running from this stop, offering a wide range of connections to surrounding villages and across Hertford. Hertford East Railway Station is also 1.3 miles to the west along Ware Road, providing a link with Central London.

6.2.59 There is no vacancy at the time of writing, all units are occupied and in use.

6.2.60 As shown in Table 6-7, industrial rent in 2025 Q4 was £160.60. Opportunities for development are limited as the site is almost entirely within 'Ware Lined Quarry' Wildlife Site. Greenfield land lies to the west of the site, reflecting its location within the Green Belt.

Pegs Lane

6.2.61 Pegs Lane is a 9.4ha employment area located relatively centrally in Hertford, just south of the A414. It is split into two separate sites; Wallfields, and its surrounding area, and the larger County Hall estate which forms most of the allocation and provides 18,859 sqm of floorspace.

6.2.62 The employment area is adjacent to some housing to the north, south, and west, with a care home to the east, and a secondary school and police station across the road.

6.2.63 Overall, the employment area comprises of two properties – Wallfields which is 4,723 sqm and County Hall which is 18,859 sqm. Both Wallfields and County Hall serve the primary function of the providing Class E(g)(i) offices, historically accommodating East Herts District Council (EHDC) in the Wallfields building to the north, and Hertfordshire County Council (HCC) at County Hall, which until recently was the District's largest local authority employer. Wallfields and County Hall were both submitted for mixed-use / residential redevelopment through the 2024 Call for Sites exercise but, at the time of writing, it is too early in the Local Plan process for any decisions to be taken by East Herts Council over whether either or both of these sites should be selected as potential future allocations for such proposed uses.

6.2.64 Table 6-8 provides an overview of Pegs Lane.

Table 6-8 Overview of Pegs Lane (2025 Q4)

Number of units	Property types	CoStar Quality Rating	Office rent (£/sqm)	Industrial rent (£/sqm)	Uses
2	Office	3	224.00	n/a	Former local government buildings.

Source: CoStar (2026); East Herts District Council (2026) Employment Land Review.

6.2.65 County Hall was built in 1939, and Wallfields was built in 1810, with a more modern extension added to the Grade II listed building that was completed in 1986. Neither site has been refurbished.

6.2.66 The employment area is of average quality overall, as reflected by its CoStar ratings, with both sites rated 3. The Pegs Lane employment area is a unique site, encompassing historic Grade II listed buildings at Wallfields and County Hall, attractive green space and vegetation, landscaped courtyards, and extensive parking. The Old Wallfields building and the original 1939 offices of County Hall are prestigious buildings, contributing to the amenity of their surroundings. Newer extensions to these buildings are considered less desirable but continue to provide available and functional employment space. Signage is good across the site, and there is an abundance of dedicated car parking space.

6.2.67 The Pegs Lane employment area is located relatively centrally in Hertford, just south of the A414. The site is locally accessible from multiple directions and well connected to the rest of

the town, making it highly suitable to accommodate local employment. Both Wallfields and County Hall are within 500m of the A414, which links with the A10, approximately 1.7 miles to the east, and west toward the A1(M). The site is highly accessible for pedestrians and cyclists, with pavements and the low-speed Pegs Lane providing access to both Wallfields and County Hall with zebra crossing points. The employment area is well served by public transport, with multiple bus stops in close proximity, and slightly further away which provide more frequent and extensive bus service provision in and around the town centre. Both Hertford North and Hertford East stations are approximately a 15-minute walk from the area.

6.2.68 Much of the floorspace across both Wallfields and County Hall is vacant and being marketed. This includes the entirely of County Hall and 1,202 sqm at Wallfields. This high vacancy is largely due to the relocation of Hertfordshire County Council who have historically occupied County Hall to Stevenage, and the marketing of certain spaces within Wallfields to accommodate new businesses in addition to East Herts District Council; the primary occupier. While vacant, County Hall has been used for non-employment generating purposes, including the filming of film and television shows. Prior to 2025 Q1, both sites were occupied and in use.

6.2.69 As shown in Table 6-8, office rents on average in 2025 Q4 were £224.00/sqm. The maximum rent advertised for County Hall is £232.39/sqm and the minimum is £190.09/sqm. The maximum rent advertised for Wallfields is £233.68/sqm and the minimum is £191.17. Opportunities for further development are limited given the heritage constraints including the significant Grade II listed buildings, extensive curtilage, and location within Hertford's Conservation Area.

Broadmeads

6.2.70 Broadmeads is a 0.7ha site in Ware consisting of two main buildings: a large building to the east including ground floor factory use and extensive office floorspace, and a large warehouse unit to the west. The site is in close proximity to the town centre.

6.2.71 Broadmeads is bordered to the north by the River Lead, to the east by the rear of Amwell End's high street retail uses, to the south by Amwell End car park, and to the west by 3-4 storey residential blocks (Fusion Court). The site is located within the Ware Conservation Area, which introduces constraints on the scope for redevelopment.

6.2.72 Use Classes include Class E(g)(i), (ii), (iii), Class B2, and Class B8. The site, including the two buildings and surrounding car parking, is wholly occupied by a single company, Farécla, which is a specialised manufacturer of polishing and surface finishing products and compounds.

6.2.73 Table 6-9 provides an overview of Broadmeads.

Table 6-9 Overview of Broadmeads (2025 Q4)

Number of units	Property types	CoStar Quality Rating	Office rent (£/sqm)	Industrial rent (£/sqm)	Uses
2	Industrial	3	n/a	140.15	Manufacturers.

Source: CoStar (2026); East Herts District Council (2026) Employment Land Review.

6.2.74 The site is of average quality overall, as reflected by its CoStar ratings, with both buildings rated 3. The overall environment of the site is attractive, with a simple layout, very good signage and internal road markings, extensive parking availability, and units which fit with their surroundings despite the industrial uses within. The warehouse unit to the west is fitted with solar PV panels, covering its entire roof, but shows some signs of disrepair with paint peeling extensively along its upper walls.

6.2.75 Broadmeads is located south of the River Lea, approximately 200m from the bridge which adjoins the High Street to the north. The access between Broadmeads and all areas around the north of Ware is via this bridge. Access to the A10 involves travelling 1.5 miles north-west through the town centre and along the High Street. Access to the south can be

achieved via Amwell End onto either London Road or Hertford Road. The site is accessible for pedestrians and cyclists via Broadmeads and Amwell End, which both have pavement on either side of the road and have safe crossing points. The site is a 3-minute walk from Ware's High Street across the river to the north, and reaching the south of ware on foot / bicycle is facilitated by both a controlled crossing and a pedestrian footbridge across the railway. Broadmeads is very well served by public transport. There are three bus stops within 100m of the site which collectively offer access to extensive, frequent bus services providing links with surrounding villages, areas of Ware itself, and Heathrow Airport. The site is located close to Ware Railway Station, facilitating a strong link with central London.

6.2.76 As shown in Table 6-9, industrial rents in 2025 Q4 were £140.15/sqm. Rents have almost doubled since 2016 Q1, from £76.53/sqm for industrial properties. Opportunities for further development are limited given that most of the site is within Flood Zone 3 and lies within Ware Conservation Area.

Crane Mead

6.2.77 Crane Mead is a 2.7ha area of land on either side of Crane Mead, allocated for industry. However, approximately 1.6ha of the allocated 2.7ha has been redeveloped for residential use in recent years, significantly reducing the provision of employment-generating floorspace. Remaining employment uses are located at Crane Mead Business Park, comprising 21 units.

6.2.78 The remaining employment uses within the employment area are surrounded by residential apartment buildings to the north, east, and west. The site is bordered by railway track to the south, beyond which is the Marsh Lane employment area.

6.2.79 Use Classes include Class E(g)(i), (ii), (iii), Class B2 and Class B8. 20 of the units are described as industrial warehouse and office units, and the last unit is a singular industrial manufacturing unit adjacent to Mill Studio and the new residential apartment buildings to the west.

6.2.80 Table 6-10 provides an overview of Crane Mead.

Table 6-10 Overview of Crane Mead (2025 Q4)

Number of units	Property types	CoStar Quality Rating	Office rent (£/sqm)	Industrial rent (£/sqm)	Uses
21	Industrial, Office	2-3	211.94	129.81	Manufacturing, residential, waste management, tour company, car rental, estate agent, fitness centre, video production company.

Source: CoStar (2026); East Herts District Council (2026) Employment Land Review.

6.2.81 The site is of average quality overall, as reflected by its CoStar ratings, with 28.6% of properties rated 2, and 71.4% rated 3. Generally, the units appear relatively modern and show no sign of disrepair since their construction in 2002. The units are uniform in size and design and can be interconnected to provide more open floorspace and accommodate larger-scale business activity. Parking provision and signage on site is good, with a clear layout and two entrances along Crane Mead. The singular industrial manufacturing unit is old and relatively poor quality, however.

6.2.82 The site is located very centrally within the town, accessible exclusively via Crane Mead, connected to Viaduct Road which links with the High Street to the north-west, and south toward Great Amwell. The site is geographically separated from the north of Ware by the River Lea, and the south by railway tracks, but is in close proximity and very well connected to local residential areas and services. Connection to the strategic road network is relatively straightforward, involving a 1.7-mile journey south along Viaduct Road and the A1170 (London Road and Pepper Hill through Great Amwell), reaching both the A414 and A10 which collectively provide links east toward Harlow and the M11, north toward Cambridge, and south toward London. The site is highly accessible for pedestrians, via pavements along Crane Mead and due to its favourable location 500m from the town centre. Crane Mead also

facilitates cyclist access. There are various bus stops located within a 5-minute walk of the site which offer access to extensive, frequent bus services to surrounding villages, other areas of Ware, and Heathrow Airport. The site is also adjacent to Ware Railway Station, facilitating a strong link with central London.

6.2.83 There are currently nine vacant units at Crane Mead Business Park, previously occupied by three businesses which have recently relocated to other facilities in Hertford and Great Amwell respectively. Vacant units 4-6 comprise a singular detached, self-contained office building, which is open-plan but can be divided to provide 358 - 491sqm of floorspace. Vacant units 11-12 are interconnected to form a singular 343sqm industrial warehouse unit. Vacant units 17-20 (under offer) are interconnected to form a singular, two-storey 1,143sqm industrial warehouse unit.

6.2.84 As shown in Table 6-10, office and industrial rents in 2025 Q4 were £211.94/sqm and £129.81/sqm respectively. Since 2016 Q1, rents have increased from£148.33/sqm for office properties and £75.13/sqm for industrial properties, with growth remaining gradual and broadly reflective of longer-term market and inflationary pressures. Opportunities for further development may be limited as the site is entirely within Flood Zone 2.[60]

6.2.85 Given some of the site has been redeveloped for residential use in recent years, the East Herts Employment Land Review recommends amending the Employment Area allocation to exclude the land redeveloped for residential use, safeguarding the remaining Crane Mead Business Park.

Ermine Point / Gentlemen's Field

6.2.86 Ermine Point / Gentlemen's Field is a 1.3ha mixed-use site located at the north-western edge of Ware. It comprises of two small, detached office buildings, 12 industrial warehouse units which range in size, and an open-air storage yard.

6.2.87 The site is very well contained, almost entirely surrounded by greenfield land other than some detaches homes across Westmill Road to the south-west.

6.2.88 Employment floorspace at the site is flexible, but is predominantly suited for, and occupied by businesses focused on Use Class B2 industrial manufacture / fabrication, and Use Class B8 storage and distribution, with some smaller areas of Use Class E(g)(i), (ii), and (iii) in the adjacent High Oak Business Centre office building.

6.2.89 Table 6-11 provides an overview of Ermine Point / Gentlemen's Field

Table 6-11 Overview of Ermine Point / Gentlemen's Field (2025 Q4)

Number of units	Property types	CoStar Quality Rating	Office rent (£/sqm)	Industrial rent (£/sqm)	Uses
12	Industrial, Office	2-3	199.46	144.45	Veterinarian, car dealer, storage facility, manufacturer, printing shop, waste management.

Source: CoStar (2026); East Herts District Council (2026) Employment Land Review.

6.2.90 Buildings at Ermine Point / Gentlemen's Field were all built in the 1980s. The site is of below average quality overall, as reflected by its CoStar ratings, with 83.3% of properties rated 2 and 16.7% rated 3. Despite the age of the properties, they appear in good condition. There is good signage at the site's entrance on Westmill Road, and units are clearly numbered, but occupiers of the offices within the High Oak Business Centre building could be more clearly indicated. There is sufficient provision of parking across the site and there are street lighting and pavements along the internal road, as well as vegetation in and around the site contributing to its amenity.

6.2.91 Gentlemen's Field is located on the A602 at Westmill Road to the north-west of Ware, just across the A10. Adjacent to the site's entrance is Westmill Interchange, providing a

[60] Flood Zone 2 represents land with a medium probability of flooding, typically indicating a 1 in 100 to 1 in 1,000 annual chance of river flooding.

connection directly toward the High Street of Ware and the town centre. The site is extremely well connected with the strategic road network, as the Westmill Interchange junction facilitates access to the A414, A120, M11, and M25. Pedestrian access from Ware is made feasible by signal controls and tactile paving pedestrian crossing points at the Westmill Interchange junction. The junction is not recommended for cyclists. The site is poorly connected by public transport with the nearest bus stop approximately 300m away, but has very limited and infrequent services, and Ware Railway Station is located a 35-minute walk to the south-east.

6.2.92 There are currently three very small office spaces vacant and being marketed within the High Oak Business Centre office buildings, totalling 65 sqm.

6.2.93 As shown in Table 6-11, office and industrial rents in 2025 Q4 were £199.46/sqm and £144.45/sqm respectively. Rental growth since 2016 Q1 has remained steady but relatively modest from £136.06/sqm and £81.81/sqm for office and industrial properties respectively. Opportunities for further development are limited given the site is located on a Historic Landfill Site and borders a Priority Habitats Inventory site. The eastern corner of the site is at high risk of flooding from surface water. The site is bordered by surrounding greenfield land due to its location within the Green Belt.

Marsh Lane

6.2.94 Marsh Lane is a 7.5ha long-standing estate, consisting of relatively large industrial warehouse units and open-air storage yards.

6.2.95 The site is well-contained, surrounded by greenfield land and treeline, other than the railway track bordering along its north-eastern side.

6.2.96 Use Classes include Use Class E(g)(i), (ii), and (iii), Use Class B2, and Use Class B8. Notable occupiers include Royal Mail, Arriva UK Bus, and EFF Group.

6.2.97 Table 6-12 provides an overview of Marsh Lane.

Table 6-12 Overview of Marsh Lane (2025 Q4)

Number of units	Property types	CoStar Quality Rating	Office rent (£/sqm)	Industrial rent (£/sqm)	Uses
20+	Industrial, Office, Retail	2-3	220.77	132.93	Shipping and postal services, furniture shop, machinery hire, central heating service, storage facility, transportation service, leisure centre, engineer, hotel.

Source: CoStar (2026); East Herts District Council (2026) Employment Land Review.

6.2.98 Buildings at Marsh Lane date from 1962 to 2017. The estate is of average quality overall, as reflected by its CoStar ratings, with 31.3% of properties rated 2 and 68.7% rated 3. Quality across the site varies but overall is hindered by the presence of old industrial units, cluttered and highly visible scrap / storage yards, and a seemingly poorly maintained general environment. Many units would benefit from improvement – two units to date have been retrofitted with solar PV panels. Signage at the entrance to Marsh Lane and across the site is poor, and parking provision is fairly limited meaning the majority of cars are parked on Marsh Lane itself, narrowing and constricting access.

6.2.99 The estate is accessed exclusively via the entrance to Marsh Lane on Viaduct Road, located 500m south-east from the town centre High Street. The site entrance is beside a junction with London Road, which facilitates access form the south of Ware, Hertford to the west, and Amwell to the south. Signage at the entrance to the site is poor, only indicating the hotel and restaurant uses. Connection to the strategic road network involves a 1.5-mile journey south along the Viaduct Road and the A1170, reaching both the A414 and A10 which collectively provide links east toward Harlow and the M11, north toward Cambridge, and south toward London. The site is accessible for both pedestrians and cyclists. The estate is well-served by public transport, with bus stops within 400m of the site, which collectively

provide links with surrounding towns and villages, as well as further beyond to Harlow, St Albans, Watford and Heathrow Airport. The site is also in close proximity, approximately 500m, to Ware Railway Station, facilitating a strong link with central London.

6.2.100 There is minimal vacancy within the site, with one 274 sqm business / office unit at the Peerglow Centre currently being marketed.

6.2.101 As shown in Table 6-12, office and industrial rents in 2025 Q4 were £220.77/sqm and £132.93/sqm respectively. Opportunities for further development are limited given the relatively new hotel site as the western side of Marsh Lane borders Ware Conservation Area, and is within the Lee Valley Park area allocated under District Plan 2018. The entire employment area is within Flood Zone 2. Greenfield land surrounds almost the entire site, reflecting its location within the Green Belt and close proximity to the Lee Valley Park.

6.2.102 A previously vacant parcel of the allocated Employment Area, adjacent to its entrance on Viaduct Road, has been developed in recent years to provide a hotel, restaurant, youth centre, and recreational space. Accordingly, the East Herts Employment Land Review recommends amending the Employment Area allocation to exclude this area redeveloped for non-employment uses, safeguarding the remaining Employment Area allocation.

Park Road / Harris's Lane (GSK Ware)

6.2.103 Park Road / Harris's Lane is a large 19.0ha campus-style site, home to GlaxoSmithKline (GSK). The site is located to the west of Ware's town centre.

6.2.104 The site is embedded within the town, and is therefore bordered by various residential, commercial, retail, and educational buildings to the north and east, across Park Road and toward the town centre.

6.2.105 GSK is a prominent, multinational pharmaceutical and biotechnology company which operates this site in Ware as a research, development, and manufacturing facility. GSK Ware plays a notable role within Ware's economy, accounting for a substantial proportion of the town's industrial and office floorspace, and serving as the district's largest single private employer. The hundreds of jobs generated by GSK in Ware help contribute to the wider local economy, despite significant proportions of employees likely commuting in from elsewhere outside the town.

6.2.106 In addition, ex-GSK laboratory and manufacturing space has been re-purposed by Riverlabs as a 28 acre, advanced science and innovation campus offering up to 96,742 sq ft (8,988 sqm) of high specification laboratory and manufacturing floorspace. Up to 460,000 sq ft (42,735 sqm) of lab, office, and manufacturing space is anticipated through future phases of development[61].

6.2.107 The site represents a unique provision within the district, accommodating highly specialised scientific and technical industry, stimulating significant high-skilled and highly qualified jobs.

6.2.108 Table 6-13 provides an overview of Park Road / Harris's Lane (GSK Ware).

Table 6-13 Overview of Park Road / Harris's Lane (GSK Ware) (2025 Q4)

Number of units	Property types	CoStar Quality Rating	Office rent (£/sqm)	Industrial rent (£/sqm)	Uses
n/a	Industrial, R&D, Office	2-3	n/a	131.53	Pharmaceuticals and biotechnology.

Source: CoStar (2026); East Herts District Council (2026) Employment Land Review.

6.2.109 Buildings at Park Road / Harris's Lane date from 1989 to 2014, with three properties originally built in 1990, 2001, and 2014 refurbished in 2025.

6.2.110 The site is of average quality overall, as reflected by its CoStar ratings, with 37.5% of buildings rated 2 and 62.5% rated 3. The environment is well maintained with extensive car

[61] https://www.riverlabsware.com/campus-vision/

parking provision, serving the thousands of staff and visitors, and has improved with recent redevelopment. The site is surrounded by vegetation with a sophisticated layout incorporating green space and high amenity communal seating spaces along the River Lead, clear signage, good security measures, and a sports and social club.

6.2.111 The site is embedded within the urban fabric of Ware and is well connected to the local area. The site is in close proximity to residential areas, pedestrian routes, and retail and service opportunities across town. The site is located 1 mile from the Westmill Interchange junction with the A10 and A602 which provide links with Stevenage, Cambridge and London. The site is highly accessible for both pedestrians and cyclists from all directions and areas of the town, with bicycle parking facilities available for staff. The site has average public transport connections, with bus stops adjacent to the site providing links around town and links from Watton Road to wider connections. More frequent bus services are available in the town centre which is a 15-minute walk from the site, providing links with surrounding villages, as well as towards London and Heathrow Airport. Ware Railway Station is located a 15-minute walk from the site, providing a connection by train with Central London.

6.2.112 As shown in Table 6-13, industrial rent in 2025 Q4 was £131.53/sqm. Rents have gradually increased since 2016 Q1 from £80.30/sqm. Opportunities for future development are constrained as buildings on the eastern part of the site fall within the Conservation Area and, the entire eastern half of the employment area is within an Area of Archaeological Significance. The portion of the employment area to the south of Priory Street is within Flood Zone 2, with small overlap with Flood Zone 3. The site is almost entirely surrounded by Green Belt, including the River Lea corridor and adjacent open greenfield land to the south. However, as noted above, Riverlabs has plans for a multi-phase transformation of 440,000 sqft of ex-GSK lab and manufacturing space, and new purpose-built space within the site.

Star Street

6.2.113 Star Street is a 0.5ha local industrial site comprising four single storey, small, and old industrial units beside the River Lea.

6.2.114 Unlike other employment sites assessed in this study, no CoStar market data is available for this site. This reflects its small scale and limited transaction history, meaning it falls below the threshold of properties actively tracked by CoStar. As a result, the standard overview table has not been included for this site. The absence of market data limits the ability to assess vacancy, rental values or market trends specific to this location, which introduces some uncertainty into the assessment of its current performance and future potential.

6.2.115 The site is bordered by the River Lea to the east and south, and housing across Star Street to the north. Adjacent to the west, there is a pub and some 3-4 storey residential apartment buildings along Lygean Avenue.

6.2.116 The main unit on site has longstanding been occupied by Star Street Garage, offering vehicle repair, sales, and services, while the only other identifiable business present on site is a ‘escape room’. Use and occupancy of other units is unclear.

6.2.117 The site is of relatively poor quality overall, comprising old, small single-storey industrial warehouse units which do not appear well maintained, and are limited in terms of industrial or business capacity. The environment within the site is congested and has access constraints due to an abundance of disorderly car parking exacerbated by vehicles overflowing from Star Street Garage, a poorly paved internal road, and poor signage causing a lack of clarity over which businesses are operating within the site.

6.2.118 The site is accessed from Star Street, which provides a direct route eastwards towards the wider town, and westwards to the town centre and High Street. The location of the site in relation to the strategic road network is on the side of the town with less favourable access as it involves travelling approximately 2 miles through the congested town centre to the A10 and A414. The site is accessible for pedestrians and cyclists along Star Street. The bus stop adjacent to the site is limited in its provision of services, but bus stops towards the town centre a 10-minute walk away provide comprehensive links with surrounding towns and

villages, as well as south toward London and Heathrow Airport. Ware Railway Station is also located a 10-minute walk from the site, providing a connection by train with central London.

6.2.119 Occupancy of the site is generally unclear due to poor signage, through all units appear to be in use. Vacancy is being advertised and marketed, with a lack of clarity on which units and how much floorspace is available.

6.2.120 CoStar returns no available data for Star Street, so the rental value is undetermined. The site assessment concluded that floorspace at the site is minimal and only suitable for small-scale local enterprise at presumably affordable rates. Opportunities for further development are limited as the site is entirely within an Area of Archaeological Significance and borders a Grade II listed building to the west. Further, the site is almost entirely within Flood Zone 3, with the highest risk of fluvial flooding. To the east, the site borders the Lee Valley Regional Park, and a large Wildlife Site. Green Belt land borders the site to the east.

Oakley Horseboxes (High Cross)

6.2.121 Oakley Horseboxes in High Cross is a 1.4ha village employment area exclusively occupied by a family-run company of the same name dating back to 1947.

6.2.122 The site is bordered by housing to the north, north-east, and north-west. The site is surrounded by greenfield land otherwise due to its position at the southern edge of High Cross.

6.2.123 Oakley Horseboxes is the sole occupier of the site. They build high quality, luxury coaches and horseboxes which they distribute nationally and export internationally. Use Classes include E(g)(i), (ii), Use Class B2, and Use Class B8.

6.2.124 Table 6-14 provides an overview of Oakley Horseboxes.

Table 6-14 Overview of Oakley Horseboxes (2025 Q4)

Number of units	Property types	CoStar Quality Rating	Office rent (£/sqm)	Industrial rent (£/sqm)	Uses
n/a	Industrial	3	n/a	136.38	Manufacturer of luxury coaches and horseboxes.

Source: CoStar (2026); East Herts District Council (2026) Employment Land Review.

6.2.125 The site is of good quality overall, as reflected by its CoStar ratings, with all buildings rated 3. The site is well tailored for the specialist manufacturing and horsebox storage needs of Oakley Horseboxes, including a large factory building retrofit with solar PV panels and recently repaved open-air yard. In addition, Oakley Horseboxes has a parking area beside its entrance which has sufficient provision, and a communal grass area including benches, trees, and vegetation which improves amenity within the site. The entrance along Cambridge Road is sufficiently wide, incorporating signage and attractive brickwork.

6.2.126 Oakley Horseboxes is located within High Cross, a Group 2 village[62], with its entrance on Cambridge Road which runs north through Colliers End joining the A10, and south through Wadesmill and Thundridge into Ware, approximately 2 miles away. The site is relatively well connected to the A10 which is accessible approximately 1.3 miles to the south along Cambridge Road which is sufficient in width and quality to support large commercial vehicles, and the transportation of horseboxes. Pedestrian access is facilitated by pavement along Cambridge Road, which extends in both directions to provide connections with Wadesmill and Thundridge to the south, in addition to High Cross immediately to the north. Cyclist access is considered feasible for local residents. In terms of public transport, there is a bus stop located around 300m north of the site's entrance, but this offers access only to a singular, relatively infrequent service running between Hertford, Ware, Buntingford, Royston, and various villages. However, the village is also served by the HertsLynx on demand bus

[62] East Herts District Council define a Group 2 Village as a generally smaller village where limited infill development, together with small-scale employment, leisure, recreation and community facilities will be permitted.

service which opens up opportunities for wider travel in the locality, including Stevenage and Bishop's Stortford in addition to the towns above and other villages.

6.2.127 The site has been wholly occupied by Oakley Horseboxes since 1947.

6.2.128 As shown in Table 6-14, industrial rent in 2025 Q4 was £136.38/sqm. Since 2016 Q1, rents have increased from £74.27/sqm, reflecting gradual long-term growth broadly in line with wider market conditions. The site is partially within an Area of Archaeological Significance, which, while not an absolute constraint on further development, would require appropriate archaeological assessment and mitigation to be undertaken as part of any future development proposals at the site.

Thundridge Business Park

6.2.129 Thundridge Business Park is a 1.2ha site, south of Wadesmill and High Cross, comprising of approximately 11 units.

6.2.130 The site is bordered by Thundridge Church to the north. There are some residential uses in other directions, which are separated from Thundridge Business Park by a significant buffer of larger trees and vegetation making it sufficiently contained.

6.2.131 The units across the site collectively provide flexible industrial warehouse floorspace for business across Use Class B2 and Use Class B8, as well as some smaller-scale Use Class E(i), (ii), and (iii) floorspace. Numerous adjacent units are internally connected and occupied by a single business, dictating that the site currently accommodates seven businesses across its 11 units.

6.2.132 Table 6-15 provides an overview of Thundridge Business Park.

Table 6-15 Overview of Thundridge Business Park (2025 Q4)

Number of units	Property types	CoStar Quality Rating	Office rent (£/sqm)	Industrial rent (£/sqm)	Uses
11	Industrial, Office	3	n/a[63]	126.80	Construction, IT and support services, plumber, electrician.

Source: CoStar (2026); East Herts District Council (2026) Employment Land Review.

6.2.133 The site is of good overall quality, as reflected by its CoStar ratings, with all buildings rated 3. The site comprises of buildings which are in reasonable condition and serve their primary function of providing village employment floorspace, which is flexible for businesses. Multiple industrial warehouse units have been internally connected, creating a larger space for a single business to operate within. The site has a clear entrance on Cambridge Road, good signage both as its entrance and across the buildings to indicate unit numbers, and sufficient provision of parking space for staff and visitors. The site is contained by large surrounding trees which minimises hinderance to the amenity of the village and makes traditional industrial B2 uses feasible.

6.2.134 Thundridge Business Park is located within Thundridge, a Group 2 village, along Cambridge Road which runs through various villages parallel to the west of the A10. Cambridge Road becomes Wadesmill Road to the south, which provides a strong connection with Ware approximately 1 mile away. The A10 can be accessed 800m to the south of the site along Cambridge Road. Pedestrian access to the site is facilitated by pavement along Cambridge Road, which extends in both directions through Thundridge and Wadesmill, and north to High Cross. Cyclist access is considered feasible for local residents. In terms of public transport, there is a bus stop located 100m from the site's entrance, but this stop only offers access to a singular, relatively infrequent service running between Hertford, Ware, Buntingford, Royston, and various villages. However, the village is also served by the HertsLynx on demand bus service which opens up opportunities for wider travel in the

[63] Office rental data for Thundridge Business Park is not available on CoStar.

locality, including Stevenage and Bishop's Stortford in addition to the towns above and other villages.

6.2.135 All units at the site are occupied and in use.

6.2.136 As shown in Table 6-15, industrial rents in 2025 Q4 was £126.80/sqm. Rents have almost doubled since 2016 Q1 from £69.10/sqm. The site is within the Green Belt and opportunities for further development are limited as the site borders Thundridge and Wadesmill Conservation Area to the north, with some areas of the site at high risk of flooding from surface water. Development adjoins the site to the south and woodland is located to the east.

Overview

6.2.137 The 16 employment areas comprise some larger strategic sites which incorporate multiple estates or extensive single-occupier campuses, and some very small sites which accommodate smaller-scale local businesses and services. Overall, they are generally considered to be performing well and meeting needs for employment space and premises. There is a good range of building and unit types including new employment premises at locations such as Caxton Hill, indicating the viability of new development locally. Vacancy is limited when considered overall, although there are higher levels at some locations associated with newly developed premises awaiting occupation, public sector relocations, or older lower quality stock. This nevertheless points to generally healthy market operation across the wider portfolio of sites. Opportunities for intensification and expansion are limited on most sites due to levels of site occupancy, constrained layouts, and proximity to surrounding uses, including sensitive uses in some instances. A limited presence of non-employment uses is evident on certain sites, reflecting the flexibility of the E Use Class. In Hertford and Ware, these non-employment uses most commonly include a mix of trade-counter and contractor-based operations, small-scale leisure or community uses, health and fitness studios, and specialist consumer-facing activities. However, given generally low vacancy levels and the importance of safeguarding an adequate supply of employment premises, the occupation of space by non-employment users should be monitored to ensure the continued availability of employment land and floorspace.

6.3 Hertford Town Centre

6.3.1 Hertford's town centre plays an important role in providing office space in East Herts, reflecting its status as the administrative centre of the District and its strong transport connectivity. The town benefits from two railway stations – Hertford East with direct services to London Liverpool Street and less frequently to Stratford, and Hertford North with services to London Moorgate and less frequent services to King's Cross. Hertford is also strategically connected via road as the A10 provides north-south connectivity between London and Cambridge, and the A414 links to town to Harlow, Hatfield, and the M11 and A1(M). The town centre's concentration of amenities, public sector uses, and professional services also acts as a key attractor for office occupiers.

6.3.2 The town centre provides a range of office spaces, ranging from c. 10 sqm to 718 sqm. In total there are 63 office properties in the Hertford town centre, the majority of which are low to average quality.

Table 6-16 Overview of Hertford Town Centre

Number of properties	Property types	CoStar Quality Rating	Office rent (£/sqm)	Vacancy rate (%)	Uses
63	Office	1-3	200.60	0.8	Professional services; public administration; financial services; real estate

Source: CoStar (2026).

6.3.3 Office properties in Hertford town centre are generally characterised by a historic built environment, with the majority of buildings for which data is available having been constructed before 1960, with some dating as far back as the 1620s. Consistent with this, only five properties are purpose-built for office use, with the stock instead dominated by office conversions and space provided above retail units, which together account for approximately 92% of office properties.

6.3.4 Office market rents in the town centre current stand at £200.60/sqm. Vacancy rates are very low at 0.8%, with only one property in the town centre (Dimsdale House on Fore Street) currently recording available space. However, as set out in Section 5.2, feedback from agents has indicated that office space has been converted to other uses such as residential and may not been actively marketed which may have contributed to keeping rates low following the impact of the Covid-19 pandemic, with demand for office space muted.

6.4 Ware Town Centre

6.4.1 Ware's town centre provides a more limited, though nonetheless locally important, office offer within East Herts. Located immediately to the east of Hertford along the River Lea corridor, the town benefits from a railway station on the Hertford East line with direct services to London Liverpool Street and less frequently to Stratford, alongside bus connections to Hertford, Stevenage and surrounding settlements. The A1170 and proximity to the A10 provide strategic north-south road connectivity, supporting commuting flows both into and out of the town. The town centre provides office space ranging from 20 sqm to 966 sqm. In total there are 22 office properties in Ware town centre, the majority of which are of average quality.

Table 6-17 Overview of Ware Town Centre

Number of properties	Property types	CoStar Quality Rating	Office rent (£/sqm)	Vacancy rate (%)	Uses
22	Office	2-3	198.31	1.3	Professional services; business services; real estate

Source: CoStar (2026).

6.4.2 Office properties in Ware town centre are a mixture of office conversions and purpose-built office accommodation, with the latter accounting for three of the ten properties.

6.4.3 Office market rents in Ware town centre currently average £198.31/sqm, derived from CoStar estimated rents across the stock. This is broadly comparable to, though marginally below, the £200.60/sqm recorded in Hertford town centre, which is consistent with Ware's more limited office offer and smaller stock. The vacancy rate stands at 1.3%, however agents identified limited demand for office floorspace in Ware town centre.

7. Land for Employment Development

7.1 Introduction

7.1.1 This section of the report examines the land for employment development in and around Hertford and Ware to understand the potential and need for employment development, what employment land is available elsewhere in Hertford and Ware, and the suitability and attractiveness of that land for commercial development for different uses.

7.2 Employment Development

7.2.1 The East Herts District Plan (2018) included the provision of 19-20 hectares of new employment land across a number of locations in the District.

7.2.2 Policy WARE1 identifies that Ware will accommodate 3 hectares of employment land for B1 (now E(g)) uses within the development at North and East of Ware (WARE2), a mixed-use development site anticipated to create a new sustainable community which connects and complements the existing town.

7.2.3 Policy HERT1 details that new employment development in Hertford would be delivered through 3,000 sqm of B1 employment floorspace or other employment generating uses that would be compatible with the uses on neighbouring land, in the Mead Lane Area (HERT2) as part of a mixed-use development. However, a subsequent appeal decision relating to the site (3/18/2465/OUT) reduced the amount of employment floorspace to 2,220 sqm of employment floorspace. So, while no detailed application for the employment element of the HERT2 site has yet come forward, it is not expected that any future proposals would exceed the outline permission floorspace.

7.2.4 Subsequently, the redevelopment of land and buildings at Hertford Industrial Estate, Caxton Hill to form the Hertford Logistics Hub has also received approval (3/22/2200/FUL) and is currently under construction. The scheme comprises of 16 Grade A logistics units, providing nearly 21,000 sqm of industrial floorspace.

7.2.5 Potential employment development at Land North and East of Ware (WARE2), the mixed use development at Mead Lane (HERT2) and through the delivery of the Hertford Logistics Hub (3/22/2200/FUL) has been considered to identify potential employment growth. This is set out for each site in-turn below.

Land North and East of Ware

7.2.6 A Masterplanning Framework Document[64] was prepared in relation to the Land North and East of Ware in September 2019. This set out plans for four distinct “neighbourhoods”, with illustrative options identifying flexible employment uses to be provided within community hubs in three of the four neighbourhood centres.

7.2.7 Subsequently, a hybrid planning application for the development of this site was submitted in November 2022 (3/22/2406/FUL). This included the development of 1,800 homes, and inter alia around 3 hectares of new employment provision, with 24,000 sqm of Class E floorspace set out within the application documentation, though this was not broken down by location or specific use class. At the time of writing, this application is set to be revised, with amendments expected to reflect updates to plans and supporting documents since the submission date nearly four years ago. As the application is hybrid/outline only at this time, the final configuration of the employment provision will be determined through the detailed application process, where full delivery would be expected in order to comply with the provisions of District Plan Policy WARE2 and the adopted Masterplanning Framework, 2019.

[64] Land North & East of Ware A Sustainable Urban Extension Masterplanning Framework Document September 2019

7.2.8 It is relevant to the development of policy for Hertford and Ware to know how many jobs could be created should this land be developed for employment uses. In order to make this calculation, a number of assumptions are required, as detailed below:

- **Use Class** – The proportion of the land likely to be developed and associated floorspace will depend on the use class that is likely to be accommodated on site. The current planning application assumed that employment development would relate to Class E uses, while the District Plan (2018) identified that the land would be developed for B1 uses, corresponding to use classes E(g)(i), E(g)(ii) and E(g)(iii). Given this range, and the uncertainty relating to the revised planning application in relation to the site, a range of scenarios are adopted to align with potential uses across the site:
  - **Scenario 1:** This scenario assumes 24,000 sqm of E class floorspace is developed, with 10% for office [E(g)(i), formerly B1(a)] use, 40% for light industrial [E(g)(iii), formerly B1(c)] use and 50% as E-Class uses that fall outside of the definition of employment land (i.e. non E(g)).
  - **Scenario 2:** This scenario assumes a split of 20% office [E(g)(i), formerly B1(a)] and 80% light industrial [E(g)(iii), formerly B1(c)] use.
  - **Scenario 3:** This scenario assumes a split of 25% office [E(g)(i), formerly B1(a)] and 75% light industrial [E(g)(iii), formerly B1(c)] use, on 50% of the land allocated for employment use.

  It is important to note that the split of uses is ultimately indicative for the purpose of estimating the potential employment that could be supported. The employment land allocation could, in practice, accommodate any eventual split across the E(g) employment land use classes including all being within one use class.
- **Plot Ratio** – For Scenario 1, the gross E class floorspace included in the current planning application is taken forward (i.e. 24,000 sqm). However, Scenarios 2 and 3 are underpinned by the application of plot ratios, which identify the capacity of land to accommodate floorspace, expressed as the ratio of total development floor area to site area. There is some available evidence from research studies and many planning authorities use their own ratios, derived from design studies and measurement. In general, for industrial uses a plot ratio of 0.35-0.45 is relevant for light and general industrial uses, with 0.4-0.6 for warehousing and storage uses and 0.75 to 2.00 for office uses depending on the location of development[65]. Having reviewed the employment land evidence in East Herts and neighbouring authorities, a plot ratio of 0.4 for E(g)(iii) and B2 uses is assumed; alongside a plot ratio of 0.5 for B8 uses and 0.75 E(g)(i) uses[66].
- **Employment Densities** – Having applied plot ratios to calculate the total development floorspace associated with the available land, this can then be converted to employment through the application of employment densities. These are applied in line with HCA Employment Density Guide 3rd Edition (2015), as summarised below:

Table 7-1 Employment density assumptions

Use class	Employment Density	Employment density assumption used (sqm per job)
E(g)(i)	Office – 13 sqm NIA per FTE job	13
E(g)(iii)	Light industrial – 47 sqm NIA per FTE job	47
B2	Industrial & Manufacturing – 36 sqm GIA per FTE job	36
B8	Storage & Distribution – 70-95 sqm GEA per FTE job	70

Source: HCA Employment Density Guide (2015).

[65] OPDM Employment Land Reviews: Guidance Note 2004
[66] This is consistent with the approach to employment land studies in North Hertfordshire and Welwyn Hatfield as neighbouring authorities.

- **The ratio of external to internal areas** – The application of plot ratios allows the gross external area (i.e. the whole area of a building taking each floor into account[67]) to be calculated. As shown in Table 7-1, the employment densities vary in their application, from net internal area (light industrial), gross internal area (general industrial) and gross external area (warehousing and storage). As such, for light industrial and office floorspace, adjustments are required to convert the floorspace to NIA, while general industrial floorspace is converted to GIA. A 1:0.95 conversion ratio is assumed for GEA to GIA is assumed; with a similar 1:0.8 conversion ratio for GIA to NIA[68].

7.2.9 The application of the above assumptions is set out in Table 7-2. The analysis suggests that, if the vacant land were to be developed, additional employment of 237 – 474 FTE jobs could be generated in Hertford and Ware.

7.2.10 However, it should be noted that these figures are only measures of capacity based on potential scenarios, not the likelihood of delivery. The market appeal of the site can differ very substantially, and this will have a major bearing on actual delivery of employment floorspace and the actual creation of jobs.

Table 7-2 Estimate of FTE Jobs Generated by the Development of Vacant Land at North and East of Ware

Scenario	Use Classes	Site Area	Total E(g) Floorspace	Total FTE Employment
Scenario 1	E(g)(i) / E(g)(iii)	3.0	12,000	389
Scenario 2	E(g)(i) / E(g)(iii)	3.0	14,625	474
Scenario 3	E(g)(i) / E(g)(iii)	1.5	7,313	237

Mead Lane/Land East Of Marshgate Drive

7.2.11 Policy HERT2 identified the development of around 3,000 square metres of B1 employment floorspace, or other employment generating uses that would be compatible with the uses on neighbouring land, to be provided at the Mead Lane Area, Hertford, site, as part of a mixed-use development. This was subject to future masterplanning in accordance with, the provisions of the Mead Lane Urban Design Framework[69].

7.2.12 A subsequent hybrid application (3/18/2465/OUT) was approved in March 2020 which included 70 sqm of residents co-working floorspace and outline permission for the construction of 2,220 square metres of employment floorspace (Use Class B1c – now E(g)(iii)).

7.2.13 However, the outline permission pertaining to the development of the 2,220 square metres of B1c – now E(g)(iii)) floorspace has now lapsed. Therefore, there is potential for the use classes or the quantum of land/floorspace developed for employment use to change. Given that permission was previously granted for 2,200 square meters of employment floorspace, this is taken forward to estimate the potential employment that could be generated.

7.2.14 A number of potential scenarios are therefore set out against the total floorspace:

- Scenario 1: This scenario assumes the 2,200 sqm of floorspace is developed for light industrial (E(g)(iii)) use.
- Scenario 2: This scenario assumes 50% of space comes forward for general industrial (B2) and 50% for warehousing and storage (B8) use.
- Scenario 3: This scenario assumes 25% of floorspace is developed for light industrial (E(g)(iii))) use, 25% for general industrial (B2) use and 50% for warehousing and storage (B8) use.

[67] VOA Code of measuring practice: definitions for rating purposes
[68] HCA Employment Density Guide (2015)
[69] Mead Lane Urban Design Framework December 2014

7.2.15 Applying the assumptions set out in Table 7-1, the analysis suggests that between 43 and 47 FTE jobs could be generated by the employment land use classes at the Mead Lane Area, depending on the scenario. This is set out in Table 7-3.

Table 7-3 Estimate of FTE Jobs Generated by the Development of Vacant Land at the Mead Lane Area

Scenario	Floorspace (sqm)[70]	Total FTE Employment
Scenario 1	2,200	47
Scenario 2	2,200	46
Scenario 3	2,200	43

Hertford Logistics Hub, Caxton Hill

7.2.16 The redevelopment of land and buildings at Hertford Industrial Estate is also currently under construction, with planning having been initially approved in September 2023 (3/22/2200/FUL).

7.2.17 The Hertford Logistics Hub scheme comprises of 16 Grade A logistics units of which 7 are existing high-quality facilities that have been extensively refurbished with units ranging from 524 sqm to 3,950 sqm. In total, the development provides nearly 21,000 sqm of industrial floorspace, representing an increase in the intensity of the site, which previously housed 12,650 sqm of floorspace. 5 units are let and occupied on the site at the time of writing, and are therefore excluded from the analysis.

7.2.18 Applying the assumptions set out in Section 7.2.8, the analysis suggests that 65 FTE jobs could be generated by the additional employment floorspace delivered on the site, recognising some floorspace relates to refurbished units. This is set out in Table 7-4.

Table 7-4 Estimate of Additional FTE Jobs Generated through the Hertford Logistics Hub

Development	Floorspace (sqm)[71]	Total FTE Employment
Hertford Logistics Hub	4,576	65

7.3 Summary

7.3.1 Taken together, the analysis suggests that the development of Land at North and East of Ware, Mead Lane/Land East Of Marshgate Drive and Hertford Logistics Hub could result in the generation of between 345 and 582 FTE jobs across the employment land use classes.

Table 7-5 Summary of Potential Employment Generated by Vacant Land and Pipeline Supply

Site	Floorspace		FTE Jobs	
	Low	High	Low	High
Land at North and East of Ware	7,313	14,625	237	474
Mead Lane / Land East Of Marshgate Drive		2,200	43	47
Hertford Logistics Hub		4,576		65
Total	14,088	21,401	345	582

7.3.2 If delivered, these jobs would represent growth of 1.3-2.1% on current workplace employment in Hertford and Ware. However, it should be recognised that additional jobs

[70] Note: Given no measurement classification is provided in relation to the floorspace, the ratio of external to internal areas is unknown and no conversion has been made for the purpose of this analysis.
[71] Note: Given no measurement classification is provided in relation to the floorspace, the ratio of external to internal areas is unknown and no conversion has been made for the purpose of this analysis. The figure of 4,576 sqm is the additional floorspace (i.e. 20,910 sqm associated with the development minus the 3,685 sqm already let and occupied and the 12,650 sqm of existing floorspace on site prior to its redevelopment). Any difference due to rounding.

could also be delivered across non-employment uses such as retail, food and beverage and healthcare.

8. Conclusions and Recommendations

8.1 Introduction

8.1.1 This section of the report presents our conclusions and recommendations based on the analysis in the preceding sections and outlines a potential strategy for the development of employment land in Hertford and Ware.

8.1.2 The conclusions and recommendations of the Study are framed around a series of questions. These are as follows:

- Is it desirable to increase the number of jobs in Hertford and Ware?
- What sort of jobs could be attracted or developed in Hertford and Ware?
- What actions need to be taken to achieve the desired outcomes?

8.2 Is it desirable to increase the number of jobs in Hertford and Ware?

8.2.1 As set out in the NPPF, the purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes, commercial development and supporting infrastructure in a sustainable manner. In this regard, it is important to support an appropriate mix of uses across an area, and within larger scale sites, to minimise the number and length of journeys needed for employment, shopping, leisure, education and other activities.

8.2.2 The analysis set out within this report has highlighted a notable loss of employment floorspace in Hertford and Ware over the past decade, with an overall loss of 23,000 sqm across office (-2,000 sqm), industrial (-12,000 sqm) and warehousing and storage (-9,000 sqm) uses. There is the potential for further losses in Hertford and Ware, with the former Hertfordshire County Council premises at Pegs Lane (10.35ha, providing 21,000 sqm floorspace much of which relates to office uses) currently marketed for a mixed use development opportunity, with particulars noting that over 12 months of marketing has been undertaken for continued employment use, proving unsuccessful. Furthermore, the attractiveness of Hertford and Ware as a location for residential development, alongside many employment sites sitting adjacent to residential uses, also places additional pressure on existing commercial stock in the local area owing to its compatibility with neighbouring uses.

8.2.3 The current housing trajectory suggests the potential for between 564 (approved) and 2,968[72] (either allocated in the District Plan or with a resolution to grant planning permission, subject to a S106 agreement) new homes to be delivered in Hertford and Ware. With an average household size of 2.37 in East Herts[73], this indicatively suggests the potential for 1,337 – 7,034 additional residents, of which 654 – 3,440 would be expected to be aged 16 and over and economically active.

8.2.4 Given the potential scale of residential development in Hertford and Ware, it will be important to ensure this is balanced with an appropriate quantum of employment land to support opportunities for local residents. This is a particular consideration given the lack of spare capacity in the local industrial property market and the potential loss of office floorspace through the redevelopment of the former Hertfordshire County Council premises at Pegs Lane, which could act to reduce the currently elevated office vacancy rate to nearer the long-term average of 1-4% seen over the past 3 years. The analysis suggests that the development of Land at North and East of Ware, Mead Lane/Land East Of Marshgate Drive

[72] It should be noted that 131 of these dwellings are at two sites in High Cross and therefore in a more rural setting than the built up areas of Hertford and Ware
[73] ONS (2022) Census (2021) Household size, local authorities in England and Wales,

and Hertford Logistics Hub could result in the generation of between 413 and 651 FTE jobs across the employment land use classes. This would represent growth of 1.4-2.5% on current workplace employment in Hertford and Ware. However, there is ongoing uncertainty regarding the amount of E(g) class floorspace to be developed at Land at North and East of Ware, with the application to be revised and subject to determination, and the outline permission pertaining to the development of the 2,220 square metres of B1c – now E(g)(iii)) floorspace at Mead Lane//Land East Of Marshgate Drive (3/18/2465/OUT) has now lapsed. The amount of employment generated at the HERT2 allocated site could therefore differ markedly from that estimated.

8.2.5 The specialist nature of many jobs means that it is worth people travelling some distance to work, since by so doing they can secure a much better paid job, than they could if they worked locally. People are willing to commute, both because the salary they can command in a job more than outweighs the cost of commuting, and because they have reasons why they wish to live where they are, be that family connections, children in local schools, a preference to live in a market town rather than a bigger settlement. This is reflected more generally in East Herts, whereby the median earnings of people who work in the district are nearly 20% lower than of those who live in the district[74].

8.2.6 As set out in Section 4.5, commuter inflows and outflows are broadly balanced in Hertford and Ware. While there is no certainty that an increase in the number of jobs located in Hertford and Ware will materially impact commuter flows, there is a need to ensure the provision of employment space keeps up with growth in the working age population in Hertford and Ware, suggesting the need to increase the number of jobs available to residents in Hertford and Ware and safeguard against the potential future loss of employment land.

8.2.7 Furthermore, conversations with agents undertaken as part of this study highlighted that much of demand for new employment space in Hertford and Ware is to accommodate home grown occupiers. Agents noted a lack of fit for purpose stock to accommodate these companies' requirements within the local industrial market in particular. Future population growth has the potential to further increase demand for employment space in an already supply constrained market, exacerbating the issues experienced by local companies looking to secure premises and grow within Hertford and Ware.

8.3 What sort of jobs could be attracted or developed in Hertford and Ware?

Office

8.3.1 Hertford and Ware represents a significant share of the East Herts office market, accounting for 48.0% of office properties and 53.6% of the floorspace.

8.3.2 The analysis has demonstrated that vacancy rates are currently elevated, standing at 20.8% and suggesting a significant amount of spare capacity in the market. However, this is heavily skewed by the former Hertfordshire County Council premises at Pegs Lane (10.35ha, providing 21,000 sqm floorspace much of which relates to office uses) currently standing vacant. Prior to this, office vacancy rates had displayed a relatively steady trend from 2014 Q1 to 2025 Q2, averaging 2.1% over this period – below the generally accepted "frictional" vacancy rate of between 5-8% which indicates a market in balance. With Pegs Lane being marketed for a mixed use development opportunity – and particulars noting that over 12 months of marketing has been undertaken for continued employment use, proving unsuccessful – there is the potential for vacancy to fall back towards its long term trend if the site accommodates other uses, and Hertford and Ware to have a less prominent role in delivering office stock.

8.3.3 Despite a minor uptick in more recent quarters, office rental values in Hertford and Ware have seen limited growth since 2017 and fall well below regional and national averages. Agents reflected a similar picture to other towns in East Herts whereby the delivery of new

[74] ONS Annual Survey of Hours and Earnings 2025 – Resident and Workplace Analysis (Annual Pay – Gross)

office floorspace in Hertford and Ware is subject to viability challenges. It was viewed that the market would be unlikely to speculatively develop new office floorspace, given the achievable returns and muted demand profile following the Covid-19 pandemic. Moreover, agents noted that vacancy levels may have been kept down through conversions of office space to residential and other uses, and space not being actively marketed despite sitting empty.

8.3.4 This presents a slight challenge given the profile of office stock in Hertford and Ware. As set out in Section 5.4, while many office properties in the town are in use, they are generally aged, lower quality converted stock rather than modern, purpose-built stock that is generally demanded by occupiers, while agents noted the presence of some aged office stock within industrial estates that were not fit for purpose. Furthermore, the age and quality profile stands to necessitate investment to upgrade/retrofit existing buildings to comply with minimum energy efficiency standards set to be implemented in the future. Should landlords feel disinclined to invest to upgrade office stock, given the demand and rental performance of the local office market over recent years, Hertford and Ware could face a situation where it has offices which are 'stranded assets' that are both non-compliant and undesirable to retrofit. Moreover, this could add to existing pressures from other uses such as residential which could be sought to be accommodated through changes of use. However, given the supply of office space in Hertford and Ware is predominantly small and in converted buildings, it would be anticipated that some properties could be retrofitted relatively easily or repurposed for other uses, whilst some purpose built office space may be owner-occupied which does not need to comply with the regulations; all of which is likely to reduce the risk of stranded assets.

8.3.5 While Hertford and Ware does accommodate some larger office occupiers, such as EHDC in Hertford and GSK's R&D functions in Ware, agents noted that demand would be likely to align with the overall structure of the economy and focus on small "home grown" professional firms, with larger occupiers likely to be drawn to larger centres with relatively better connectivity and amenities.

8.3.6 Overall, it was viewed that given the lack of activity and churn in the market, future office development would likely be of a relatively limited scale, predominantly through infill development, the refurbishment of existing stock or to accommodate emerging typologies such as co-working spaces, as noted in Section 5.4. In line with the skills profile and sectoral breakdown of employment it would be anticipated that jobs would continue to be generated by prominent knowledge-intensive sectors such as professional, scientific and technical, while business administration and support functions are also prominent in the towns.

Industrial

8.3.7 The vacancy rate for light and general industrial uses, at 1.5%, indicates a particular lack of spare capacity in the local market. Warehousing and storage vacancy was more in line with the frictional level, at 7.4%, however this could reflect the available space that has come forward at the Herford Logistics Hub and is yet to be occupied, with strong take-up to date noted by local agents.

8.3.8 Agent feedback indicates that demand for industrial space is robust in Hertford and Ware, with a lack of spare capacity and take-up viewed to be positive at more recent developments such as Hertford Logistics Hub and in neighbouring locations outside of the district, such as developments in Hoddesdon. The suitability of some industrial estates was questioned, with locations tucked within/behind residential areas, with poor access and limiting the potential for industrial uses to be appropriately accommodated without negative effects on neighbours, which was viewed to have contributed to the loss of industrial floorspace over time. However, it should be noted that existing sites are generally well occupied and meeting the needs of local companies.

8.3.9 The aforementioned lack of spare capacity in the market was viewed to have inflated rental values which, as shown in Table 5-8, are well above the regional and national average, particularly in the case of warehousing and storage space. This was viewed to be pricing out the more traditional occupiers in foundational sectors which are vital to support the overall function of the local economy. Additional supply was noted as offering the potential to free

up secondary space to support more cost-sensitive foundational uses and allowing other companies more fit-for-purpose space to support current operations and growth potential.

8.3.10 Overall, it was viewed that Hertford and Ware had the potential to support the development of additional industrial development, with one agent noting the potential for up to 1.5 million sqft of floorspace, with flexibility across E(g)(iii)/B2/B8 use classes and offering a variety of unit sizes to accommodate a range of businesses. Agents reflected the flexibility of new industrial units, which can be configured with mezzanine floors and often provide 5-15% ancillary office space within a unit.

8.3.11 Locations close to the A10 were viewed as being best placed to support this demand, owing to the north-south connectivity to the M25, while proximity to the A414 was also viewed favourably (if to a lesser extent than the A10). Suitable access and segregation from sensitive uses (e.g. residential) were also viewed as non-negotiables given the broader profile of supply in Hertford and Ware.

8.3.12 Sectors such as manufacturing and the life sciences were viewed to offer potential, given the current sectoral make-up of the local economy and presence of a prominent anchor in GSK. Foundational sectors such as construction trades, food and transportation and storage are also prominent locally. Agents reflected that recent developments such as Hertford Logistics Hub have accommodated a range of higher value occupiers not traditionally associated with B8 uses (e.g. a data centre fit-out company, events company; leisure based uses). This was viewed to reflect the distance from the Strategic Road Network, which raises transport costs for traditional B8 occupiers.

8.4 What actions need to be taken to achieve the desired outcomes?

8.4.1 This Study has identified that employment land in Hertford and Ware is under notable pressure, owing to the profile of the towns' sites and premises which are often neighbouring or in close proximity to residential uses, and the strong demand for residential development. This has resulted in the erosion of some employment sites over time – reflected in a loss of employment floorspace in Hertford and Ware over the past decade across all employment use classes – with agents noting a loss of space at Mead Lane, Hertford and Crane Mead in Ware in particular. Likewise, East Herts Council's Employment Land Review (2026) identifies losses at Crane Mead and Marsh Lane in Ware, and Mead Lane and Warehams Lane in in Hertford.

8.4.2 Given this context, the Council should safeguard existing sites set out in Section 6 where possible, thereby maximising their contribution to local economic development. Whereupon existing employment land is lost to residential or other uses, or permissions including employment space do not come forward, or are developed in whole or in part for different uses than have currently been consented, this land or floorspace should be re-provided to a similar or improved quantity and quality specification.

8.4.3 A notable exception could be at Pegs Lane, where the former Hertfordshire County Council premises is currently marketed. It is recognised that available information reflects a lack of interest for continued employment use, consistent with the findings of this study in relation to the office market, with demand muted and predominantly focused on smaller occupiers, while the nature of the stock available – being aged stock in the original building, which was constructed in 1939, and the adjoining 1970s extension – would likely be unattractive to occupiers. Moreover, the site is not viewed to offer significant potential as an industrial location owing to the presence of neighbouring sensitive uses and access considerations. However, the loss of the office floorspace at Pegs Lane could result in a return to the trend vacancy rate below generally accepted "frictional" vacancy rate, indicating a lack of spare capacity in the market. However, overall, given the lack of activity and churn in the market, future office development would likely be relatively limited and of a smaller scale.

8.4.4 It is recommended that the Council continues to regularly monitor changes to existing and newly delivered employment space to identify evolving occupier/developer patterns and inform any policy responses that will be required.

8.4.5 As noted in Section 6, there is evidence of some sites, or areas within sites, offering the potential for redevelopment or refurbishment. There may be the opportunity for the Council to support opportunities for the intensification of these sites, given challenges associated with the availability of land/green belt constraints and conflicts with other uses in some locations. This has been seen in the experience of the Hertford Logistics Hub, with a net increase in floorspace delivered through the redevelopment of the site. However, this will need to be considered in relation to the site-specific characteristics, and the feasibility/compatibility with neighbouring uses.

8.4.6 Overall, demand was found to be robust for industrial uses and, on balance, the analysis and engagement with agents has highlighted a need for additional capacity to be delivered in Hertford and Ware. Additional employment land is recommended in order accommodate a range of potential occupiers and provide flexibility across E(g)(iii)/B2/B8 use classes, and to address affordability constraints, with proximity to the A10 likely to appeal to the market. However, potential needs for additional capacity should be considered alongside development opportunity given Green Belt and other constraints.

8.4.7 The Council should review the opportunities to work with landlords and occupiers to improve office properties in Hertford and Ware town centres to reduce the potential risk of some properties becoming non-compliant with minimum energy efficiency standards. Otherwise, there is a risk that some offices will become non-compliant and undesirable to retrofit, though, as previously noted, this risk is tempered somewhat due to some owner-occupancy and potential for retrofit/repurpose in the converted premises. 90% of office floorspace falls within the scope of tightening regulations to 2030, highlighting this as having a notable potential impact in Hertford and Ware. Potential opportunities could include the Council acting on its own stock and utilising local connections with landlords and occupiers. It is recognised that the Council faces funding constraints that can limit its resource and capacity to lead, however, there are several different roles Councils can play, including:

- Facilitation – acting as convenor to bring a ‘coalition’ of willing individuals and groups together;
- Marketing and communication – a key, relatively resource-light role, providing trusted information to landlords and occupiers;
- Coordination – acting as the ‘lynchpin’ in terms of coordinating action
- Being a trusted partner – local authorities are often more trusted than national government and other stakeholders;
- Supporting the growth of local skills and supply chain – working with the supply chain to promote accreditation and capacity-building; and
- Partnering with the private sector – to facilitate retrofit finance to all occupiers, regardless of tenure[75].

8.4.8 It is important to recognise that this Study is part of a wider evidence base for the emerging Local Plan, and the strategy for supporting employment in Hertford and Ware will be informed by wider employment market and land supply assessments at the East Herts level, which will determine the overall quantity of employment land that is required over the District Plan period, alongside consideration of housing, infrastructure and environmental needs and constraints in the town and wider district. Should this wider evidence base support the need for additional employment land at the district level, the evidence presented suggests the potential requirement for additional employment land in Hertford and Ware to meet demand and align with growth in the residential population of the town. In considering additional employment land, or whether the existing supply of employment land is fit for purpose, a number of criteria should be considered. These include:

- Accessibility and sustainable transport needs;

[75] Ashden, (2021): Local authorities can drive a home retrofit revolution. Accessed here: https://ashden.org/news/local-authorities-can-drive-a-home-retrofit-revolution/. The bullets set out in the provided link were targeted more towards residential retrofitting, so the principles deemed relevant have been adapted to apply more broadly to how the Council can interact and collaborate with partners to retrofit commercial premises.

- The provision of essential infrastructure e.g. access to utilities;
- Segregation from sensitive neighbouring uses (e.g. residential); and
- Site size, access, shape and topography.
- Deliverability and/or ownership.

8.4.9 The Conclusions and Recommendations of this Study are summarised in Table 8-1 below.

Table 8-1 Conclusions and Recommendations

Topic	Conclusion/Recommendation
Is it desirable to increase the number of jobs in Hertford and Ware?	• The analysis has highlighted the challenge associated with the loss of employment land to residential uses in Hertford and Ware, and the potential for future population growth suggests the need to deliver jobs in order to support sustainable development. • Demand was found to be robust across the industrial use classes, and a lack of spare capacity and challenges in relation to choice and affordability suggest the need for additional employment land to address supply constraints and to retain/attract businesses in both high value and foundational sectors. • Demand is limited for office space; however, there is uncertainty as to whether the vacant floorspace at Pegs Lane will be retained and the age and quality profile of stock presents potential future challenges in retaining occupants and safeguarding stock given future minimum energy efficiency standards. Overall, it was viewed by agents that given the lack of activity and churn in the market, future office development would likely be relatively limited, predominantly through infill development or the refurbishment of existing stock (with minimum energy efficiency standards a potential driver of this).
What sort of jobs could be attracted or developed in Hertford and Ware? Why?	• Sectors such as manufacturing and the life sciences were viewed to offer potential, given the current skills profile, sectoral make-up of the local economy, presence of a strong anchor in GSK and future growth plans associated with the development of the Riverlabs campus. Foundational sectors such as construction trades, food and transportation and storage are also prominent in Hertford and Ware and would be expected to remain key industrial employers in the local area. • Office uses such as business administration and support services and professional, technical and scientific are expected to remain active in the local economy. Agents reflected that office space is predominantly focused on local professional companies, such as accountants and small legal firms, with limited churn in the market as companies remain in their premises over a long period. Accordingly, demand conditions for additional office development are muted. • Conditions to harness opportunities related to AI and data centre development could be realised if appropriate sites exist.
What actions need to be taken to achieve the desired outcomes?	• There is a need to provide choice in order to accommodate a range of potential occupiers across light industrial (E(g)(iii), general industrial (B2) and warehousing and storage (B8) uses. • Delivery of small and medium-sized premises (under 2,000 sqm) should be encouraged reflecting the current mix of provision in the town (and generally the District). Foundational sectors were viewed to be at risk given affordability constraints for smaller industrial units, with additional supply offering the potential to free up secondary space to support more cost-sensitive foundational uses. • The Council should safeguard existing sites where possible. • The Council should continue to work proactively with the applicants at Land at North and East of Ware and Mead Lane / Land East Of Marshgate Drive to encourage the delivery of employment floorspace on the site. • The Council should consider the potential for the allocation of additional employment land for industrial and warehousing uses in Hertford and Ware to accommodate identified demand from such occupiers. In considering additional employment land, a number of criteria should be considered, in particular the proximity to, or suitable segregation from,

Topic	Conclusion/Recommendation
	residential uses (given the erosion of some sites next to such uses over time and the potential for some industrial uses to generate significant noise and vehicular movements), and access to the road network (in particular the A10). Further criteria are set out in Section 8.4.8. • The Council should consider the role of more innovative office supply options should applications arise, for instance the co-location of office space alongside other more novel uses and co-working spaces. • The Council should continue to regularly monitor changes to existing and newly delivered employment space to identify evolving occupier/developer patterns and inform any policy responses that will be required. This is important given that some newly delivered employment space may come forward within the E Use class and aforementioned pressure from residential uses. • The Council should review the opportunities to work with landlords and occupiers to improve the energy efficiency of office properties in Hertford and Ware town centres before they become non-compliant with minimum energy efficiency standards, with an estimated 90% of floorspace potentially falling within the scope of tightening regulations by 2030. • Should existing employment land be lost to other uses, or permissions including employment space do not come forward, or are developed for different uses than have been consented, this land or floorspace should be re-provided to a similar or improved quantity and quality specification. An exception could be the Pegs Lane site, whereby the reprovision of a similar quantum of office space would not align with demand conditions without the presence of a large anchor occupier.

East Herts Council Report

District Planning Executive Panel

Date of meeting: Tuesday 23 June 2026

Report by: Councillor Vicky Glover-Ward– Executive Member for Planning and Growth

Report title: Local Plan: Sawbridgeworth Employment Study

Ward(s) affected: Sawbridgeworth

Summary

- Members have agreed to prepare a new Local Plan including an update of the evidence documents needed to support the new Plan. The Sawbridgeworth Employment Study provides an updated assessment of the employment market in the town and makes recommendations about the type of jobs and employment land likely to be required, which will help shape the economic strategy in the new Local Plan. This report summarises the key priorities of the Study and seeks agreement to use the document as part of the new Local Plan evidence base, and to inform Development Management decisions.

RECOMMENDATIONS FOR THE DISTRICT PLANNING EXECUTIVE PANEL: that the Executive be advised that:

A) The Sawbridgeworth Employment Study, attached as Appendix A, be agreed as part of the evidence base to inform the new East Herts Local Plan and as a material consideration for Development Management purposes in the determination of planning applications.

1.0 Proposal(s)

1.1 The purpose of this report is to advise Members of the completion of the Sawbridgeworth Employment Study, and to agree it can be used as part of the evidence base for the new Local Plan and as a material consideration in the determination of planning applications.

2.0 Background

2.1 Local planning authorities are required to complete a review of their local plans at least once every 5 years from the adoption date to ensure that plans remain relevant. In October 2023, the Council agreed that the East Herts District Plan 2018 needs updating, and that work should commence on updating the technical studies and other preparatory work required to provide a robust evidence base. The intention to formally start plan-making was agreed by Council on 10 June 2026.

2.2 A clear, relevant and proportionate evidence base is essential for efficient and sound plan-making to ensure that all future planning policy and decisions are based on up-to-date information. The National Planning Policy Framework (NPPF, 2024) sets out the requirement for the preparation and review of all policies to be, 'underpinned by relevant and up-to-date evidence' (paragraph 32).

2.3 The evidence base consists of supporting documents that will help inform the future policies and site allocations in the new Local Plan. It will cover a range of social, economic, and environmental topics and help identify local needs, constraints and opportunities.

2.4 The evidence base will be developed throughout the preparation of the new Local Plan and the planning policy team will seek agreement from Executive via the District Plan Executive Panel to include relevant studies as part of the evidence base. Because of the nature of the Sawbridgeworth Employment Study and its potential to influence policy formulation, it is considered appropriate to include it within the Council's evidence base.

2.5 The employment land market in Sawbridgeworth is small, and it is the only town in East Herts without any designated employment sites. There are limited employment opportunities and many residents work outside the town, so settlement employment studies have previously concentrated on the other towns in the district, where opportunities for jobs growth and demand for employment land, are more robust. However, as one of the towns in the district, officers consider it important to understand the

characteristics and function of the local employment market and its relationship with the wider area in supporting economic growth.

2.6 The Council commissioned consultant Aecom to produce the study, using desktop research and feedback from Epping Forest District Council and local agents. It forms part of a series of employment studies for each of the towns in East Herts. Buntingford and Bishop's Stortford Employment Studies have recently been published and the Hertford and Ware Employment Study is the subject of a separate paper on this agenda.

2.7 To ensure all the built-up area of Sawbridgeworth is included within the analysis, the study area incorporates the rural area surrounding the town, following Lower Super Output Area (LSOA) boundaries. There is also a clear relationship between Sawbridgeworth and Lower Sheering, to the east of the River Stort, adjacent to the town. Lower Sheering lies within Epping Forest District but effectively functions as part of the built-up area of Sawbridgeworth, so has been included in the study area.

3.0 Reason(s)

3.1 The relationship between jobs and housing is a key consideration in the delivery of sustainable development. Compared to other towns in the district, housing growth in Sawbridgeworth has been relatively modest, with two District Plan sites (SAWB2 and SAWB3) complete and the last allocated site (SAWB4) under construction. There are significant changes coming forward in the area with development at Harlow and Gilston Garden Town. Given the proximity to Sawbridgeworth, this is likely to have a local impact.

3.2 In recent years, major societal changes have occurred, including the Covid pandemic and Brexit, which have shaped the way business and industry both structures itself and operates. The purpose of this Study is to provide an up-to-date assessment of Sawbridgeworth's employment market, to consider these changes in the local context and provide robust evidence that can inform the emerging Local Plan. The study explores the relationship between people living in the area and local jobs; the function of existing employment land and the changing role of the town centre as a location for offices. It provides an essential understanding of employment land-use requirements in

Sawbridgeworth, which will help shape the economic strategy in the new Local Plan. The focus on offices in the town centres will also contribute to wider evidence about the function and character of the town centres, which is explored in more detail in the retail and towns centres study, the subject of a separate paper on this agenda.

3.3 The Sawbridgeworth Employment Study is attached to this report at **Appendix A.**

3.4 The Study comprises of the following sections:

- **Introduction and strategic context** – sets out the approach of the study; describes the local content and the national and local policy framework.
- **Socio-economic profile** – presents the socio-economic characteristics of the Sawbridgeworth study area, compared against the district and wider geographies.
- **Property market assessment** – provides a review of office and industrial floorspace, with information on building stock, vacancy, rental values and demand. Explores external factors that could influence employment floorspace in the town in the coming years, such as the proposed introduction of minimum energy efficiency standards and the continued influence of changing space requirements for office and knowledge work following the Covid-19 pandemic.
- **Existing employment clusters** – Sets out the relative characteristics (including uses, vacancy, unit size and type, rental rates, access, amenity) of existing employment clusters that have been identified in the Sawbridgeworth area using CoStar data. These sites include The Maltings (a designated employment site in the Epping Forest District Local Plan), Riverside Business Park and Clarklands Industrial Estate.
- **Conclusions and recommendations** –sets out evidence-based conclusions and recommendations and outlines a potential strategy for the development of employment land in Sawbridgeworth.

Study conclusions and recommendations

3.5 Based on the analysis of the preceding sections, section 7 presents the conclusions and recommendations of the Study,

framed around the three questions set out below.

Is it desirable to increase the number of jobs in Sawbridgeworth?

3.6 Population growth in Sawbridgeworth is relatively modest. The demographic profile indicates that while increasing local employment opportunities is desirable, the scale of growth pressure is not significant. Whilst it is important to balance existing housing commitments with jobs, to support sustainable development, there is no guarantee that providing more jobs in the town will reduce out-commuting as people commute to jobs for numerous reasons. Indeed, the analysis indicates that wider commercial development in competing locations is likely to satisfy some of the demand from the resident population in Sawbridgeworth. Agents reported that larger centres such as Bishop's Stortford and Harlow, alongside future proposals at Harlow and Gilston Garden Town (HGGT), present accessible opportunities for Sawbridgeworth residents. Heritage significance in the town centre and congestion on the A1184 are also identified as constraints, limiting opportunities for new employment land.

3.7 On balance, modest population growth allied with constraints facing the town, suggest that future employment growth would be more readily accommodated in larger centres and HGGT. However, supporting local employment opportunities remains desirable, but this growth is likely to be met through infill development and the refurbishment /redevelopment of existing sites, rather than through additional employment land.

What sort of jobs could be attracted or developed in Sawbridgeworth?

3.8 Sawbridgeworth represents a small share of East Herts office market (2.6% of floorspace) and industrial market (3.9 %). Demand for office floorspace is driven by access to a small town with good local amenities and a train station. Future demand in office related sectors would be expected to align with the current structure of the economy, focusing on microbusinesses and Small and Medium Enterprises (SMEs) in local professional services such as lawyers, accountants, architects and financial advisors. Any future industrial growth, were it to be accommodated, would

likely focus on prominent sectors such as construction and manufacturing.

What actions need to be taken to achieve the desired outcomes?

3.9 To ensure a strong, responsive and competitive economy in Sawbridgeworth, the Study recommends that the Council prioritise the following actions:

- Consider safeguarding existing sites set out in Section 6 of the Study, where possible.
- While limited demand for additional employment land to support office and industrial development was identified, the Council should look to ensure existing stock remains fit for purpose. There may be opportunities to support the refurbishment/renovation of sites or to accommodate infill development, given the age and quality profile of stock and sites identified in Sections 5 and 6 of the Study. However, this will need to be considered in relation to the site-specific.
- Where existing employment land is lost to residential or other uses, or permissions including employment space do not come forward, or are developed in whole or in part for different uses than have currently been consented, this land or floorspace should be re-provided to a similar or improved quantity and quality specification.
- Review opportunities to work with landlords and occupiers to improve office properties is the town centre before they become non-compliant with minimum energy efficiency standards. Also consider the role of more innovative office spaces, for example co-working offices.
- Continue to regularly monitor changes to existing and newly delivered employment space to identify evolving occupier/developer patterns and inform any policy responses that will be required. This is particularly important where there is flexibility for E (g) uses (e.g. office and light industrial) to later change to non-employment uses classes within the E Use Class.

3.10 These recommendations can usefully inform policy and strategy decisions about future employment land-use within Sawbridgeworth in the emerging Local Plan and in planning application decisions. The Study provides a robust and up-to-date understanding of the local employment market. When considered

alongside other studies within the evidence base, including a district-wide employment demand assessment and land supply assessments, it will effectively support decisions about the future economic strategy for Sawbridgeworth. Therefore, it is recommended the study is agreed as part of the new Local Plan evidence base and as a material consideration in the determination of planning applications.

4.0 Options

4.1 The Council could choose not to agree to endorse the Sawbridgeworth Employment Study as part of the new Local Plan evidence base. This would mean that the Local Plan would not be able to rely on this evidence to inform emerging policy and strategy, and it could compromise the progression of the plan. It would also likely cause difficulties during the plan-making process, particularly when the Council defends its strategy at the Examination stage.

5.0 Risks

5.1 If the Sawbridgeworth Employment Study is not agreed as part of the evidence base, it may be considered as having reduced weight in informing the new Local Plan and planning application decisions. It would mean the Council would not have a current understanding of the employment market in the Sawbridgeworth area. This is contrary to Government policy to have an up-to-date evidence base and could undermine the Council's position in terms of successfully bringing forward the new Local Plan.

6.0 Implications/Consultations

6.1 As part of their research, the consultants consulted three property market agents active in the Sawbridgeworth area. The study will be made available on the website, in the Local Plan Evidence base section, and be subject to several statutory public consultations as part of the production of the new Local Plan.

Community Safety
There are no community safety implications arising from this report.

Data Protection
There are no data protection implications arising from this report.

Equalities
There are no direct equality, diversity, or inclusion implications in this report. An Equalities Impact Assessment (EqIA) will be carried out of the new Local Plan in accordance with The Equality Act 2010.

Environmental Sustainability
The purpose of the planning system is to contribute to the achievement of sustainable development. Evidence to support provision and location of employment land has a range of implications for environmental sustainability including how people choose to travel to work and how far they need to travel, the impact of noise and other disturbance from employment uses on other uses and the ability of communities to find the services and facilities they need in the places they live.

Financial
There are no financial implications arising from this report.

Health and Safety
There are no health and safety implications arising from this report.

Human Resources
There are no human resources implications arising from this report.

Human Rights
There are no human rights implications arising from this report.

Legal
There are no legal implications arising from this report.

Specific Wards
Yes - Sawbridgeworth

7.0 Background papers, appendices and other relevant material

7.1 **Appendix A**: Sawbridgeworth Employment Study

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FINAL REPORT

AECOM

Sawbridgeworth Employment Study

East Hertfordshire District Council

June 2026

Delivering a better world

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1. Executive Summary

1.1 Study context

1.1.1 AECOM was commissioned by East Herts District Council to deliver an Employment Study for Sawbridgeworth. The Employment Study forms part of the evidence base to underpin the review of the new East Herts Local Plan and will support with determining future planning applications.

1.2 Policy and strategic context

1.2.1 The National Planning Policy Framework (NPPF) provides overarching guidance on the Government's development aims and describes the Government's vision for building a strong, competitive economy. It emphasises that Local Plans should present robust evidence to support clearly defined designations and allocations of land for employment uses. Furthermore, the need for an evidence base to assist in understanding existing business needs, local circumstances and market conditions is also emphasised in the national Planning Practice Guidance (PPG). Whilst this Study is not an economic needs assessment and therefore does not need to align with this guidance, it is relevant for consideration in the context of understanding employment needs in Sawbridgeworth.

1.2.2 At the local level, the District Plan identifies Sawbridgeworth as a small market town with a Minor Town Centre. Sawbridgeworth is the only town in the District without any designated Employment Areas, reflecting its position between Bishop's Stortford to the north and Harlow to the south-west which are considered to be more attractive employment locations. The District Plan seeks to maintain Sawbridgeworth's existing employment order to support local commercial, retailing and service businesses. As set out in Policy SAWB1, 'Development in Sawbridgeworth' designates land for residential development, with new retail and employment development "*directed to the town centre to maintain the vitality and viability of the town*".

1.3 Socio-economic profile

1.3.1 Sawbridgeworth has a lower economic activity rate than East Herts, but greater than the East of England and England. Similarly, a greater proportion of the population in Sawbridgeworth is educated to degree-level or equivalent compared to the East of England and England as a whole, but lower than in East Herts.

1.3.2 Sawbridgeworth has a distinct workplace employment profile. It registers sizable employment in the health sector (22.4%), linked to the presence of the Rivers Hospital in the town. In relation to the sectors driving office-based employment, the proportion of professional, scientific & technical services industry employment is broadly in line with the comparator geographies, however employment in the business administration & support services industry is significantly smaller. In terms of the sectors driving industrial employment, construction accounts for a higher share of employment compared to all comparator geographies, while manufacturing represents a greater share than in East Herts, but remains below regional and national levels.

1.3.3 Since 2015, Sawbridgeworth has seen most notable employment growth in the education sector, with other increases in employment registered in construction, property, accommodation & food services, wholesale, and mining, quarrying & utilities sectors. Conversely, there has been a fall in employment in health, retail, information & communication, business administration & support services, and manufacturing sectors.

1.3.4 The majority of businesses in Sawbridgeworth are classed as micro (0-9 employees). This is higher than the rates in East Herts, East of England, and England. Sawbridgeworth has a lower proportion of small and medium-sized businesses than the comparator areas, and has no large businesses.

1.3.5 Outward commuter movements from Sawbridgeworth exceed inward commuter movement by 1,937. The key destinations for workers include Harlow, other areas in East Herts and Uttlesford.

1.3.6 Population growth was lower in Sawbridgeworth between 2015 and 2024 than in East Herts and the East of England, but higher than in England. Population projections are not available at the Sawbridgeworth level. However, the current housing trajectory, detailing the known commitments, suggests the potential for a further 184 new homes to be delivered in Sawbridgeworth, as part of the District Plan allocation (SAWB4). With an average household size of 2.37 in East Herts, this indicatively suggests the potential for 426 additional residents, of which 270 would be expected to be aged 16 and over and economically active.

1.4 Property market assessment

Office Market

1.4.1 There are 23 office properties in Sawbridgeworth, comprising 5,278 sqm of floorspace. Sawbridgeworth represents a small share of the East Herts office market, accounting for 5.8% of office properties.

1.4.2 Sawbridgeworth's office market is dominated by smaller units, and the office stock in Sawbridgeworth is relatively old, with the greatest proportion of development between 1960 and 1969, at 21.7%, significantly greater than in East Herts, the East of England, and national averages. Modern office development (2000-present) is limited, accounting for 8.7% of stock, above the East Herts, but below regional and national averages.

1.4.3 Vacancy levels have fluctuated over time, mirroring wider economic and structural changes in office demand, however vacancy rates currently stand at 11.4%, indicating some spare capacity.

1.4.4 Sawbridgeworth attracts higher market rental values for office use classes than the East Herts average, but lower rental values compared to the regional and national averages. This is reflective of the small size of the market and the age, size and quality profile of office stock in the town.

Industrial and Warehousing and Storage Market

1.4.5 The industrial and warehousing and storage market in Sawbridgeworth is very small, comprising 6 properties providing 19,015 sqm of floorspace. The vacancy rate for industrial and warehousing and storage floorspace in Sawbridgeworth is above the East Herts, East of England, and England average. However, given the small market size, vacancy rates are subject to volatility.

1.4.6 Sawbridgeworth attracts higher market rental values for industrial property types than the East of England and England, however the highest industrial market rents are found in East Herts.

1.4.7 Between 2014 and 2025, market rental values exhibited an overall increase, with the greatest increase in market rental values observed in Sawbridgeworth compared to all other comparator areas.

Influences on Demand

1.4.8 There are a number of external factors which could influence the demand for employment floorspace in Sawbridgeworth over the coming years. These include the Harlow and Gilston Garden Town (HGGT) which represents a significant concentration of housing and employment growth in close proximity to the town, with the Gilston development located just outside the study area (defined in Section 4.1). The scale of employment provision planned within the HGGT, including modern industrial, warehousing and logistics, office, and small and medium-sized enterprise (SME) space, will create job opportunities that are likely to be accessible to Sawbridgeworth residents. As a result, future employment needs arising from

Sawbridgeworth's resident workforce may, to some extent, be met within the HGGT, rather than through the expansion of employment land within Sawbridgeworth itself. However, it also highlights the importance of ensuring that Sawbridgeworth can continue to accommodate a level of local employment floorspace that supports town-centre vitality and sectors less well served by these strategic locations.

1.4.9 Other considerations include the proposed introduction of minimum energy efficiency standards which, while providing a strong incentive for the modernisation and upgrading of privately let business floorspace, could also present challenges for office stock in Sawbridgeworth, which includes a relatively high proportion of older buildings and conversions rather than purpose-built office space. However, it should be noted that a limited number of EPC certificates potentially fall within the scope of tightening regulations by 2030. Similarly, the evolution of changing space requirements for office and knowledge work following the Covid-19 pandemic has, and will continue to, influence the demand for employment floorspace in Sawbridgeworth.

1.5 Existing Employment Clusters

1.5.1 There are no allocated employment sites within Sawbridgeworth in the East Herts District Plan; however, a number of existing employment clusters have been identified in Sawbridgeworth based on CoStar data. These sites include The Maltings (which is within urban area but within Epping Forest District), and Riverside Business Park, and Clarklands Industrial Estate, which are both located outside the town. Collectively, these locations provide a varied and flexible stock of employment floorspace, characterised by smaller, older sites of generally low to medium quality, with consistently low vacancy rates.

1.5.2 In addition, Sawbridgeworth town centre plays a role in providing office space locally, linked to its strong connectivity and local amenities. The town centre comprises 10 office properties, providing access to a range of office spaces ranging from 52 sqm to 214 sqm.

1.6 Conclusions and recommendations

1.6.1 The Conclusions and Recommendations of this Study are summarised below.

Topic	Conclusion/Recommendation
Is it desirable to increase the number of jobs in Sawbridgeworth?	• The analysis has highlighted the growth context in Sawbridgeworth is relatively modest. Population growth between 2015 and 2024 was limited (696 additional residents), while the total number of economically active residents fell between 2011 and 2021. The current housing trajectory, taking account of the District Plan allocation (SAWB4) with planning permission , suggests the potential for 184 new homes to be delivered in Sawbridgeworth. With an average household size of 2.37 in East Herts[1], this indicatively suggests the potential for 436 additional residents, of which 270 would be expected to be aged 16 and over and economically active. • Wider commercial development in competing locations may satisfy some demand from the resident population in Sawbridgeworth. Conversations with agents reflected views that employment demand was satisfied in larger centres nearby such as Bishop's Stortford and Harlow, while future proposals at HGGT could present accessible opportunities for Sawbridgeworth residents. • Additional employment development could increase pressure on the A1184 , which already suffers from congestion which slows journey times, while the availability of suitable land to support employment development is limited. • On balance, muted demand, modest population growth and _constraints facing the town (including its location within the Green Belt, the historic significance of the town centre and congestion on London Road), suggest that additional employment land would be more readily accommodated in larger centres within East Herts and HGGT.

1 ONS (2022) Census (2021) Household size, local authorities in England and Wales,

Topic	Conclusion/Recommendation
	• Supporting local employment opportunities remains desirable. Without sufficient local employment provision, there is a risk that Sawbridgeworth increasingly functions as a predominantly residential settlement with growing levels of outward commuting, placing additional pressure on transport networks and undermining wider sustainability objectives. However, this growth is likely to be met through infill development and the refurbishment /redevelopment of existing sites, rather than through additional employment land.
What sort of jobs could be attracted or developed in Sawbridgeworth? Why?	• Future demand in office related sectors would be expected to align with the current structure of the economy, focusing on microbusinesses and SMEs in local professional services such as lawyers, accountants, architects and financial advisors. • Future industrial growth, were it to be accommodated, would likely focus on prominent sectors such as construction and manufacturing, as set out in Section 4.3. • Conditions to harness opportunities related to AI and data centre development could be realised if appropriate sites exist, though the availability of sufficient land to accommodate occupiers whose requirements are typically for large sites, would suggest there is limited potential for this in Sawbridgeworth.
What actions need to be taken to achieve the desired outcomes?	• The Council should consider safeguarding existing sites set out in Section 6 where possible, thereby maximising their contribution to local economic development. • While limited demand for additional employment land to support office and industrial development was identified, the Council should look to ensure existing stock remains fit for purpose. There may be opportunities to support the refurbishment/renovation of sites or to accommodate infill development, given the age and quality profile of stock and sites identified in Sections 5 and 6 of this report. However, this will need to be considered in relation to the site-specific characteristics, and the feasibility/compatibility with neighbouring uses. • The Council should consider the role of more innovative office supply options should applications arise, for instance the co-location of office space alongside other more novel uses and co-working spaces. • The Council should continue to regularly monitor changes to existing and newly delivered employment space to identify evolving occupier/developer patterns and inform any policy responses that will be required. This is important given that some newly delivered employment space may come forward within the E Use class and aforementioned pressure from residential uses. • The Council should review the opportunities to work with landlords and occupiers to improve the energy efficiency of office properties in Sawbridgeworth town centre, though noting a limited number of EPC certificates potentially fall within the scope of tightening regulations by 2030. • Should existing employment land be lost to other uses, or permissions including employment space do not come forward, or are developed for different uses than have been consented, this land or floorspace should be re-provided to a similar or improved quantity and quality specification.

2. Introduction

2.1 Study context

2.1.1 East Herts District Council commissioned AECOM to deliver an Employment Study for Sawbridgeworth.

2.1.2 In 2023, the Council agreed to undertake a review of East Herts District Plan (2018) and the Council is currently updating its evidence base to support the new Local Plan. In line with this, the Sawbridgeworth Employment Study is required as part of this evidence base and to support with determining future planning applications.

2.1.3 Sawbridgeworth has experienced modest levels of development in recent years, reflecting its role as a small market town with strong functional links to surrounding employment centres, including Harlow, Bishop's Stortford, London, and Cambridge. Growth has been shaped by the need to preserve and enhance the town's character and is further constrained by the surrounding Green Belt, limiting opportunities for large-scale expansion. As a result, recent development has been predominantly residential in nature, while the town's limited employment provision has largely been retained to support local-scale economic activity[2].

2.1.4 In this Study, employment land is defined as land with business activities falling under the E(g), B2, and B8 use classes as per the Use Classes Order 1987 (as amended). These include:

- E(g) i) office ii) the research and development of products or processes or iii) any industrial process, (which can be carried out in any residential area without causing detriment to the amenity of the area)
- B2 – general industrial; and
- B8 – storage and distribution.

2.2 Approach

2.2.1 In order to develop an evidence base to determine the need to support employment in Sawbridgeworth, our approach includes a number of key elements:

- Understand the existing situation:
  - Analysis of socioeconomic conditions
  - Assessment of the local commercial property market, informed by desktop research using the CoStar database and conversations with local property market agents;
  - A supply-side assessment of the town's current employment sites informed by desktop research.
- Estimate future requirements –
  - Understand the likely future demand for employment space in the town, including through the agent conversations and discussions with council officers;
- Conclusions and recommendations –
  - Set out evidence-based conclusions and recommendations for supporting employment in Sawbridgeworth.

[2] East Herts District Council (2018) East Herts District Plan. Available at: https://cdn-eastherts.onwebcurl.com/s3fs-public/documents/District_Plan_Publish_web_view.pdf [Accessed: 29/04/26].

2.3 Report structure

2.3.1 This report is structured as follows:

- Section 3 sets out the policy and strategic context.
- Section 4 presents the socio-economic characteristics of Sawbridgeworth, compared against the local authority area and wider geographies.
- Section 5 outlines a review of activity in the commercial property market with specific consideration of the office stock in Sawbridgeworth town centre.
- Section 6 provides an overview of the existing employment sites in Sawbridgeworth.
- Section 7 brings together the findings of each task to provide recommendations and conclusions and outline an overall strategy for development of employment land in Sawbridgeworth.

3. Strategic Context

3.1 Introduction

3.1.1 The following section provides an overview of the local area and the relevant policy and strategic context to employment and employment land in Sawbridgeworth at the national, sub-regional (Hertfordshire), local authority (East Herts) and neighbourhood (Sawbridgeworth) level.

3.2 Background context

3.2.1 Sawbridgeworth is a historic market town of approximately 12,000 residents, located to the south of Bishop's Stortford and north-east of Harlow, to the east of the East Herts District. Despite Sawbridgeworth's strong links to these settlements, particularly in terms of employment opportunities, the town maintains a strong and distinct local identity.

3.2.2 The town performs an important local service and retail function, with the historic commercial core located on Bell Street. The town centre lies within a Conservation Area, with many buildings of historic significance dating from the Tudor, Stuart and Georgian periods. However, the constraints of the small medieval core limit the ability to accommodate larger suppliers. Sawbridgeworth is therefore designated a Minor Town Centre in the East Herts District Plan[3].

3.2.3 The A1184 runs through the centre of Sawbridgeworth, providing links north to Bishop's Stortford, and south to Harlow. The town benefits from strong transport connectivity, with the M11 located less than 2 km to the east. Sawbridgeworth railway station, on the West Anglian Main Line, provides services to London Liverpool Street, Stratford, Bishop's Stortford, and Cambridge, supporting its role as a commuter settlement within the wider London-Cambridge corridor. The A1184 also connects to the A120 which provides links to the A10 to the west and Stansted Airport to the east. Sawbridgeworth is serviced by 3 bus links around the town, with connections to surrounding settlements including Bishop's Stortford, Harlow, and Stansted Airport. As a result, employment opportunities for residents of Sawbridgeworth are primarily located in Harlow, other areas of East Hertfordshire, and Uttlesford, with approximately 10.5% of residents working and living in Sawbridgeworth.

3.2.4 Sawbridgeworth is tightly constrained by the Metropolitan Green Belt, which has limited opportunities for outward expansion. Additional constraints, including a limited supply of brownfield land, river corridors, areas of flood risk and designated environmental assets, further influence the availability and distribution of employment land.

3.2.5 As noted in the Sawbridgeworth Settlement Appraisal[4], there is a clear relationship between Sawbridgeworth and Lower Sheering, which is located adjacent to the town, to the east of the River Stort, and within the administrative area of Epping Forest District Council. This relationship is reflected in this section, and in the study area set out in Section 4.1.

3.3 National planning policy and guidance

National Planning Policy Framework (2024)

3.3.1 The National Planning Policy Framework[5] (NPPF), published in 2024, consolidates the Government's economic, environmental, and social planning policies for England and provides overarching guidance on the Government's development aims. At the heart of the NPPF is a presumption in favour of sustainable development, which the Government states should be seen as a common theme running through plan-making and decision-taking.

[3] East Herts Council (2018). East Herts District Plan 2018.
[4] East Herts Council (2016) Sawbridgeworth Settlement Appraisal. Available at: https://www.eastherts.gov.uk/planning-building/east-herts-district-plan/evidence-library/settlement-and-site-specific-studies-sss [Accessed: 14/05/26].
[5] Ministry of Housing, Communities & Local Government (2024) National Planning Policy Framework

3.3.2 In relation to the economy and employment land, the NPPF states that planning decisions should help create the conditions in which businesses can invest, expand, and adapt. They should support economic growth and productivity, considering both local business needs and wider opportunities for development. Decisions should also allow an area to build on its strengths, counter any weaknesses, and address any challenges of the future.

3.3.3 In addition, the NPPF aims to identify strategic sites for local and inward investment, address potential barriers to investment, allow for new and flexible working practices, and enable a rapid response to changes in economic circumstances.

3.3.4 The NPPF has introduced a number of reformed policies. Chapter 6: 'Building a strong, competitive economy' sets out that planning policies and decisions should "*pay particular regard to facilitating development to meet the needs of a modern economy, including by identifying suitable locations for uses such as laboratories, gigafactories, data centres, digital infrastructure, freight and logistics'.* Locational requirements of sectors are highlighted and with regard to clusters of knowledge and data-driven, creative or high technology industries that *"new, expanded or upgraded facilities and infrastructure that are needed to support the growth of these industries'* are made provision for in planning policies. Provision should also be made for the '*expansion or modernisation of other industries of local, regional or national importance to support economic growth and resilience."*

Draft National Planning Policy Framework (2025)

3.3.5 The Government has recently consulted on an updated draft of the NPPF, published in December 2025[6]. It sets out proposed policy changes to unlock more homes and further support commercial development required to drive growth.

3.3.6 Chapter 7: 'Building a strong, effective economy' is proposed to replace Chapter 6 of the current NPPF[7]. Key changes include a requirement for decision-makers to give substantial weight to the economic benefits of proposals for commercial development, particularly those supporting improvements in freight and logistics. The chapter also sets out that plans should avoid overly prescriptive requirements on acceptable employment uses, enabling greater flexibility to respond to changing commercial property demands.

3.3.7 While the draft NPPF has not yet been adopted, its direction of travel is a material consideration in preparing this Study. The emphasis on giving substantial weight to commercial development proposals, and on avoiding overly prescriptive requirements on employment uses aligns with the flexible, evidence-led approach taken in this assessment.

Planning Practice Guidance (2019)

3.3.8 Planning Practice Guidance (PPG)[8] supports the NPPF and includes guidance on housing and economic needs assessments and housing and economic land availability assessments.

3.3.9 Whilst this Study is not an economic needs assessment and therefore does not need to align with this guidance, it is relevant for consideration in the context of understanding employment needs in Sawbridgeworth.

3.3.10 Guidance on housing and economic needs assessments states that authorities need to prepare an evidence base to understand existing business needs, which will have to reflect local circumstances and market conditions. This includes assessing the best fit functional economic market area (FEMA), existing stock of land for employment uses within the area,

[6] Ministry of Housing, Communities and Local Government (2025) National Planning Policy Framework: Plan-making and national decision-making policies. Available at: https://assets.publishing.service.gov.uk/media/697b71c52ff8d10a830d5d4a/Draft_NPPF_December_2025.pdf [Accessed: 03/02/26].
[7] Ministry of Housing, Communities and Local Government (2025) Proposed reforms to the National Planning Policy Framework and other changes to the planning system. Available at: https://assets.publishing.service.gov.uk/media/697b6bc6aacd0dc9777b4fd2/December_2025_NPPF_Consultation.pdf [Accessed: 03/02/26].
[8] Ministry of Housing, Communities and Local Government (2019). Planning Practice Guidance

recent pattern of employment land supply and loss, market demand and failure, and wider market signals relating to economic growth.

3.3.11 For housing and economic land availability assessments, PPG requires local planning authorities to work with other local authorities within the functional economic market area when assessing availability of land. A wide range of sites should be considered including existing sites that could be improved, intensified or changed.

The UK's Modern Industrial Strategy (2025)

3.3.12 The UK's Modern Industrial Strategy 2025[9], published in June 2025 by the Department for Business and Trade, sets out the UK Government's 10-year plan to make the UK the best country to invest in anywhere in the world. It is focused on long-term sustainable growth in the highest potential growth driving sectors which are best placed to create the wealth, jobs, and higher wages needed by communities across the UK.

3.3.13 In regard to these highest potential growth driving sectors, eight sectors have been identified that will create the greatest opportunity for the economy and businesses based on existing and emerging strengths. These are: Advanced Manufacturing, Clean Energy, Defence, Digital and Technologies, Creative Industries, Financial Services, Life Sciences, and Professional and Business Services. The resilience of these eight key sectors will be strengthened by supporting the foundational industries and their supply chains which provide vital materials and parts, from steel to chemicals, or manage essential infrastructure, from ports to electricity networks.

3.3.14 The East Herts District Plan does not identify specific priority sectors as being concentrated in Sawbridgeworth. The town's employment profile is characterised by strong representation in health, education, and construction, with notable presence also in manufacturing and professional and business sectors. However, Sawbridgeworth could benefit from the national focus on these sectors driving economic resilience and innovation. With the UK's shift toward Net Zero and digital transformation, aligning local policies with national priorities can attract investment and support high-value job creation. Strengthening infrastructure, workforce development, and industry partnerships will position the region as a competitive hub for growth. Notably, Sawbridgeworth lies within the UK Innovation Corridor Core Area, which prioritises Life Sciences alongside Advanced Engineering and Manufacturing[10].

3.4 Local planning policy and guidance

East Herts District Plan (2018)

3.4.1 The East Herts District Plan (adopted in 2018)[11] establishes how development will be planned and delivered across East Herts over the period from 2011 to 2033. It sets out the strategy and policies for delivering growth and identifies appropriate areas and sites for development. These policies are then used to shape decisions on planning applications in the district.

3.4.2 The District Plan highlights 10 strategic objectives to form the basis of the policies, relating to climate change, community, housing, design, education and employment, accessibility, provision of facilities, health and wellbeing, biodiversity and infrastructure.

3.4.3 Objectives relevant to Sawbridgeworth and employment land within Sawbridgeworth include:

[9] Department for Business and Trade (2025). The UK's Modern Industrial Strategy. Available at: https://assets.publishing.service.gov.uk/media/68595e56db8e139f95652dc6/industrial_strategy_policy_paper.pdf [Accessed: 30/01/26].
[10] Hertfordshire Futures (2025) Hertfordshire Local Enterprise Partnership Building Our Industrial Strategy: Our response. Available at: https://www.hertfordshirefutures.co.uk/media/nvxctfww/hertfordshire-lep-is-report-interactive.pdf [Accessed: 11/02/26].
[11] East Herts Council (2018). East Herts District Plan 2018.

- Objective 5 – '*To foster entrepreneurial endeavour through educational attainment and encourage small and medium enterprises through maximising existing employment opportunities and clusters';*
- Objective 6 – *'To improve access opportunities, minimise the need to travel, and encourage necessary journeys to be made by sustainable means to ease congestion and help reduce East Herts' carbon footprint';* and
- Objective 10 – *'To ensure that development occurs in parallel with provision of the necessary infrastructure, including enhancement and provision of green infrastructure.'*

3.4.4 Chapter 8 of the East Herts District Plan focuses specifically on Sawbridgeworth and sets out the development strategy for the town. Sawbridgeworth is identified as a Minor Town Centre located in close proximity to Bishop's Stortford and Harlow. There are no policies that designate employment areas within the town, however Policy SAWB1 'Development in Sawbridgeworth' outlines that "*new retail and employment development will be directed to the town centre to maintain the vitality and viability of the town*". Policy SAWB1 also sets out that Sawbridgeworth will accommodate at least 500 homes to the north and west of the town, with sites allocated in Policy SAWB2, Policy SAWB3 and Policy SAWB4.

3.4.5 Policy DPS1 Housing, Employment and Retail Growth highlights that across the plan period, East Herts District Council will provide a minimum of 10,800 new jobs, 19-20 hectares of new employment land for B1/B2/B8 uses, an additional 7,100 sqm of convenience floorspace, and 5,700 sqm of comparison retail floorspace.

3.4.6 Other policies in the East Herts District Plan of relevance to Sawbridgeworth and employment land include:

- Policy DPS2 The Development Strategy 2011-2033 - The strategy of the District Plan is to deliver sustainable development in accordance with sites within a number of urban areas, including Hertford & Ware, Buntingford, Hertford, Sawbridgeworth and Ware;
- Policy ED1 Employment – The District Plan makes land allocations for industry within designated employment areas, comprising a mix of use classes B1 (now E(g)), B2 and B8. The provision of new employment uses should be flexible in design, able to respond to the changing needs, be energy efficient, have fully integrated communications technology and be accessed by sustainable transport modes; and
- Policy ED2 Rural Economy – Proposals for creating new employment generating uses or supporting the sustainable growth and expansion of existing businesses in rural areas will be supported where they are appropriately and sustainably located and do not conflict with other policies within the District Plan.

3.4.7 East Hertfordshire District Council, alongside Harlow Council and Epping Forest District Council, are working in partnership with Hertfordshire County Council, Essex County Council, landowners and site promoters to deliver the Harlow and Gilston Garden Town (HGGT). The HGGT initiative seeks to accommodate planned growth and respond to increasing housing and infrastructure needs, whilst supporting the economic ambitions of the town of Harlow and the wider UK Innovation Corridor.

3.4.8 The Gilston Area, comprising of seven villages, is the area of the HGGT located within East Herts District, to the south west of Sawbridgeworth. The development is expected to deliver a range of supporting uses alongside residential growth, including the provision of local employment opportunities such as small-scale office space.

3.4.9 Policy GA1 'The Gilston Area' allocates land to accommodate approximately 10,000 homes, of which at least 3,000 are to be delivered by 2033. Development is to be guided by Garden City principles, including the provision of "a wide range of local jobs within easy commuting distance of homes". The policy also provides for the delivery of employment land (approximately 5 ha) in accessible locations to support sustainable development patterns. In addition, it emphasises the importance of supporting local supply chains and enhancing access to employment and training opportunities, including apprenticeships, to strengthen the local skills base.

New Local Plan

3.4.10 In October 2023, the Council agreed that East Herts District Plan 2018 needs updating and that work should commence on updating the technical studies and other preparatory work required to provide a robust evidence base. Now the Government has published the Local Planning Regulations (2026), the Council will commence formal work on the new Local Plan this year. This Study will provide an updated assessment of the employment market in Sawbridgeworth, to consider changes in the local context and provide robust evidence that can inform the emerging Local Plan.

Epping Forest District Local Plan 2011-2033 (2023)

3.4.11 The Epping Forest District Local Plan 2011-2033 (adopted in 2023)[12] establishes how development will be planned and delivered across Epping Forest over the period from 2011 to 2033. It sets out the strategy and policies for delivering growth and identifies appropriate areas and sites for development. These policies are then used to shape decisions on planning applications in the district.

3.4.12 The Epping Forest District Local Plan highlights objectives to form the basis of the policies, relating to environment and design, housing, economic development, infrastructure and movement, and air quality, climate change and flood risk.

3.4.13 Objectives relevant to Sawbridgeworth and employment land within Sawbridgeworth include:

- Objective C Economic Development:
  - (i) '*To make provision for the objectively assessed economic and town centre needs in the District to the extent that this is compatible with national planning policy'*; and
  - (iii) '*To encourage the growth of local businesses and start-ups, through supporting home-working, provision of a range of flexible and affordable business facilities and the provision of high-speed broadband across the District'*.

3.4.14 There is a clear relationship between Sawbridgeworth and Lower Sheering, which is located adjacent to the town, and falls within the administrative area of Epping Forest District Council. This relationship is reflected in the definition of Sawbridgeworth taken forward in this Study, as defined in Section 4.1 of this report. Lower Sheering is designated as a small village within the Epping Forest District Local Plan and is encompassed within a Conservation Area. Policy P12 'Coopersale, Fyfield, High Ongar, Lower Sheering, Sheering and Stapleford Abbotts' identifies residential and employment development sites within Lower Sheering, including:

- LSHR.R1 Land at Lower Sheering – approximately 14 homes; and
- LSHR.E1 – Land at The Maltings, Lower Sheering – approximately 2.04 ha employment land (existing site).

3.4.15 Other policies in the Epping Forest District Plan of relevance to Sawbridgeworth and employment land include:

- Policy SP1 Spatial Development Strategy 2011-2033 – Sets out the overarching strategy to deliver sustainable development and job growth across the District; and
- Policy E1 Employment Sites – Outlines that the Council will meet identified employment land needs through the site allocations and will encourage and support flexible employment space to meet the employment and economic needs of the District.

3.4.16 As outlined above, the HGGT extends into the administrative area of Epping Forest District Council, including the Latton Priory, Water Lane, and East of Harlow strategic sites, with the latter partly located within the Sawbridgeworth study area. Policy SP3 Development & Delivery of Garden Communities in the Harlow and Gilston Garden Town outlines that

[12] Epping Forest District Council (2023). Epping Forest District Local Plan 2011-2033. Available at: https://www.eppingforestdc.gov.uk/planning-and-building/planning-policy/adopted-local-plan-march-2023/ [Accessed: 26/03/26].

development will be of sufficient scale to support a range of homes and employment, including the provision and promotion of appropriate opportunities for small-scale employment-generating uses. Policy SP4 Garden Communities allocates development, including a minimum of 750 homes in East of Harlow up to 2033 and the relocation of Princess Alexandra Hospital.

Sawbridgeworth Town Action Plan 2023-2027

3.4.17 The fourth Sawbridgeworth Town Action Plan[13] covers the period from 2023 to 2027. It sets out a locally informed framework for enhancing the town's social, economic and environmental offer, based on community consultation undertaken between September and October 2023.

3.4.18 Of relevance to this Employment Study, survey responses identified 'local job opportunities' and 'variety of local businesses' as relatively weak aspects of the town. The Action Plan also identifies the performance of the town centre as a key issue, including a decline in independent businesses and a lack of diversity in commercial offer which may constrain local employment generation, particularly within retail, leisure and service sectors. The Action Plan also identifies concerns relating to housing delivery, including rapid growth and a lack of affordable homes.

Hertfordshire Economic Strategy

3.4.19 The Hertfordshire Economic Strategy 2026-2036[14], published by Hertfordshire Futures in March 2026, aims to focus on the residents and businesses of Hertfordshire to build a resilient, productive, inclusive and sustainable economy over the next 10 years. The strategy identifies six key sectors across Hertfordshire as central to driving growth across the county, including advanced manufacturing (defence and aerospace), life sciences, agritech, professional and business services, creative (film and TV production), and digital and technology.

3.4.20 Five priorities are established, including, of most relevance, Priority 4 'Places and communities thrive', which seeks to ensure the provision of employment space that meets the need of Hertfordshire's key sectors. This emphasises the importance of an adequate and appropriate supply of land for both commercial and residential uses.

3.4.21 The strategy highlights the historic loss of employment floorspace between 2008/9 and 2017/8, alongside a continued post-pandemic decline in office space. However, it identifies growing demand for industrial and logistics floorspace despite current capacity constraints. Overall, these shifts in Hertfordshire's commercial property market are recognised as posing risks to future economic growth.

East Herts District Wide Employment Land Review (2026)

3.4.22 The East Herts District Wide Employment Land Review (2026)[15] provides an updated assessment of allocated employment land across the district's main settlements, forming part of the evidence base for the emerging new East Herts Local Plan. The review assesses all allocated Employment Areas, identifying significant changes since the previous 2013 review and setting out conclusions and recommendations for each site. There are no allocated Employment Areas in Sawbridgeworth.

[13] Sawbridgeworth Town Council (2023) Sawbridgeworth Town Action Plan 2023-2027. Available at: https://www.sawbridgeworth-tc.gov.uk/town-action-plan/ [Accessed: 01/04/26].
[14] Hertfordshire Futures (2026) Hertfordshire Economic Strategy 2026-2036. Available at: https://www.hertfordshirefutures.co.uk/media/bm1jncz4/hertfordshire-economic-strategy-2026-2036.pdf [Accessed: 22/04/26].
[15] East Herts District Council (2026) East Herts District Wide Employment Land Review.

4. Socio-economic Profile

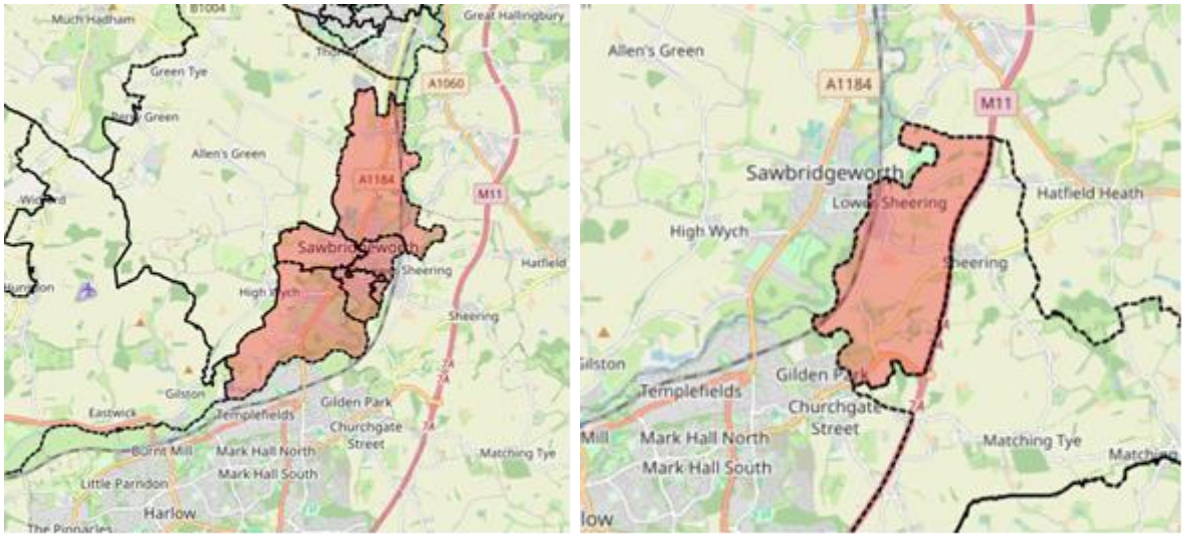
4.1 Introduction

4.1.1 This section of the report sets out an assessment of Sawbridgeworth's socio-economic profile in order to understand the impact of changes on likely employment space needs. Comparison is provided with East Herts district, the East of England region and England.

4.1.2 The geographical area of Sawbridgeworth has been defined by Office for National Statistics (ONS) Lower Super Output Areas[16] and is set out in Figure 4-1. LSOAs are a statistical measure for small areas comprising between 400 and 1,200 households and have a usual resident population of between 1,000 and 3,000 persons.

4.1.3 As previously noted, there is a strong relationship between Sawbridgeworth and Lower Sheering, which is located adjacent to the town, to the east of the River Stort. Lower Sheering falls within the administrative area of Epping Forest District Council. This relationship is reflected in the study area – hereafter be referred to as 'Sawbridgeworth' – set out below.

Figure 4-1 Map of LSOAs to define 'Sawbridgeworth'



Source: NOMIS (2026).

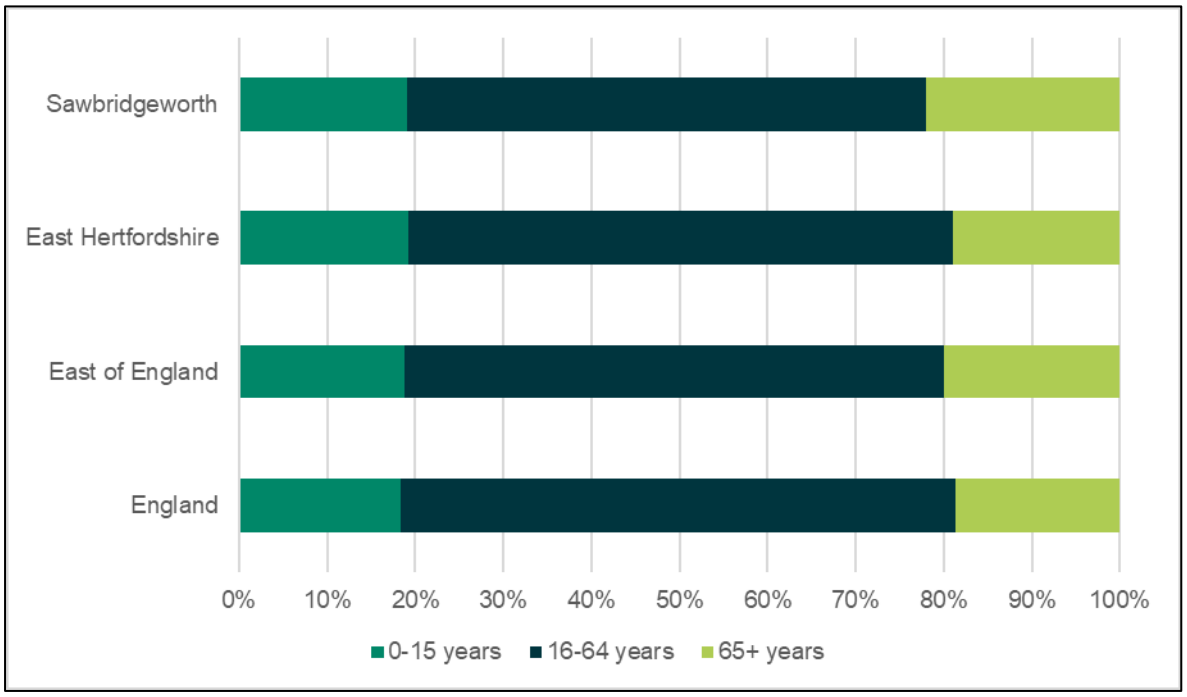
4.2 Population, labour force and skills

4.2.1 ONS Population Estimates[17] for 2024, the most recent year available, show that the resident population of Sawbridgeworth was 11,717 in 2024. The population has increased from 11,021 in 2015, representing an increase of 6.3%. The growth for the study area is lower than that recorded for East Herts (8.3%) and the East of England (6.7%), but greater than in England (6.0%) over the same time period.

4.2.2 Figure 4-2 shows the age breakdown of the population in Sawbridgeworth, and the comparator areas.

[16] E01023499 : East Hertfordshire 011A, E01023500 : East Hertfordshire 011B, E01023501 : East Hertfordshire 011C, E01023502 : East Hertfordshire 011D, E01023503 : East Hertfordshire 011E, and E01021795 : Epping Forrest 001B.
[17] ONS (2026) Population Estimates 2024.

Figure 4-2 Population breakdown by age (2024)



Source: ONS Population Estimates 2024.

4.2.3 Figure 4-2 outlines that in 2024, 59.0% of Sawbridgeworth residents were of working age (16 to 64 years), lower than the proportion of residents in East Herts (61.9%), the East of England (61.3%), and England (62.9%). The proportion of the working age population in Sawbridgeworth has decreased over the period from 2015 to 2024, from 62.1% to 59.0%. The working age population in East Herts, the East of England, and England also decreased from 2015 to 2024, by 1.1%, 0.5%, and 0.7% percentage points respectively, however Sawbridgeworth represents the greatest decrease, by 3.1%.

4.2.4 In 2024, older residents (aged 65 and over) comprised 22.0% of the population in Sawbridgeworth, indicating an older population profile compared to East Herts (18.9%), the East of England (20.0%), and England (18.7%). Between 2015 and 2024, the proportion of residents aged 65 and over in Sawbridgeworth increased from 19.5% in 2015 to 22.0% in 2024, reflecting a percentage point increase of 2.5%. In contrast, there has been lower growth in this age group in East Herts with increases of 1.4% and 0.9% in both the East of and England.

4.2.5 The proportion of the population aged 0 to 15 years old comprised 19.1% of the population in Sawbridgeworth, broadly in line with East Herts (18.9%), the East of England (20.0%), and England (18.7%). The proportion of the younger population in Sawbridgeworth increased from 18.5% in 2015 (an increase of 0.4%), while it declined in East Herts, the East of England, and England by 0.3%, 0.1%, and 0.5% respectively.

4.2.6 Population projections are not available at the Sawbridgeworth level. Current approved planning applications suggest the potential for 184 new homes associated with application 3/18/2735/FUL (District Plan allocation SAWB4). With an average household size of 2.37 in East Herts[18], this indicatively suggests the potential for an additional 436 residents in Sawbridgeworth, of which 270 would be expected to be aged 16 and over and economically active.

[18] ONS (2022) Census (2021) Household size, local authorities in England and Wales,

4.2.7 As shown in Table 4-1, the economic activity rate[19] for residents aged 16 and over (excluding students[20]) in 2021 was 63.4% in Sawbridgeworth. This is lower than East Herts (65.7%), but higher than the East of England (61.8%), and England (60.9%). The employment rate[21] in Sawbridgeworth (60.9%) is lower than in East Herts (63.2%), in line with England (60.9%), and greater than the East of England (58.8%).

4.2.8 The unemployment rate in Sawbridgeworth was 2.6%, slightly higher than East Herts (2.5%), but lower than the East of England (3.0%) and England (3.5%).

4.2.9 Overall, Sawbridgeworth is characterised by high levels of economic activity and employment and low unemployment. Further detail regarding economic activity and inactivity can be found in Table 4-1.

Table 4-1 Economic activity and inactivity (2021)

	Sawbridgeworth		East Herts (%)	East of England (%)	England (%)
	Number	%			
Economically active (ages 16+)	5,696	63.4	65.7	61.8	60.9
Employment rate (ages 16+)	5,465	60.9	63.2	58.8	57.4
Unemployment rate (ages 16+)	231	2.6	2.5	3.0	3.5
Economic inactivity	3,283	36.6	34.3	40.2	41.4

Source: ONS Census 2021.

4.2.10 Since the previous Census in 2011, the economic activity rate in Sawbridgeworth has fallen to 61.9% in 2021, from 75.1%. As shown in Table 4-2, this decline has been primarily driven by an increase in the retired population, growing by 107.7% in Sawbridgeworth. All comparator geographies registered a similar decline in economic activity levels between the two censuses.

4.2.11 The slight fall in the proportion of economically active residents between 2011 and 2021 saw a corresponding fall in the absolute number of economically active residents in Sawbridgeworth, by 146 people. Notably, the number of retired people in Sawbridgeworth increased by 1,168 people over the period, while an increase in the number of self-employed residents was observed, by 72 people.

Table 4-2 Change in economic activity between 2011 and 2021 in Sawbridgeworth

Economic activity status	2011	2021	Change (2011 to 2021)
Total economically active	**5,842**	**5,696**	**-146**
Full time	3,409	3,277	-132
Part time	1,115	1,063	-52
Self employed	952	1,024	72
Unemployed	190	191	1
Students	176	141	-35
Total economically inactive	**1,936**	**3,283**	**1,347**

[19] The Census defines economic activity rate as the proportion of the population aged 16+ who, during the week before the 2021 Census, were either in employment or unemployed but actively seeking and available for work (or waiting to start a job already offered and accepted).
[20] The data excluded full-time students from the economic activity rate presented. Individuals in vocational training are captured within the active or inactive categories depending on whether they are also in employment or actively seeking work.
[21] The Census defines employment rate as the proportion of the population aged 16+ who were in paid work for at least one hour in the week before the 2021 Census, or were temporarily away from a job (e.g. on holiday, sick leave or maternity leave).

Economic activity status	2011	2021	Change (2011 to 2021)
Retired	1,085	2,253	1,168
Student	257	307	50
Looking after family	278	356	78
Long-term sick or disabled	220	178	-42
Other	96	189	93

Source: ONS Census 2021 and Census 2011.

4.2.12 According to the 2021 Census, the latest available data at the LSOA level, 85.6% of residents aged 16 and over in Sawbridgeworth respectively held some form of qualification, above the rate in the East of England (81.9%), and England (81.9%), but below East Herts (86.2%). In addition, the proportion of the population holding a qualification in Sawbridgeworth has increased since 2011, from 82.3%, demonstrating that the population was more skilled in 2021.

4.2.13 Among residents of Sawbridgeworth, 35.1% held a degree level or equivalent qualification (National Vocational Qualification (NVQ) Level 4+), which is lower than in East Herts (38.6%), but above the East of England (31.6%), and England (33.9%) averages. Table 4-3 sets out the qualification level of the study area and comparator geographies.

Table 4-3 Qualification level of residents aged 16+ years (2021)

	Sawbridgeworth (%)	East Herts (%)	East of England (%)	England (%)
% with NVQ4+	35.1	38.6	31.6	33.9
% with NVQ3+	16.8	16.8	16.8	16.9
% with NVQ2+	15.2	14.4	14.4	13.3
% with NVQ1+	10.7	9.4	10.8	9.7
% with other qualifications	2.4	7.0	8.3	8.1
% with no qualifications	14.4	13.8	18.1	18.1

Source: ONS Census 2021.

4.3 Local employment

4.3.1 Sawbridgeworth has a distinct workplace employment profile as shown in Table 4-4. This section focuses on the sectors that are likely to drive demand across the employment land use classes (E(g)/B).

4.3.2 In relation to the sectors driving office-based employment, Sawbridgeworth shows a moderate representation of employment in the professional, scientific and technical and business administration and support services, accounting for 8.3% and 5.8% of employment respectively. In Sawbridgeworth, employment in the professional, scientific and technical sector is greater than recorded for the East of England (7.9%), but lower than the East Herts (10.8%) and England (9.4%) averages. However, in terms of business administration and support services, employment in Sawbridgeworth is notably lower than all comparator areas.

4.3.3 In relation to the sectors driving industrial employment, Sawbridgeworth shows a greater share of employment in manufacturing (7.1%) compared to East Herts (6.1%), but a lower share than the East of England (7.3%), and England (7.4%). The construction industry also comprises a large proportion of employment in Sawbridgeworth (10.2%), notably greater than East Herts (7.9%), the East of England (6.9%), and England (4.9%).

4.3.4 In Sawbridgeworth, employment in the health industry accounts for the largest share of jobs at 22.4%, higher than East Herts (15.8%), the East of England (10.8%), and England (9.1%). This is likely as a result of healthcare facilities in and around the area, including

Rivers Hospital in Sawbridgeworth and nearby facilities such as Herts & Essex Community Hospital in Bishop's Stortford and Princess Alexandra Hospital in Harlow.

Table 4-4 Employment by industry (2024)

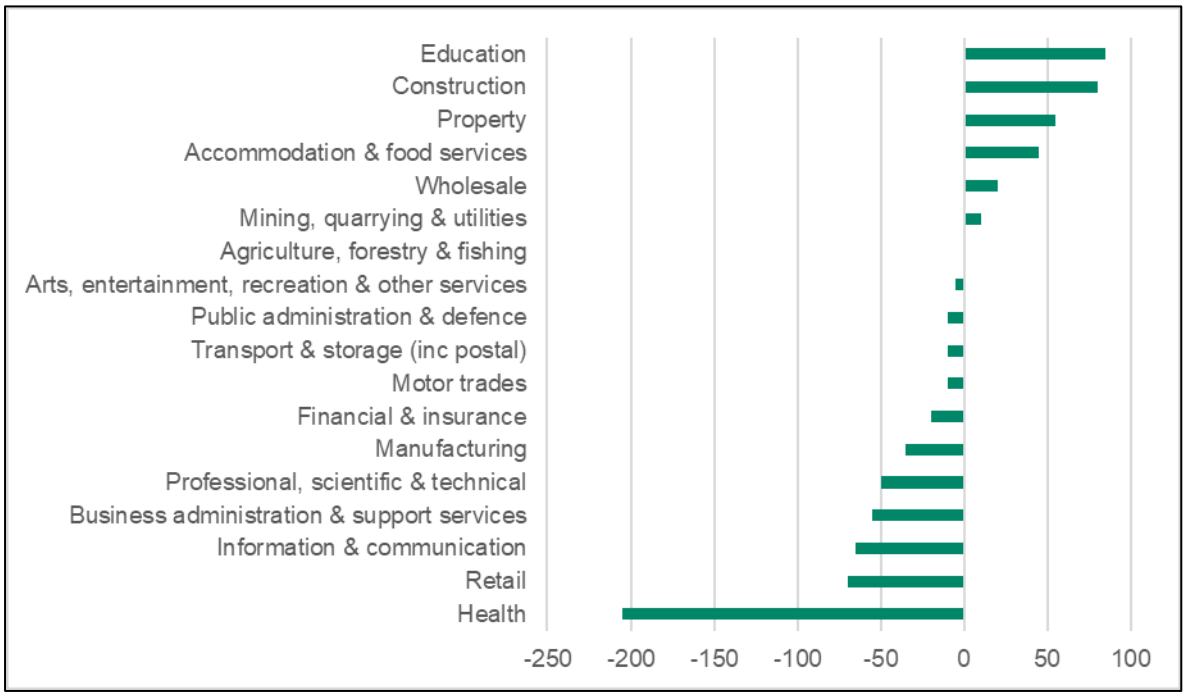
	Sawbridgeworth		East Herts	East of England	England
	Number	%	%	%	%
Agriculture, forestry & fishing	0	0.0	1.2	1.7	1.2
Mining, quarrying & utilities	10	0.3	0.9	1.0	1.1
Manufacturing	225	7.1	6.1	7.3	7.4
Construction	325	10.2	7.9	6.9	4.9
Motor trades	65	2.0	2.3	2.3	1.8
Wholesale	100	3.1	3.6	4.3	3.8
Retail	240	7.5	7.9	8.8	8.4
Transport & storage (including postal)	50	1.6	1.6	5.5	5.1
Accommodation & food services	245	7.7	8.6	7.9	7.9
Information & communication	80	2.5	3.4	3.5	4.7
Financial & insurance	30	0.9	1.4	2.0	3.3
Property	95	3.0	2.0	1.9	2.0
Professional, scientific & technical	265	8.3	10.8	7.9	9.4
Business administration & support services	185	5.8	15.8	10.8	9.1
Public administration & defence	10	0.3	2.2	3.4	4.2
Education	405	12.7	10.1	8.4	8.3
Health	715	22.4	9.4	12.1	12.9
Arts, entertainment, recreation & other services	145	4.5	4.7	4.0	4.4
Total	**3,190**				

Source: ONS BRES 2026.

4.3.5 Over the period 2015 to 2024, workplace employment in Sawbridgeworth stayed broadly unchanged, decreasing by 50 jobs. The greatest increase in employment occurred in the education industry over the period, registering an increase of 85 workers, likely a reflection of the increasing capacity of local schools to meet rising demand. This is reflected in the proportion of employment in the sector, which increased from 9.3% in 2015 to 12.7% in 2024. Other notable increases in employment have been registered in the construction, property, and accommodation & food services sectors in Sawbridgeworth.

4.3.6 Conversely, there has been a notable fall in employment in the health sector in Sawbridgeworth, from 920 to 715 workers. This is reflected in the proportion of employment in the sector, which fell from 26.8% in 2015 to 22.4% in 2024. Other sectors to register a decline in employment over the period include the professional, scientific & technical sector and manufacturing. This trend diverges from the regional and national picture, where health sector employment has grown, while the professional, scientific and technical sector has also seen significant expansion. However, the health sector would be unlikely to drive any significant demand for E(g) / B class employment space. Trends in manufacturing jobs, which do influence demand for employment space, are more mixed, with some regional growth but national decline. The changes in employment over this period in Sawbridgeworth are set out in Figure 4-3.

Figure 4-3 Change in employment in Sawbridgeworth 2015-2024



Source: ONS (2025) BRES 2024, ONS (2016) BRES 2015

4.3.7 Employment by occupation in Sawbridgeworth is broadly comparable to East Herts, as shown in Table 4-5. In general, Sawbridgeworth and East Herts outperform the regional and national comparators in traditionally higher skilled occupations, while the proportions of employment in traditionally lower skilled occupations are lower than the regional and national average.

4.3.8 The largest occupation category in Sawbridgeworth is professional occupations (22.2%), in line with East Herts (22.3%), but greater than the regional (19.6%) and national (20.3%) average. This is followed by managers, directors and senior officials, with the proportion in Sawbridgeworth (17.8%) being lower than East Herts (18.2%), but greater than the East of England (13.7%) and England (12.9%).

4.3.9 Conversely, Sawbridgeworth and East Herts have lower proportions of people working in elementary occupations – which consist mainly of simple and routine tasks often requiring the use of hand-held tools and some physical effort - accounting for 6.1% and 6.8% respectively, lower than the East of England (9.9%) and England (10.5%).

Table 4-5 Occupation of residents aged 16 years + (2021)

	Sawbridgeworth (%)	East Herts (%)	East of England (%)	England (%)
Managers, directors and senior officials	17.8	18.2	13.7	12.9
Professional occupations	22.2	22.3	19.6	20.3
Associate professional and technical occupations	16.0	15.8	13.3	13.3
Administrative and secretarial occupations	11.7	10.1	9.8	9.3
Skilled trades occupations	9.1	9.3	10.7	10.2
Caring, leisure and other service occupations	7.3	7.7	9.1	9.3

	Sawbridgeworth (%)	East Herts (%)	East of England (%)	England (%)
Sales and customer service occupations	4.9	5.4	7.0	7.5
Process plant and machine operatives	4.8	4.5	6.9	6.9
Elementary occupations	6.1	6.8	9.9	10.5

Source: ONS Census 2021.

4.3.10 According to Census data, since 2011 the proportion of the population in Sawbridgeworth working in traditionally higher skilled occupations has increased[22]. The proportion of the population working as managers, directors and senior officials has increased from 14.4% to 17.8% in Sawbridgeworth over the 2011-2021 period. The proportion of the population working in professional occupations has increased from 17.7% to 22.2%. This notable increase in the proportion of higher skilled occupations has also occurred in East Herts, the East of England, and across England as a whole.

4.4 Business demography

4.4.1 ONS UK Business Counts data in this section refers to enterprises. These are defined by ONS as an organisational unit producing goods or services, which has a certain degree of autonomy in decision-making. This is opposed to local units, which are the individual sites that belong to an enterprise, when an enterprise has multiple sites. This is due to data availability at the Sawbridgeworth level.

4.4.2 Table 4-6 shows that the vast majority of businesses in Sawbridgeworth[23] are classed as micro (defined as companies employing up to nine employees), comprising 92.8% of enterprises. This is higher than the rates in East Herts (87.7%), the East of England (85.3%) and England (84.6%). Conversely, Sawbridgeworth has a notably lower proportions of small and medium-sized businesses than the comparator areas. Sawbridgeworth has no large businesses.

Table 4-6 Business counts by employment size band (2025)

	Sawbridgeworth (%)	East Herts (%)	East of England (%)	England (%)
Micro (0-9)	92.8	87.7	85.3	84.6
Small (10 to 49)	6.0	10.1	11.9	12.4
Medium (50 to 249)	1.2	2.0	2.5	2.6
Large (250+)	0.0	0.3	0.3	0.4

Source: ONS UK Business Counts 2025.

4.4.3 The change in business counts from 2016 to 2025 is presented in Table 4-7 and shows that construction has had the greatest increase in Sawbridgeworth by 10 enterprises. This growth is likely to have contributed to the increase in self-employment (as outlined in paragraph 4.2.11), given that construction and building trades are commonly associated with sole traders and small, self-employed businesses. Other sectors to record increases in business counts include agriculture, forestry & fishing, transport & storage (including postal), and professional, scientific & technical.

4.4.4 Conversely, the information & communication sector registered the greatest fall in business counts over the period, by 15 enterprises. The business administration & support services

[22] ONS (2012) 2011 Census.
[23] Business counts data is not available at LSOA level. Therefore, for this indicator the analysis uses Middle Layer Super Output Areas (MSOA) which consist of groups of approximately 4 to 5 LSOAs and typically contain between 5,000 and 15,000 residents and 2,000 to 6,000 households. It should be noted that the MSOA-based Study Area does not align fully with the current LSOA-defined Study Area and is slightly smaller in extent, particular excluding land to the east and south of Sawbridgeworth located within Epping Forest. The MSOA comprising the Study Area is E02004888 : East Hertfordshire 011.

sector also registered a large fall in business counts. This could reflect the increasing hybrid working patterns following Covid-19.

Table 4-7 Change in business counts 2016-2025

Economic activity status	2016	2025	Change (2016 to 2025)
Agriculture, forestry & fishing	0	5	5
Mining, quarrying & utilities	5	5	0
Manufacturing	25	25	0
Construction	60	70	10
Motor trades	20	20	0
Wholesale	15	10	-5
Retail	35	30	-5
Transport & storage (inc. postal)	5	10	5
Accommodation & food services	20	20	0
Information & communication	45	30	-15
Financial & insurance	10	10	0
Property	10	10	0
Professional, scientific & technical	70	75	5
Business administration & support services	45	35	-10
Public administration & defence	0	0	0
Education	10	5	-5
Health	15	15	0
Arts, entertainment, recreation & other services	35	35	0
Total	**420**	**415**	**-5**

Source: ONS UK Business Counts 2025.

4.5 Commuter trends

4.5.1 Data from the 2011 Census[24] showing the location of usual residence and place of work by age is the most recently available data regarding commuter trends for small areas.

4.5.2 While the ONS 2021 Census Origin-Destination data has been released, Census 2021 took place during the Covid-19 pandemic, a period of unparalleled and rapid change; the national lockdown, associated guidance and furlough measures will have affected the origin-destination data. Therefore, using this data for planning and policy purposes is cautioned, with Census 2011 likely to be a truer reflection of travel to work patterns, albeit the frequency of journeys may have reduced following the pandemic and the resultant increase in hybrid working.

4.5.3 At the time of the Census 2011, there were 4,461 people in work who lived in Sawbridgeworth, with 522 individuals that both lived and worked within the town. This reflects a self-containment rate of 11.7%. As would be expected for a smaller settlement, this is below the self-containment rate of East Herts (49.3%). Commuter outflows from Sawbridgeworth totalled 3,939, with key destinations for work including Harlow (879), other areas in East Hertfordshire (631), Uttlesford (223), and Epping Forest (228).

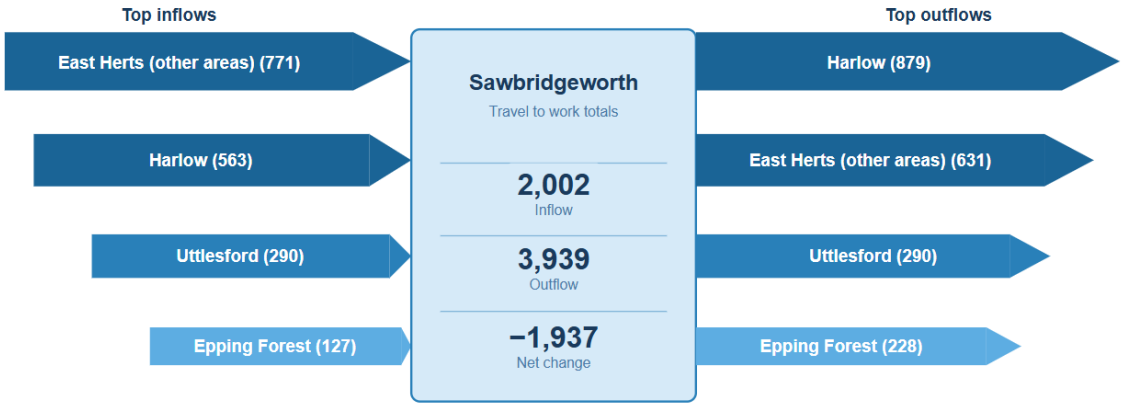
4.5.4 Conversely, Sawbridgeworth registered 2,002 commuter inflows for work, with the highest inflows coming from other areas in East Hertfordshire (771), Harlow (563), Uttlesford (290),

[24] ONS, (2012); Census 2011.

and Epping Forest (127). Therefore, outward commuter movements from Sawbridgeworth (3,094) exceed inward commuter movements (2,002) by 1,937.

4.5.5 The largest inflows and outflows for Sawbridgeworth as described above are illustrated in Figure 4-4.

Figure 4-4 Sawbridgeworth Inflows and Outflows



Source: ONS (2012) Census 2011.

Note: Arrow lengths are illustrative and not directly proportional to the number of flows.

4.5.6 It would be anticipated that, since the 2011 Census, the number of those living and working in Sawbridgeworth (522) would have now increased, given the increase in hybrid working accelerated by trends associated with the Covid-19 pandemic.

4.6 Summary

4.6.1 In summary, a number of trends and characteristics are apparent with respect to the socio-economic profile in Sawbridgeworth:

- Population growth across Sawbridgeworth was lower between 2015 and 2024 than in East Herts and the East of England, but higher in England. Sawbridgeworth has a lower proportion of working age residents compared with all the comparator areas, and a higher proportion of younger residents compared to East of England and England.
- Population projections are not available at the Sawbridgeworth level. The current housing trajectory of allocated/permitted sites suggests the potential for 184 new homes to be delivered in Sawbridgeworth. With an average household size of 2.37 in East Herts, this indicatively suggests the potential for 436 additional residents, of which 270 would be expected to be aged 16 and economically active.
- Sawbridgeworth has a lower economic activity rate than East Herts, but greater than the East of England and England. In addition, Sawbridgeworth has a lower employment rate than East Herts, is in line with England, and greater than the East of England. However, the economic activity rate in Sawbridgeworth has fallen significantly since 2011, at 61.9% in 2021, and 75.1% in 2011, primarily driven by an increase in retirement.
- A greater proportion of the population in Sawbridgeworth is educated to degree-level or equivalent compared to the East of England and England as a whole, but lower than in East Herts. Sawbridgeworth also has a lower proportion of residents with no qualifications compared to the East of England and England, but lower greater than East Herts.
- Sawbridgeworth has a distinct workplace employment profile. It registers sizable proportions of employment in the health industry, well above the comparator areas. In terms of the sectors driving industrial employment, construction accounts for a higher share of employment compared to all comparator geographies, while manufacturing represents a greater share than in East Herts, but remains below regional and national

levels. In terms of the sectors driving office-based employment, the professional, scientific & technical services industry is broadly in line with the comparator geographies, however the business administration & support services industry is significantly smaller.

- Since 2015, Sawbridgeworth has seen most notable employment growth in the education industry, with other increases in employment registered in construction, property, accommodation & food services, wholesale, and mining, quarrying & utilities sectors. Conversely, there has been a fall in employment in health, retail, information & communication, business administration & support services, and manufacturing sectors in particular across Sawbridgeworth.
- The majority of businesses in Sawbridgeworth are classed as micro enterprises. This is higher than the rates in East Herts, East of England, and England. Sawbridgeworth has a lower rate of small and medium-sized businesses than the comparator areas, with no large-sized businesses present in Sawbridgeworth.
- Outward commuter movements from Sawbridgeworth exceed inward commuter movements by 1,937. The local authorities of significance for Sawbridgeworth include Harlow, other areas in East Herts, and Uttlesford. At the time of the 2011 Census, Sawbridgeworth had a self-containment rate of 11.7%, lower than East Herts, though it would be anticipated that this number would have now increased, given the increase in hybrid working accelerated by trends associated with the Covid-19 pandemic.

5. Property Market Assessment

5.1 Introduction

5.1.1 This section provides a review of property market indicators in Sawbridgeworth. Reference is also made to comparator geographies, including the wider local authority, regional, and national data. This reflects the fact that the commercial property market in Sawbridgeworth is not self-contained and instead forms part of a much wider market area encompassing the whole of East Herts and neighbouring authorities to some extent, varying somewhat by type of floorspace.

5.1.2 Data presented in this section is derived from the most recent available information on CoStar (2026)[25] which represents a comprehensive database of up-to-date property market data. Trends are presented where applicable.

5.1.3 Commercial properties comprised of office (E(g)(i)),[26] industrial (general industrial (B2)) and warehousing and storage (B8)[27] types are considered, in line with the definition of employment land. It is recognised that there are other property types which may contribute to employment, but these will not be analysed for the purposes of this evidence base.

5.1.4 The section is divided into two sub-sections covering the office market (E(g)(i)) and the industrial and warehousing market (B2 and B8); providing an assessment of local and sub-regional floorspace by analysing key property market indicators.

5.2 Office Market

5.2.1 This section presents the findings relating to the office property market in Sawbridgeworth, in comparison with East Herts, the East of England, and England. Sawbridgeworth accounts for 5.8% of office properties within East Herts, with other notable office locations including Bishop's Stortford and Hertford. Within Sawbridgeworth, office properties are primarily concentrated within the built-up area of the town, particularly along Bell Street, including Sawbridgeworth Town Council's offices at Sayesbury Manor Cottage. Additional office properties are located to the north of Bell Street, along London Road and in proximity to Station Road (The Maltings). There are a few office properties are dispersed in the rural areas surrounding the built-up areas of the towns.

5.2.2 It should be noted that Charringtons House in Bishop's Stortford has recently been vacated awaiting redevelopment and is not included in the East Herts data in this section. Furthermore, prominent office stock in Sawbridgeworth, comprising four properties accommodating office uses alongside other industrial and retail occupiers at The Maltings, while inside the defined study area, falls outside of East Herts, in Epping Forest.

Buildings and floorspace

5.2.3 According to CoStar and shown in Table 5-1, there are 23 office properties in Sawbridgeworth, comprising 5,278 sqm of floorspace. There are 397 office properties in East Herts, comprising around 199,723 sqm of floorspace. Therefore, office properties in Sawbridgeworth comprise 5.8% of the office properties in East Herts and 2.6% of the floorspace.

5.2.4 As reflected in the number of properties and stock of floorspace, Conversations with agents highlighted that Sawbridgeworth was not perceived as having a strong office market , with office occupiers more drawn to the larger towns in East Herts or larger towns/cities outside of the District. Activity and demand is accordingly muted, with limited churn in the Sawbridgeworth market.

[25] CoStar (2026). Available at: https://www.costar.com/news/gb [Accessed: 28/04/26].
[26] Note that E(g)(ii) is not covered in this section as CoStar does not return any entries for this use class in Sawbridgeworth.
[27] Note: There are no light industrial properties (E(g)(iii)) in Sawbridgeworth, based on CoStar data.

Table 5-1 Office properties – buildings and floorspace (2025 Q4)

	Sawbridgeworth	East Herts	East of England	England
Number of properties	23	397	11,169	111,150
Floorspace (square metres)	5,278	199,723	10,000,000	117,000,000

Source: CoStar (2026).

5.2.5 Historically towns and cities have provided a wide range of business accommodation, facilitating different types of work and production. These places for work have evolved in line with economic requirements alongside wider infrastructure to support the needs of the community, such as housing, religious buildings, public houses and schools. The economic and cultural ecology of work and employment is constantly evolving. Today the availability of suitable space in many towns and cities to establish and grow businesses is diminishing and there is an ongoing need to build strategic plans that provide suitable spaces to support business retention and growth[28].

5.2.6 Against this wider context, the following analysis narrows its focus to Sawbridgeworth town centre. This section of the analysis considers the breakdown of office building "typologies" in Sawbridgeworth that support employment in Sawbridgeworth and reflect the changing ecology of work and employment.

5.2.7 As shown in Figure 5-1[29], office stock in the town centre stock is provided above retail units and through the conversion of existing buildings, which are often old (being built before 1960, shown in further detail in Figure 5-4), owing to the historic nature of the town centre.

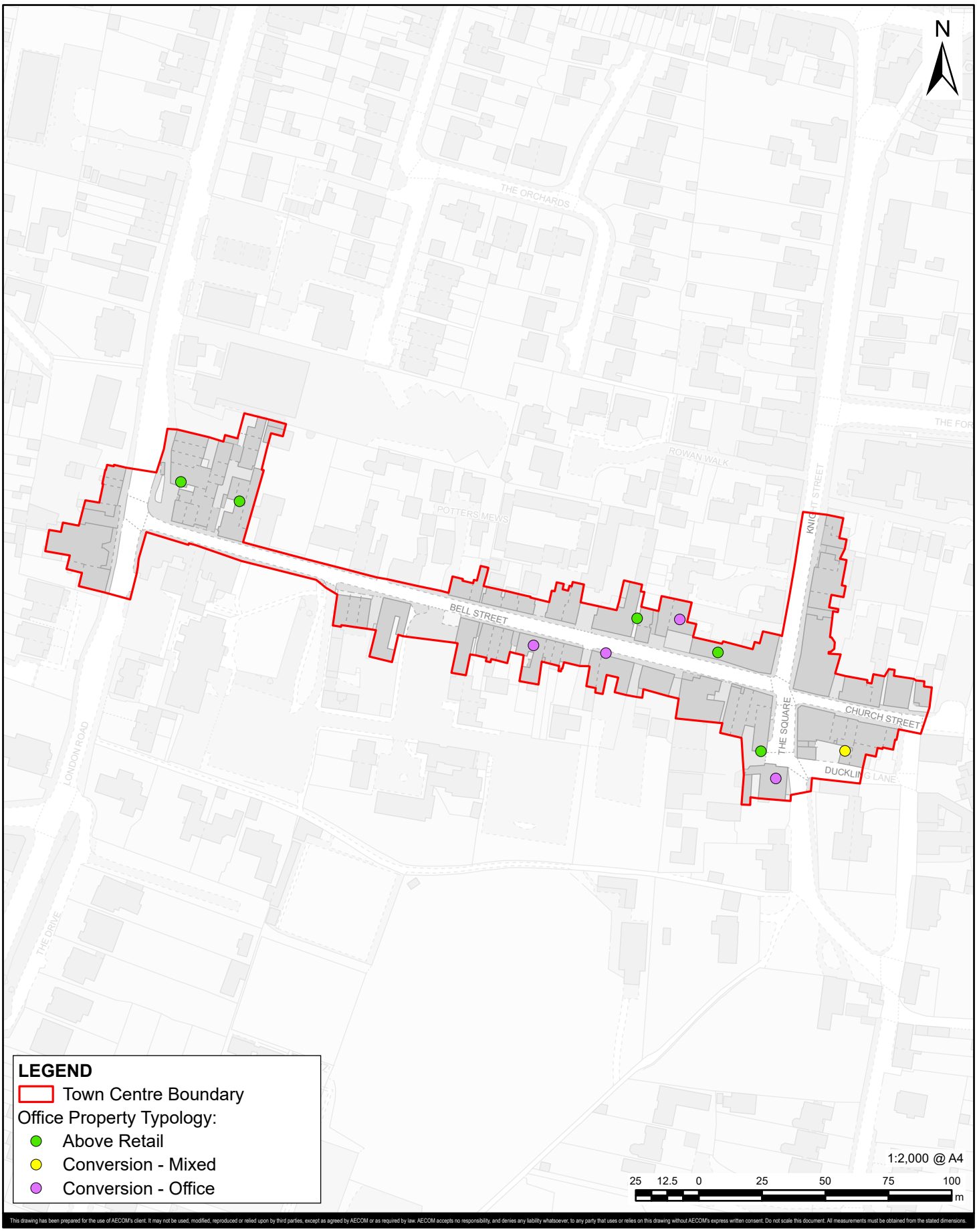
5.2.8 It should be noted that Sawbridgeworth Town Council's offices, at Sayesbury Manor Cottage, Bell Street, fall outside of the town centre boundary but are a notable property.

[28] https://www.avisonyoung.co.uk/how-can-accessible-workspace-be-designed

[29] Note, the mapping in Figure 5-1, and subsequent town centre mapping, is informed by CoStar data cross referenced with information available from the Valuation Office Agency. In some instances, buildings may be subdivided and the number of markers visible in the figures may not correspond to the total number of town centre properties set out in Section 6.3 of this report.

Revision: 0 Drawn: AG Checked: JG Approved: AH Date: 2026-06-10

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CLIENT
East Herts District Council

PROJECT
Sawbridgeworth Employment Study

PROJECT NUMBER
60775924

ISSUE PURPOSE
For Issue

FIGURE TITLE
Office Properties in Sawbridgeworth Town Centre by Typology

FIGURE NUMBER
Figure 5-1

NOTES
OS MasterMap Basemapping and Town Centre Boundary provided by East Herts District Council. Contains OS Data © Crown copyright and database rights 2025 Ordnance Survey AC0000805256.
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Vacancy

5.2.9 In 2025 Q4, the vacancy rate of office properties in Sawbridgeworth (11.4%) was lower than in East Herts (13.3%) but greater than the East of England (6.4%) and England (8.8%), as shown in Table 5-2. It should be noted that the Sawbridgeworth figure reflects a deviation from the previous quarter, when it stood at 5.8%, however 111 London Road recently became vacant and accounts for this uptick which should be borne in mind in any interpretation of this trend. It should also be noted that the East Herts figure reflects a significant deviation from the previous quarter, when it stood at 3.1%, underpinned by office floorspace comprising 18,859 sqm being recently vacated at Pegs Lane, County Hall.

5.2.10 The office floorspace vacancy rate for Sawbridgeworth is higher than the optimal frictional level of 5-8%, which indicates a balanced market in terms of supply and demand. However, owing to the small amount of stock there is significant volatility in the data.

Table 5-2 Office properties – vacancy (2025 Q4)

Floor Space Type	Sawbridgeworth	East Herts	East of England	England
Vacancy rate (%)	11.4	13.3	6.4	8.8
Vacant floorspace (sqm)	600	25,390	632,776	10,254,308

Source: CoStar (2026)

5.2.11 Looking at trends in vacancy levels over time, CoStar does not provide complete vacancy rates for Sawbridgeworth, with a substantial proportion of quarters recorded as unknown, a reflection of small samples size. As such, the available data should be interpreted with caution.

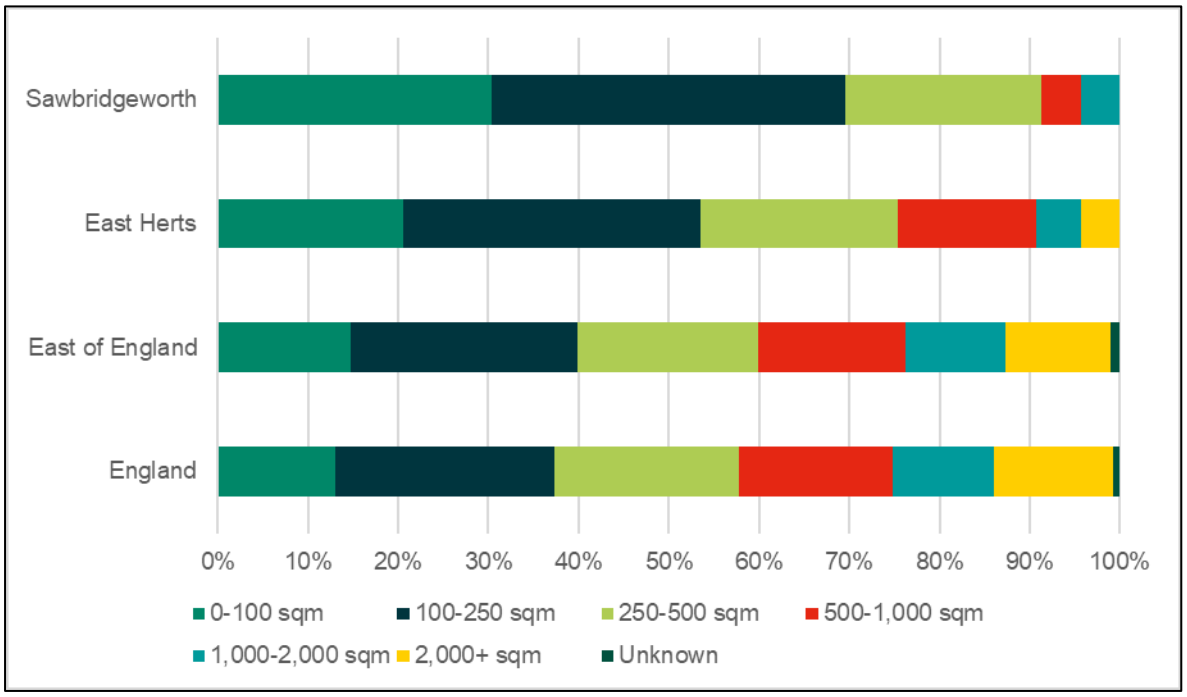
5.2.12 Where data is available, Sawbridgeworth exhibits a variable pattern, with vacancy rates of 2.2% between 2014 Q1 and 2015 Q2, rising to 5.9% in 2017 Q2, 6.0% in 2023 Q4, and 5.8% in 2025 Q3. Despite this, Sawbridgeworth recorded lows of 0.0% in 2023 Q3 and 2020 Q4, before increasing to a peak of 11.4% in 2025 Q4. In comparison, East Herts vacancy rates remain relatively consistent, with lows of 1.1% in 2019 Q4 and 2020 Q1 and highs of 4.0% in 2025 Q2, followed by a sharp rise in 2025 Q4 (13.3%) driven by the significant volume of floorspace (18,859 sqm) at Pegs Lane – County Hall in Hertford and Ware – being brought to market. Prior to 2025 Q3, both East Herts and Sawbridgeworth recorded lower vacancy rates than both the East of England and England. In Sawbridgeworth town centre, vacancy rates have remained at 0.0% between 2022 Q4 and 2025 Q4, falling from 4.8% in 2022 Q3, reflecting typical short-term fluctuations associated with office turnover. At the local level, Sawbridgeworth's volatility is likely reflective of its relatively small office market, where vacancy rates are more sensitive to turnover.

Size

5.2.13 Office properties in Sawbridgeworth range in size from 36 sqm to 1,095 sqm. In general, office properties in both Sawbridgeworth and East Herts tend towards the smaller sizes, as shown in Figure 5-2, with the greatest proportion of properties being between 100 and 250 sqm in size, followed by 0-100 sqm, and 250-500 sqm. In Sawbridgeworth, 39.1% of office properties are 100-250 sqm, as shown in Figure 5-2, greater than East Herts (32.9%), the regional (25.1%), and national (24.4%) averages.

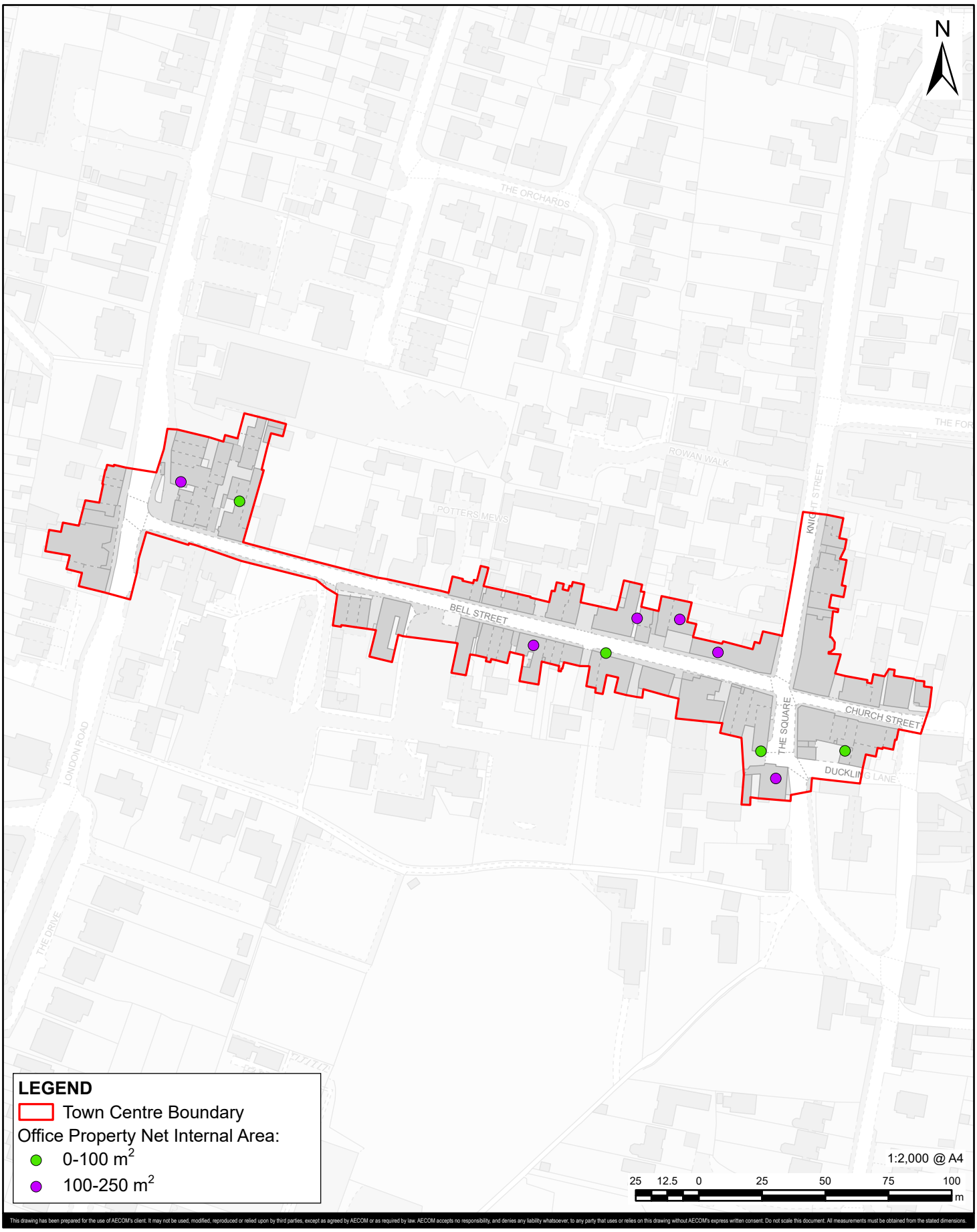
5.2.14 Conversations with agents reflected that demand for office space in Sawbridgeworth is predominantly from small, local professional services firms, with prominent buildings such as Weston House and Allen House in the Maltings near the station housing occupiers such as architects, lawyers, accountants, marketing services and recruitment consultants. Though it should be noted that these properties fall outside of the East Herts boundary.

Figure 5-2 Office properties – building stock size (2025 Q4)



Source: CoStar (2026)

5.2.15 Figure 5-3 shows the spatial distribution of office properties by size in Sawbridgeworth town centre. This highlights that properties tend to be 100-250 sqm in size, with all properties below 250 sqm. The largest town centre office building is at The Square, providing at 214 sqm. As previously noted, Sawbridgeworth Town Council's offices, fall outside of the town centre boundary but are one of the larger office premises in the built up area, providing 171 sqm of floorspace.



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Sawbridgeworth Employment Study

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FIGURE TITLE
Office Properties in Sawbridgeworth Town Centre by Size

FIGURE NUMBER
Figure 5-3

NOTES
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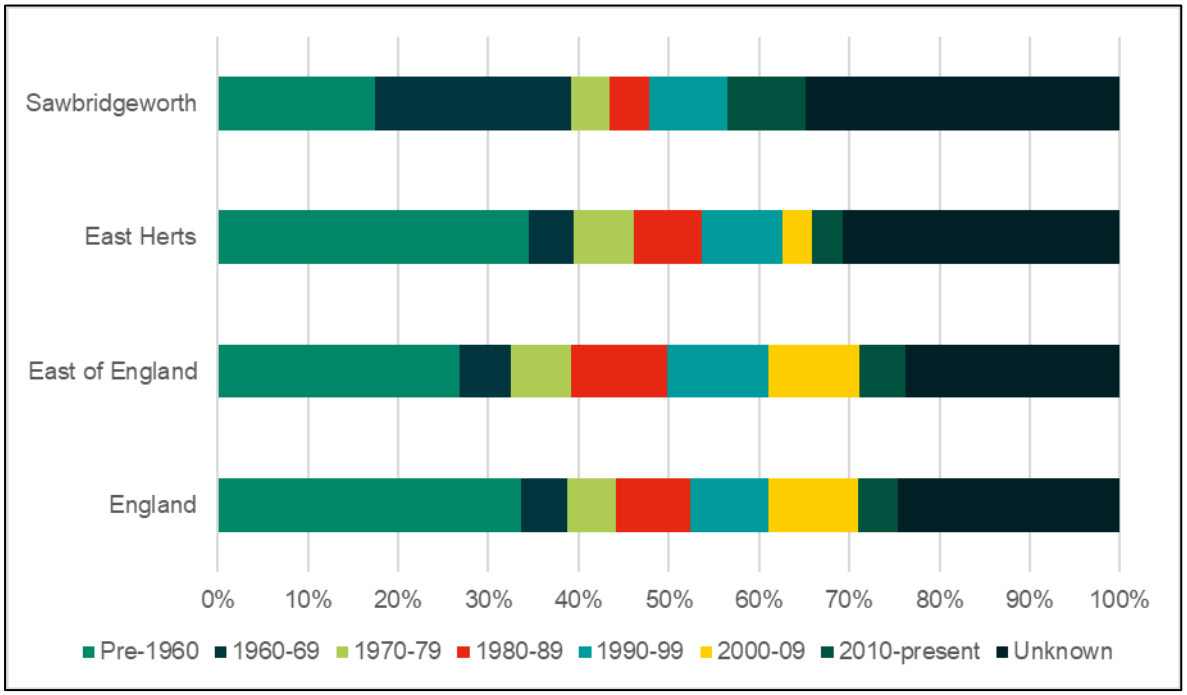
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Age

5.2.16 As shown in Figure 5-4, office properties in Sawbridgeworth tend to be old in nature[30]. The greatest proportion of office properties in Sawbridgeworth were built between 1960 and 1969, at 21.7%, significantly greater than in East Herts (4.9%), the East of England (5.7%), and England (5.1%). However, 17.4% of office properties were built before 1960 in Sawbridgeworth, lower than in East Herts (34.5%), the East of England (26.8%), and England (33.6%). In comparison, modern office development is limited, with 0 properties built between 2000-09 and 8.7% of properties (2 properties) built since 2010. The latter is greater than in East Herts (3.5%), the East of England (5.1%), and England (4.5%).

Figure 5-4 Office properties – building stock age (2025 Q4)



Source: CoStar (2026)

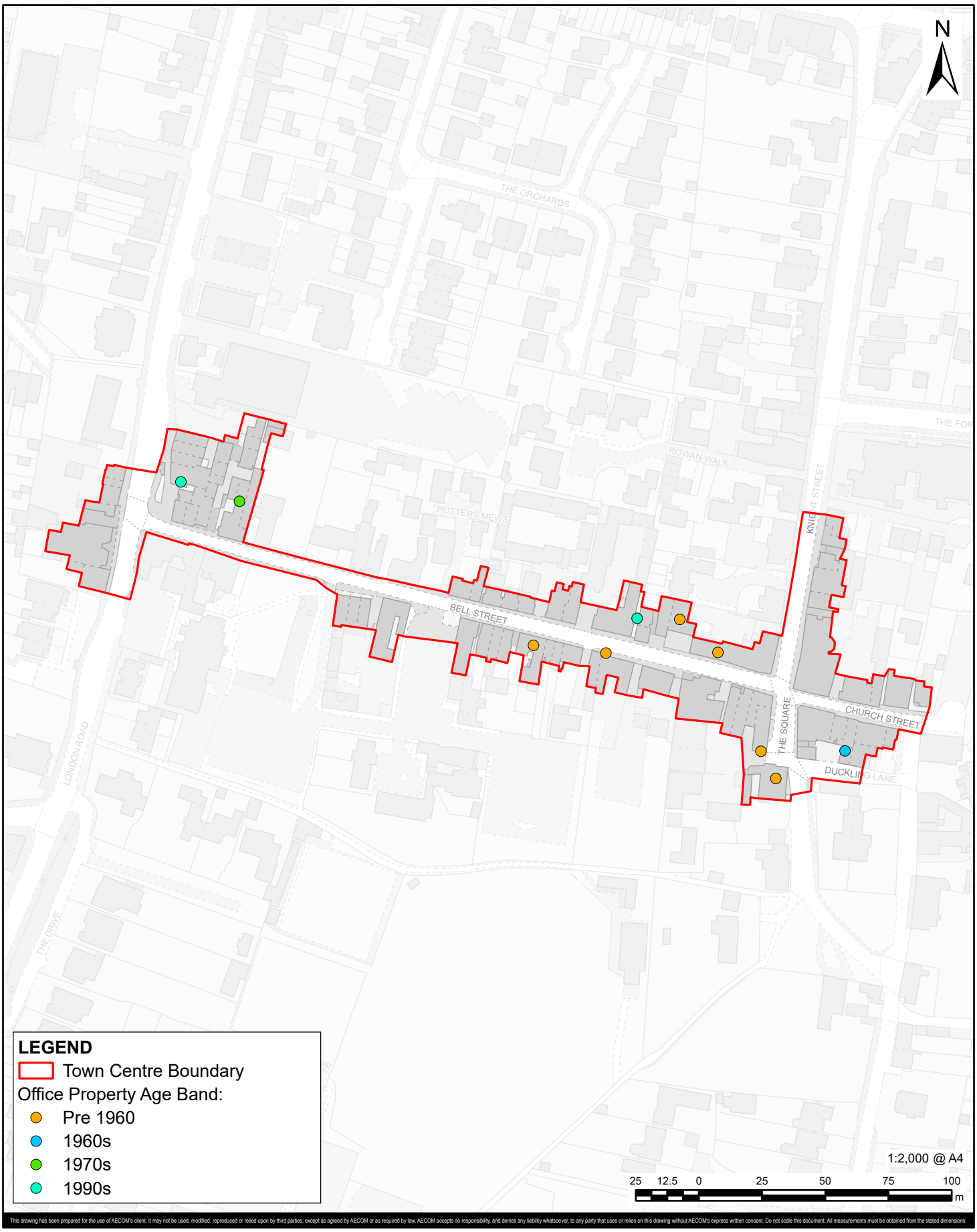
5.2.17 Floorspace patterns broadly mirror these trends, with 41.5% of office floorspace in Sawbridgeworth being built before 1960, compared to 5.8% after 2010. However, Sawbridgeworth has a greater proportion of office floorspace built before 1960, and a lower proportion of floorspace built after 2010 than East Herts (27.6% and 6.2% respectively). This suggests that in Sawbridgeworth, office properties built before 1960 tend to be larger in size than more modern developments.

5.2.18 Figure 5-5 shows the spatial distribution of office properties by age in Sawbridgeworth town centre. The majority of properties were constructed before 1960, reflecting the historic nature of the town centre. More recent development is limited to two properties constructed in the 1990s.

[30] It is recognised that the age of a notable proportion of office properties in Sawbridgeworth is unknown. This suggests that the proportion of older stock may be understated in the available data, as properties with unknown age are more likely to be older due to limited or incomplete documentation.

Revision: 0 Drawn: AG Checked: JG Approved: AH Date: 2026-06-10

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CLIENT
East Herts District Council

PROJECT
Sawbridgeworth Employment Study

PROJECT NUMBER
60775924

ISSUE PURPOSE
For Issue

FIGURE TITLE
Office Properties in Sawbridgeworth Town Centre by Age

FIGURE NUMBER
Figure 5-5

NOTES
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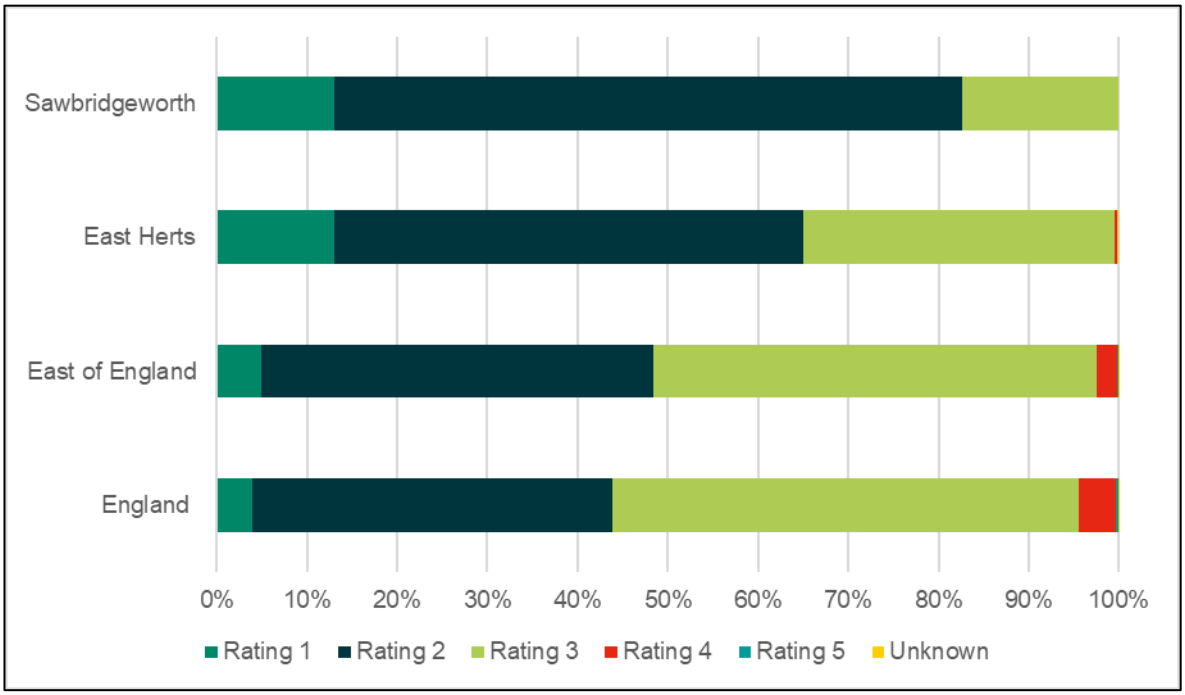
Condition

5.2.19 As shown in Figure 5-6, the condition of office properties in Sawbridgeworth is worse than that of East Herts, the East of England, and England. In Sawbridgeworth, 82.6% of office properties have a quality score of 1 or 2[31] on CoStar, significantly greater than East Herts (65.0%), the East of England (48.4%), and England (43.9%).

5.2.20 In addition, a lower proportion of the office property stock have a quality rating of 3 in Sawbridgeworth (17.4%) than East Herts (34.5%), the East of England (49.1%), and England (51.7%). Higher quality stock is located on London Road and Station Road. There are no office properties in Sawbridgeworth with a quality rating of 4 and 5 (best). Therefore, there is a lower proportion of office properties in Sawbridgeworth with a good condition rating compared to East Herts, the East of England, and England.

5.2.21 It is also worth noting that a significant proportion of office stock in Sawbridgeworth is concentrated within and adjacent to the historic town centre, where tight spatial constraints limit opportunities to deliver modern, purpose-built office space. As a result, the lower quality office stock reflects the town's constraints and location within conversions and older buildings.

Figure 5-6 Office properties – building stock condition (2025 Q4)



Source: CoStar (2026).

Rental values

5.2.22 As set out in Table 5-3, office rental values average £214.00/sqm in 2025 Q4 in Sawbridgeworth. Rental values in Sawbridgeworth are slightly higher than in East Herts (£210.39/sqm), but lower than the East of England (£240.44/sqm) and England (£345.87/sqm).

[31] The CoStar Quality Score is a measure of the average condition of building stock according to the CoStar scoring system. The overall average score is according to the average of buildings for which data is available and weighted based on the floorspace of each property. Building stock is rated, based on a number of indicators of quality and amenity, on a scale between 1 (worst quality) and 5 (best quality).

Table 5-3 Office properties – market rental values (£/sqm, 2025 Q4)

Property Type	Sawbridgeworth	East Herts	East of England	England
Office	214.00	210.39	240.44	345.87

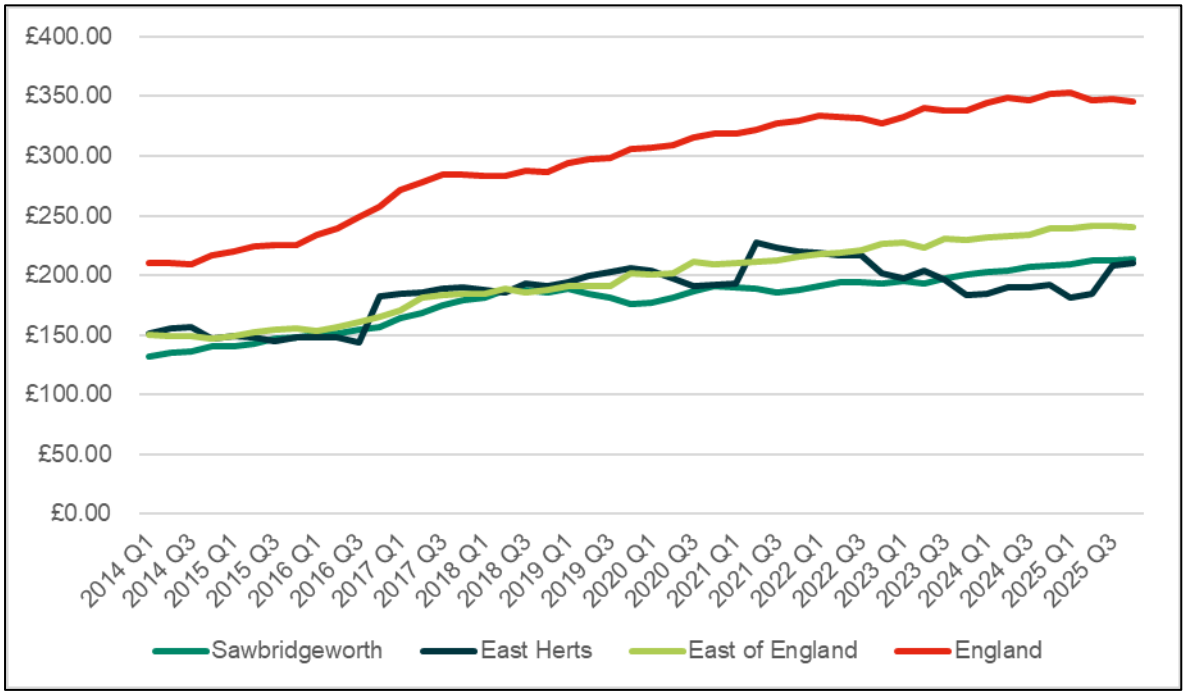
Source: CoStar (2026).

5.2.23 Figure 5-7 presents the change in rental values in Sawbridgeworth, East Herts, East of England, and England between 2014 and 2025.

5.2.24 Office rental values in Sawbridgeworth increased steadily between 2014 and 2025, broadly in line with trends observed across the East of England and England, albeit England has exhibited higher growth. Conversely, rental values in East Herts have largely plateaued since 2017, despite a sharp increase in 2021 followed by a subsequent decline. While a similar pattern is evident in Sawbridgeworth, these fluctuations have been less pronounced than those observed across East Herts.

5.2.25 Between 2014 Q1 and 2025 Q4, market rental values in Sawbridgeworth increased by 61.7% (£81.63/sqm), significantly greater than East Herts (38.9%, £58.93/sqm), and slightly greater than the East of England (60.4%, £90.50/sqm). England exhibited the greatest increase over the period, by 64.8% (£136.03/sqm). However, the limited amount of stock should be taken into consideration in interpreting this trend.

Figure 5-7 Office properties – market rental value (£/sqm, 2014 Q1 – 2025 Q4)



Source: CoStar (2026).

Net absorption

5.2.26 Net absorption provides another angle on demand. The measure expresses the change in the overall quantum of occupied floorspace, typically recorded year on year. Positive annual net absorption means that a greater amount of space has been occupied from a given year to the next. Net absorption is not the reverse of vacancy, as vacancy is an expression of the level of non-occupancy against total stock. In office markets where stock may be in decline, for example due to the conversion of offices to residential use, vacancy may reduce but net absorption would be negative. It should be noted that net absorption figures for Sawbridgeworth are not provided for all quarters, and no data was available in 2014 and 2016.

5.2.27 Overall, Sawbridgeworth records relatively small and more volatile changes, with shifts between positive and negative absorption, reflecting its limited stock and sensitivity to individual occupier movements. In 2014, 2017, and 2022, net absorption in Sawbridgeworth was 0, with a high of 602 sqm in 2024 and a low of -600 sqm in 2025. Notably, there is some evidence of short-term rebalancing, whereby negative absorption in one year is followed by a comparable positive figure in the subsequent year (for example, -24 sqm in 2018 followed by 24 sqm in 2019, and -172 sqm in 2020 followed by 172 sqm in 2021), reflecting occupier movements rather than a change in overall floorspace.

5.2.28 Between 2014 and 2019, net absorption in East Herts was consistently positive, albeit fluctuating year-on-year, peaking in 2016 at 3,335 sqm. From 2020 onwards, net absorption became more volatile and more modest, reflecting changes in the office property market since the Covid-19 pandemic. While 2023 recorded a positive net absorption of 2,536 sqm, this fell to 154 sqm in 2024. The lowest level of net absorption across this period was recorded in 2025, at -22,729 sqm, predominantly driven by a large negative net absorption in Q4, similarly reflecting the increase in vacancy rate outlined above.

5.2.29 Trends in net absorption observed are indicative of fluctuating demand for floorspace over the period, with a more volatile pattern in Sawbridgeworth compared with East Herts. Changes in working patterns and increased economic uncertainty are likely key contributing factors in falling demand, or fluctuating demand in the case of East Herts. The sectoral composition of employment in Sawbridgeworth suggests it would be less influenced by these trends compared with East Herts. However, other indicators such as the type and quality of space and fit with current market requirements – notwithstanding the small amount of stock and associated volatility in the data – will also play a part such that it is not possible to be definitive in assigning reasons behind the trends.

Summary

5.2.30 In summary, a number of trends and characteristics are apparent with respect to the office market in Sawbridgeworth:

- Sawbridgeworth represents a small share of the East Herts office market, accounting for 5.8% of office properties and 2.6% of the floorspace. Conversations with agents highlighted that Sawbridgeworth was not perceived as having a significant office market, as reflected in the number of properties and stock of floorspace, with office occupiers more drawn to the larger towns in East Herts or larger towns/cities outside of the District. Activity and demand is accordingly muted, with limited churn in the market.
- Vacancy levels have displayed a relatively steady trend from 2014 Q1 to 2025 Q4, peaking at 11.4% in 2025 Q4. East Herts also displayed a relatively steady trend from 2014 Q1 to 2025 Q2, rising briefly in 2020 Q2 in line with the Covid-19 pandemic. However, from 2025 Q3, vacancy rates in East Herts rose drastically, attributable to approximately 19,000 sqm being vacated at County Hall in Hertford. Prior to 2025 Q3, vacancy rates in Sawbridgeworth and East Herts remained below the East of England and England.
- Sawbridgeworth's office market is dominated by smaller units, with the largest share of properties falling between 100–250 sqm (39.1%), greater than the East Herts, regional, and national averages. Conversations with agents reflected that demand for office space in Sawbridgeworth is predominantly from small, local professional services firms, with occupiers such as architects, lawyers, accountants, marketing services and recruitment consultants – similar to those occupying space across East Herts.
- The office stock in Sawbridgeworth is relatively old, with 17.4% of offices being built before 1960 and 21.4% built between 1960 and 1969. Modern office development (2000-present) is limited, accounting for 8.7% of stock (equating to 2 properties), regional and national averages, but above East Herts. Floorspace trends broadly reflect this, although Sawbridgeworth has a higher proportion of pre-1960 floorspace than East Herts, suggesting older buildings tend to be larger.

- Building condition is relatively worse in Sawbridgeworth compared with East Herts, the East of England, and England, however this likely reflects the historic nature of the town centre.
- Sawbridgeworth attracts slightly higher market rental values for office use classes than East Herts, but lower market rental values than the regional and national averages. Overall, values in Sawbridgeworth and East Herts are reflective of the small size of the market and the age, size and quality profile of office stock.

5.3 Industrial and Warehousing and Storage Market

5.3.1 This section presents findings related to the industrial (B2 uses) [32] and warehousing and storage (B8 uses) property market in Sawbridgeworth, benchmarked against East Herts, the East of England, and England. Within the Sawbridgeworth area, industrial properties are located to the north and south of the town, around Spellbrook, and close to Harlow (Riverside Business Park), a, with one property in the centre, at the Maltings.

5.3.2 Given the lack of industrial and warehousing and storage stock within Sawbridgeworth, it should be noted that comparisons to East Herts, the East of England, and England are likely to be skewed significantly by small changes.

Buildings and floorspace

5.3.3 According to CoStar, and as shown in Table 5-4, there are six industrial and warehousing and storage properties in Sawbridgeworth, comprising 19,015 sqm of floorspace. There are 233 such properties in East Herts comprising around 493,892 sqm of floorspace. Therefore, properties in this use in Sawbridgeworth comprise 2.6% of the total properties in East Herts and 3.9% of the floorspace, suggesting that industrial and warehousing and storage properties are, on average, larger in Sawbridgeworth than across East Herts.

5.3.4 Since 2014, there has been no change in the number of industrial and warehousing and storage properties or floorspace in Sawbridgeworth.

Table 5-4 Industrial and warehousing and storage properties – buildings and floorspace (2025 Q4)

	Sawbridgeworth	East Herts	East of England	England
Number of properties	6	233	11,813	52,100
Floorspace (sqm)	19,015	493,892	28,517,987	138,867,378

Source: CoStar (2026).

Vacancy

5.3.5 The vacancy rate of industrial and warehousing and storage floorspace as of 2025 Q4 is shown in Table 5-5. As of 2025 Q4, such rates in Sawbridgeworth (6.1%) are greater than East Herts (4.1%), the East of England (5.5%), and England (4.2%). It should be noted that the vacancy rate in Sawbridgeworth recorded in 2025 Q4 is higher than previous quarters (i.e. 1.2% in Q1, and 5.5% in Q2 and Q3).

5.3.6 As reflected in the previous section, a frictional vacancy rate of 5-8% is generally viewed to represent a property market in balance, and with sufficient capacity to support move-ins and move-outs. The vacancy rate for industrial and warehousing and storage space in Sawbridgeworth falls within this range. Given the very small size of the market, vacancy rates are subject to volatility and should therefore be interpreted with caution.

Table 5-5 Industrial and warehousing and storage properties – vacancy (2025 Q4)

	Sawbridgeworth (%)	East Herts (%)	East of England (%)	England (%)
Vacancy rate (%)	6.1	4.1	5.5	4.2
Vacant floorspace (sqm)	1,151	20,008	1,567,051	5,789,115

Source: CoStar (2026).

5.3.7 It should be noted that vacancy data for Sawbridgeworth is not available on CoStar between 2015 Q1 and 2024 Q4. The more pronounced quarter-on-quarter fluctuations observed in

[32] Note: There are no light industrial properties (E(g)(iii)) in Sawbridgeworth, based on CoStar data.

Sawbridgeworth are likely to reflect the very small size of the local industrial and warehousing and storage market. Generally, larger markets such as East Herts, the East of England and England are less prone to volatility, as changes in the availability or occupation of individual units have a more limited impact on overall vacancy rates.

5.3.8 In 2014, Sawbridgeworth recorded relatively low vacancy rates, at 2.8% in Q1 and Q2, declining to 1.6% in Q3 and Q4. These levels were below those recorded across all comparator areas over the period where the lowest vacancy rate was recorded in 2014 Q4 for all geographies, at 3.0% in East Herts, 3.8% in East of England, and 3.5% in England.

5.3.9 In 2025, vacancy in Sawbridgeworth was at its lowest level in Q1 at 1.2%, before increasing to 5.5% in Q2 and Q3, and rising further to 6.1% in Q4. Despite this volatility, vacancy rates in Sawbridgeworth were broadly comparable to those observed in wider markets over the year. In 2025, vacancy ranged between 2.7% and 4.1% in East Herts, 5.0% and 5.5% in the East of England, and 3.7% and 4.2% nationally.

5.3.10 East Herts, the East of England, and England all saw an uptick in vacancy rates over the past 2-3 years. This is consistent with the wider market, whereby the high level of logistics demand during the pandemic prompted a strong development response, with new floorspace completed subsequently as demand conditions normalised[33]. Wider economic uncertainty, including inflation and rising geopolitical tensions, have also been viewed as contributing factors to the increase in vacancy observed over recent years[34].

Rental values

5.3.11 The market rental values per square metre for industrial and warehousing and storage floorspace are set out in Table 5-6.

Industrial and warehousing and storage properties in Sawbridgeworth (£143.17/sqm) had a slightly lower market rental value than East Herts (£145.75/sqm), but greater than the East of England (£115.76/sqm), and England (£98.57/sqm).

Table 5-6 Industrial and warehousing and storage properties – market rental values (£/sqm, 2025 Q4)

	Sawbridgeworth	East Herts	East of England	England
Rental value (£/sqm)	143.17	145.75	115.76	98.57

Source: CoStar (2026).

5.3.12 It should be noted that market rental value data for Sawbridgeworth is not available on CoStar between 2016 Q1 and 2024 Q4. Across the period, industrial and warehousing and storage market rents in Sawbridgeworth increased from £50.01/sqm in 2014 Q1 to £143.17/sqm in 2025 Q4, indicating an overall upward trend across the period. A peak of £145.53/sqm was recorded in 2025 Q1, with a low of £50.59/sqm in 2014 Q2 and Q3.

5.3.13 Across East Herts, higher market rental values were sustained as a whole across the period, compared to the East of England and England . East Herts in particular sustained large growth in rental values following the Covid-19 pandemic. Conversely, East of England and England have seen a more gradual trend over the past decade, with sustained growth and more limited volatility, albeit rental growth has levelled off from 2024 onwards.

5.3.14 Overall, Sawbridgeworth exhibited the greatest increase in market rental value from 2014 Q1 to 2025 Q4, notably by 170.1% (£90.16/sqm), followed by East Herts (112.1%, £77.04/sqm), the East of England (110.6%, £60.79/sqm), and England (97.3%, £48.62/sqm).

[33] Lambert Smith Hampton (2022) Research: Industrial & Logistics Surpasses all Records in 2021. Available at: https://www.lsh.co.uk/explore/research-and-views/research/2022/3/industrial-and-logistics-market-report-2022 [Accessed: 16/02/26].
[34] Savills (2024) Industrial & logistics take-up returns to normality, but remains 12% above pre-Covid average. Available at: https://www.savills.co.uk/insight-and-opinion/savills-news/355936-0/industrial-and-logistics-take-up-returns-to-normality--but-remains-12--above-pre-covid-average [Accessed: 16/02/26].

Net absorption

5.3.15 Net absorption data for Sawbridgeworth is not available on CoStar between 2016 and 2024. Available net absorption data in Sawbridgeworth indicates a low of -1,152 sqm in 2025, compared with -93 sqm in 2014, and a peak net absorption of 310 sqm in 2015.

5.3.16 In East Herts, net absorption across the period fluctuated considerably, from a low of -7,641 sqm in 2025 to a peak of 54,331 sqm in 2018. Prior to 2019, net absorption in East Herts was generally positive, with greater fluctuation from 2019 onwards.

5.3.17 Whilst the lack of data at Sawbridgeworth level limits interpretation of trends, the general trend points to negative net absorption of warehousing and storage space in this area and East Herts over the past decade. This implies that more space was vacated than newly leased. However, given the limited spare capacity in the market and feedback from agents, this is unlikely to reflect a reduction in demand but more of a constrained market for space locally.

Summary

5.3.18 In summary, a number of trends and characteristics are apparent with respect to the industrial and warehousing and storage market in Sawbridgeworth:

- The industrial and warehousing and storage market in Sawbridgeworth is very small, comprising 6 properties providing 19,015 sqm of floorspace.
- The vacancy rate for floorspace in Sawbridgeworth is above the East Herts, East of England, and England average, though, at 6.1%, in line with the frictional vacancy rate of 5-8% generally viewed to represent a property market in balance. However, given the small market size, vacancy rates are subject to volatility.
- Sawbridgeworth attracts higher market rental values for such property types than the East of England and England, but lower than East Herts.
- Between 2014 and 2025, market rental values for industrial and warehousing and storage floorspace exhibited an overall increase. The increase in Sawbridgeworth is greater than across East Herts, the East of England, and England.
- Across Sawbridgeworth and East Herts, net absorption of such floorspace fluctuated considerably between 2014 and 2025.

5.4 Influences on Demand

5.4.1 There are a number of external factors which could influence the demand for employment floorspace in Sawbridgeworth. Some key considerations are set out below.

Harlow and Gilston Garden Town

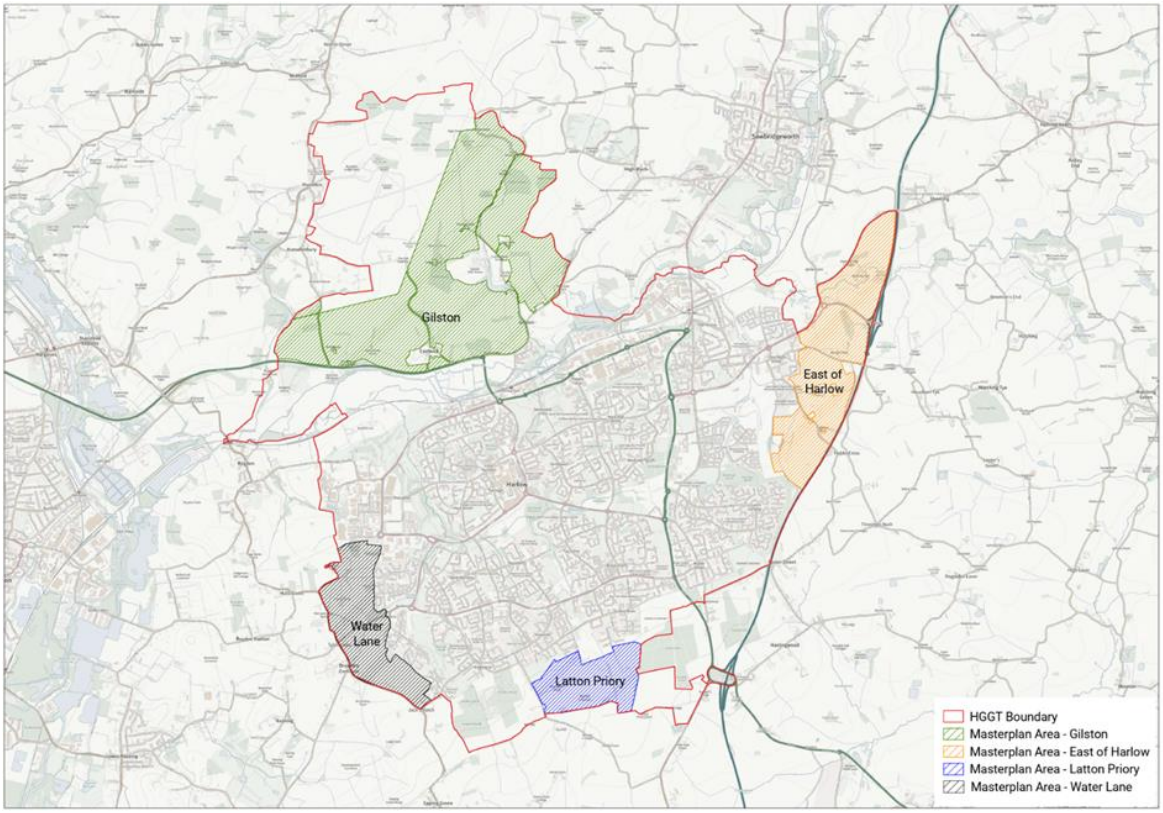
5.4.2 The Harlow and Gilston Garden Town (HGGT) is a strategic growth initiative centred on Harlow, designated as a Garden Town by the Ministry of Housing, Communities and Local Government (MHCLG) in January 2017[35]. It is being delivered through a partnership between East Herts District Council, Epping Forest District Council, Essex County Council, Harlow District Council, and Hertfordshire County Council. The HGGT seeks to deliver approximately 16,000 homes by 2033, with a further 7,000 homes beyond this period, alongside employment space and supporting infrastructure through a series of new villages and urban extensions. The HGGT aims to create sustainable communities within the UK Innovation Corridor Core Area , with the HGGT expected to accommodate an additional 45,000 residents by 2045, requiring the creation of an additional 23,000 jobs to support a balanced labour market[36]. Construction of homes has commenced in the East of Harlow

[35] Harlow & Gilston Garden Town (HGGT) (n.d.) About the Garden Town. Available at: https://hggt.co.uk/about-us/ [Accessed: 07/04/26].
[36] Harlow & Gilston Garden Town (HGGT) (2023) Harlow and Gilston Garden Town Strategic Economic Framework. Available at:

site, the first sustainable transport corridor is already complete, and works have commenced on the Central Stort Crossing infrastructure that will connect the Gilston Area to Harlow, enabling delivery of homes from late 2027 in the Gilston Area. The first primary school is anticipated to open in September 2030, providing local employment opportunities in education.

5.4.3 The HGGT comprises the existing town of Harlow alongside four new strategic sites: the Gilston Area to the north of Harlow East of Harlow to the east, Latton Priory to the south, and Water Lane to the west, as shown in Figure 5-8. The Gilston Area, located to the south-west of Sawbridgeworth, adjoins the study area defined in Section 4.1 of this report, and will comprise seven new villages. Part of the northern extent of the East of Harlow allocation also falls within the Sawbridgeworth study area.

Figure 5-8 Harlow & Gilston Garden Town Map



Source: Harlow & Gilston Garden Town (2024) HGGT Map.

5.4.4 Development across the HGGT is guided by Garden City principles, with new communities designed as distinct, walkable neighbourhoods incorporating local centres, schools, green infrastructure, and supporting services to deliver sustainable, self-contained communities.

5.4.5 A key aim of the HGGT is to balance housing delivery with employment growth, ensuring a broadly balanced number of working residents and jobs. The HGGT sets out the delivery of approximately 1,000 jobs per annum over the next two decades[37], alongside modern, high-quality floorspace. Growth is anticipated across a range of sectors: health, life sciences, technology and advanced manufacturing, arts, culture and creativity, construction, transport, warehousing and logistics, and green industries, alongside provision for small and medium-sized enterprises (SMEs) and office floorspace.

5.4.6 Within the Gilston Area, planning permission has been granted for 10,000 new homes, alongside associated infrastructure, community facilities, and green infrastructure[38]. 34,100

https://www.harlow.gov.uk/sites/default/files/documents/Harlow%20and%20Gilston%20Garden%20Town%20Strategic%20Economic%20Framework%202023.pdf [Accessed: 07/04/26].

[37] Harlow & Gilston Garden Town (HGGT) (2025) Annual Review April 2024 to March 2025. Available at: https://hggt.co.uk/wp-content/uploads/2025/10/251020_Annual-Review-HGGT-24-25.pdf [Accessed: 07/04/26].

[38] Harlow & Gilston Garden Town (2025) Planning Permission Issued for Gilston. Available at: https://hggt.co.uk/2025/01/10/planning-permission-issued-for-gilston/ [Accessed: 07/04/26].

sqm of employment floorspace is provided for in the planning permissions, with 5,100 sqm in Village 7 and 29,000 sqm distributed amongst Villages 1 to 6. 0.6ha is allocated as an Emergency Services Hub in Village 6, and each village is anticipated to provide employment and commercial floorspace relative to the scale, location and character of each village.

5.4.7 The East of Harlow is allocated for approximately 3,350 new homes (2,600 located within Harlow District and 750 in Epping Forest District) alongside community facilities such as education centres. In January 2025, the Government confirmed that a new Princess Alexandra Hospital NHS Trust will begin construction within the next ten years. Land is identified for this purpose at the north of the site, within the sub-area in Epping Forest.

5.4.8 The scale and distribution of employment land within the HGGT reflects the overarching objective of creating a 'balanced community', whereby employment provision is aligned with the resident workforce to minimise long-distance commuting. Employment requirements have been derived from projected sectoral growth and translated into land and floorspace requirements using standard employment densities and plot ratios.

5.4.9 Sawbridgeworth currently comprises a limited stock of employment floorspace, much of which is older in nature and smaller in size, with constrained opportunities for new development due to Sawbridgeworth's location within the Green Belt and the historic significance of the town centre, including the presence of a Conservation Area. Given Sawbridgeworth's proximity to HGGT, and the fact that outward commuter flows exceed inward flows, the town is likely to be functionally linked to the HGGT, particularly in terms of labour market relationships. It is anticipated that residents of Sawbridgeworth could access employment opportunities generated within the HGGT, potentially reducing pressure for employment land provision within Sawbridgeworth.

Minimum Energy Efficiency Standards

5.4.10 The contribution of buildings to greenhouse gas emissions is increasingly recognised. This understanding presents both challenges and opportunities, given the potential for emissions savings to be made. It is estimated that buildings are responsible between 17% and 31%[39,40] of national emissions.

5.4.11 The energy performance of buildings in the UK is monitored through the Energy Performance Certificate (EPC) system. Non-domestic private rented properties are awarded a certificate rating between A+ (most efficient) and G (least efficient). Properties awarded an A+ rating are considered to achieve Net Zero carbon emissions.

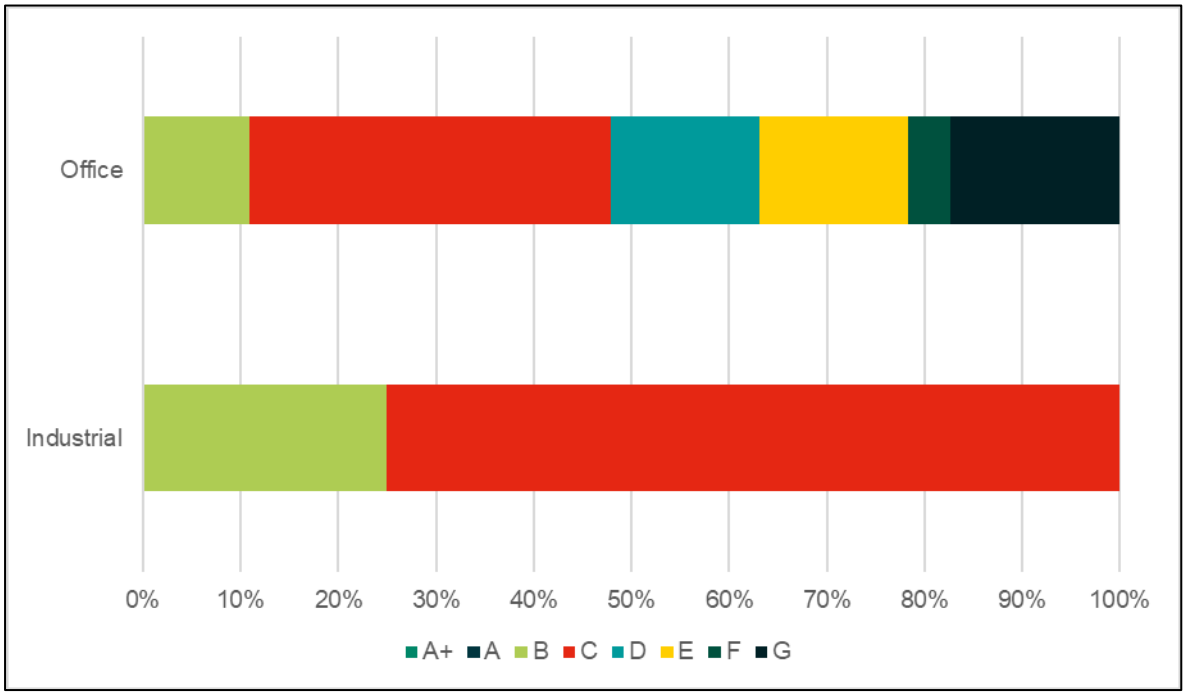
5.4.12 In order to drive the decarbonisation of the UK's non-domestic building stock, commitments have been made to encourage the construction of more energy efficient buildings and upgrading/retrofitting existing buildings through the implementation of restrictions on private lettings based on energy performance. Non-domestic buildings must comply with Minimum Energy Efficiency Standards (MEES) in order to lawfully be leased. At the time of writing (June 2026), MEES regulations apply to those non-domestic buildings which have been awarded an EPC rating of F or G, whereby these properties cannot enter into new leases until improvements have been made. A number of exemptions apply[41,42], including that

[39] This figure includes only emissions from direct energy use in buildings.
https://www.gov.uk/energy-performance-certificate-commercial-property/exemptions
[40] Additional exemptions to the new regulations are set out by RICS at https://ww3.rics.org/uk/en/journals/property-journal/epc-requirements-commercial-property.html. Exemptions apply to leases less than 6 months or greater than 99 years; to the need to perform upgrading works until a new EPC is triggered; where the costs of works would be greater than the energy saving over seven years; where third-party consent precludes works e.g. planning permission refusal where reasonably sought; where works would devalue property by over 5%; where the landlord has recently become one.
[41] https://www.gov.uk/energy-performance-certificate-commercial-property/exemptions
[42] Additional exemptions to the new regulations are set out by RICS at https://ww3.rics.org/uk/en/journals/property-journal/epc-requirements-commercial-property.html. Exemptions apply to leases less than 6 months or greater than 99 years; to the need to perform upgrading works until a new EPC is triggered; where the costs of works would be greater than the energy saving over seven years; where third-party consent precludes works e.g. planning permission refusal where reasonably sought; where works would devalue property by over 5%; where the landlord has recently become one.

improvements must be 'permissible', 'appropriate' and 'cost effective'[43]. As of 1st April 2023, MEES apply to existing leases, not solely new leases as had been the case previously[44].

5.4.13 A breakdown of the EPC certificates awarded by use type[45] in Sawbridgeworth is shown in Figure 5-9. Only 10.9% of office certificates in Sawbridgeworth have an EPC rating of A+ to B, lower than the stock of industrial certificates (25.0%). However, it should be noted that the Department for Levelling Up, Housing & Communities only identified four industrial properties in Sawbridgeworth, compared to 46 office properties. None in Sawbridgeworth are considered to achieve Net Zero carbon emissions (A+ rating).

Figure 5-9 EPC certificates in Sawbridgeworth by building use type



Source: Department for Levelling Up, Housing & Communities (2026) Energy Performance of Buildings Data England and Wales: Non-domestic EPC.

5.4.14 It is anticipated that the minimum standard will be sequentially increased such that building efficiency expectations are raised in line with Government ambitions to deliver against net zero commitments[46], as the minimum EPC rating for non-domestic properties to be leased will be raised to C by 1st April 2027 and to B by April 2030. Figure 5-10 shows the current dates for the raising of the minimum EPC rating. The proportion has been applied to property market floorspace information to indicate the proportion of applicable floorspace in these scenarios. It is clearly evident that the scale of upgrading, retrofitting, and replacing building stock such that it will comply with anticipated MEES is considerable, particularly for office properties. As set out, current and potential future exemptions may apply, nonetheless the significant proportion of buildings which are likely to not meet the correct standard presents challenges, in terms of implementation, enforcement and compliance.

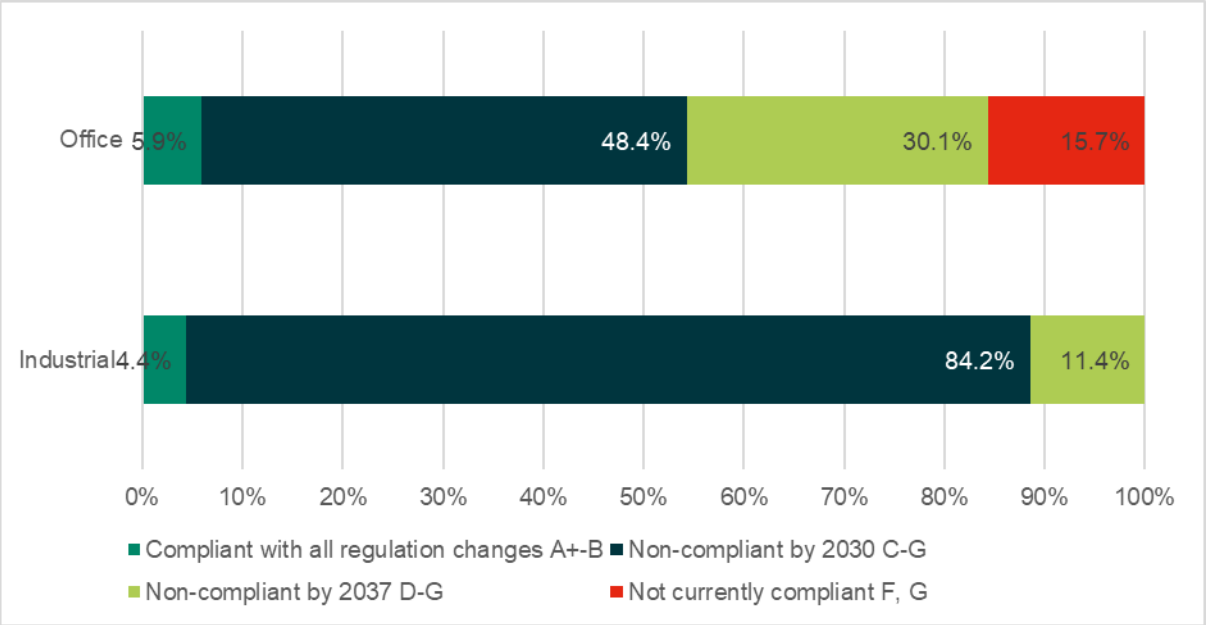
5.4.15 In 2021, the Department for Business, Energy and Industrial Strategy engaged in consultation on implementation of the EPC B target by 2030 which highlighted the significant implementation issues that would need to be addressed. The number of EPC certificates in

[43] RICS, (2018); Minimum Energy Efficiency Standards (MEES): Impact on UK property management and valuation.
[44] https://ww3.rics.org/uk/en/journals/property-journal/epc-requirements-commercial-property.html
[45] It should be noted that the use types employed by MHCLG to categorise buildings do not directly align with those categories applicable to CoStar data presented in the property market analysis section of the report. Data is therefore presented by considering the broad use types shown to comprise buildings categorised by MHCLG as follows:
- Office: 'B1 Office and Workshop Businesses' and 'Office';
- Industrial: 'B2 to B7 General Industrial and Special Industrial Groups', 'B8 Storage or distribution', and 'Warehouse and storage'.

[46] HM Government, (2020); Energy White Paper: Powering our Net Zero Future.

Sawbridgeworth that fall within the scope of tightening regulations to 2030 is 45, reflecting 90.9% of floorspace[47].

Figure 5-10 MEES compliance of present EPC certificates with anticipated regulation changes (%)



Source: Department for Levelling Up, Housing & Communities (2026) Energy Performance of Buildings Data England and Wales: Non-domestic EPC.

5.4.16 This potential regulatory shift presents both challenges and opportunities for the local property market in Sawbridgeworth, common across historic town centres in England and Wales. Retrofit costs may be significant, particularly for older office buildings which are typically more complex and costly to retrofit than industrial buildings, creating the potential for stranded assets, though it should be reflected that the overall size of the market is small and in absolute terms the impact would therefore be relatively limited.

5.4.17 However, the regulatory changes provide a strong incentive for the modernisation and upgrading of business floorspace. Improvements in energy performance may also enhance the quality of the local building stock, while supporting lower operating costs and improved environmental performance. Over time, this may contribute to the renewal and upgrading of the town's employment floorspace.

5.4.18 It should be noted that the Government's work on related data reforms and responses to earlier MEES consultation has been ongoing for several years, and formal proposals remain under review. Consequently, the scale of current and future exemptions across the non-domestic sector is not currently understood[48][49].

Changing office workspace requirements

5.4.19 This sub-section delves into the recent evolution of changing space requirements for office and knowledge work.

5.4.20 The work-from-home shift is a key driver of the evolving landscape in the UK. The most recent data from the Office for National Statistics[50] highlighted that 44% of workers in the

[47] It should be noted that the EPC dataset captures data on an intra-building level where applicable i.e. different floors will have their own ratings and entries in the database, whereas in CoStar typically a building is a singular entry in its database. The number of EPC certificate records, 50, is therefore greatly higher than the number of building records in CoStar i.e. 29 office and industrial premises.
[48] Department for Business, Energy and Industrial Strategy (2021). The Non-Domestic Private Rented Sector Minimum Energy Efficiency Standards: Implementation of the EPC B Future Target.
[49] Department for Energy Security and Net Zero (2024**).** Improving the Energy Performance of Privately Rented Homes: Consultation.
[50] ONS (2023) Characteristics of homeworkers, Great Britain: September 2022 to January 2023.

East of England embrace home (14%) or hybrid (30%) work, reshaping models, and foretelling a lasting change, with 75% of those working from home or hybrid anticipating lasting change to in-person work patterns. By way of comparison, Annual Population Survey data from before the Covid-19 pandemic shows that around 17.6% of working adults reported working from home at some point in the week before the interview.

5.4.21 The future of office spaces is set to be shaped by intricate dynamics involving employee attendance rates and the broader economic landscape. Survey data from February 2026[51] indicated that office occupancy rates across the UK have stabilised above the 40% mark, with a weekly peak of 44.1% in late January 2026. This compares with pre-pandemic occupancy rates estimated between 60% and 80%. Tuesdays, Wednesdays, and Thursdays are the busiest days of the week for staff to be at their desks, with Friday remaining the quietest day. Faced with this new reality, employers are confronted with challenges to entice employees back to the office environment, thus influencing decisions related to office expansion, right-sizing office spaces, and delaying real estate investments.

5.4.22 The changing dynamics in the office market have been reflected in East Herts, with emergence of office hubs such as Launchpad[52] to reflect flexible working arrangements where companies and individuals may not require a specific premises of their own on a permanent basis but can utilise co-working office accommodation and meeting spaces to align with their needs.

5.4.23 The context within the office market, characterised by extended leases held, suggests that a time lag will occur before a decrease in demand for office space is fully evident. This delay provides a window during which office job numbers might increase, employee attendance rates could experience a partial recovery, and a pursuit of high-quality office environments may persist, collectively contributing to a relatively gradual and controlled transition for office providers. This temporal overlap also affords occupiers, developers, landlords, and policymakers the opportunity to proactively adapt to these evolving trends. However, it is noteworthy that peripheral locations and areas with limited premium office offerings might experience a more pronounced impact due to the variable nature of the “flight to quality[53]”.

5.4.24 This trend of downsizing of requirements by office occupiers is already driving decisions by businesses to reduce their premises size with impacts on vacancy rates. In turn this may potentially result in new office floorspace being of lower average density than has been typical. The growth of use of artificial intelligence (AI) within sectors and occupations in offices could, on face-value, lead to further downsizing due to reductions in headcount at premises. However, there is considerable uncertainty as to the extent and at what pace such change would occur with limited evidence at present of firms seeking to do this for this reason on a noticeable level.

[51] Remit Consulting (2026) News Release: UK office occupancy stabilises above 40% as sector divide widens. Available at: https://return.remitconsulting.com/resource-centre/57-uk-office-occupancy-stabilises-above-40-as-sector-divide-widens [Accessed: 10/03/26].
[52] Launchpad Business Centres | East Herts District Council
[53] CBRE (2022) The Flight to Quality Quantified. Available at: https://www.cbre.co.uk/insights/viewpoints/the-flight-to-quality-quantified [Accessed: 06/03/26].

6. Existing Employment Clusters

6.1 Introduction

6.1.1 The East Herts District Plan does not designate any employment sites within Sawbridgeworth. However, a number of clusters of employment floorspace are present within the study area, including the following:

- The Maltings;
- Riverside Business Park;
- London Road, Spellbrook;
- Clarklands Industrial Estate; and
- Spellbrook Lane West (Toro UK Ltd)

6.1.2 In addition, a short profile on Sawbridgeworth town centre is also included, due to its role in accommodating office uses.

6.1.3 This section of the report provides an assessment of the relative characteristics of these employment areas.

6.2 Employment areas

The Maltings

6.2.1 The Maltings comprises an area of approximately 1.8 ha, located directly south of Sawbridgeworth Railway Station, accessed via Station Road. Whilst the site adjoins the built-up area of Sawbridgeworth, it is located within the administrative boundary of Epping Forest. The site is allocated as an employment site in Epping Forest Local Plan. The site accommodates a mix of industrial, office, and retail uses across 4 properties, totalling 11,539 sqm of floorspace. Properties vary in size from 87 sqm to 6,401 sqm.

6.2.2 The site is bordered by Station Road to the north, the railway line to the east, the River Stort to the west, and residential development to the south.

6.2.3 The Maltings provides flexible employment floorspace supporting a variety of occupiers, including offices for professional and business services, suppliers, shops and retail, a café, and leisure-related uses such as an arcade club.

6.2.4 Table 6-1 provides an overview of The Maltings.

Table 6-1 Overview of The Maltings

Number of properties	Property types	CoStar Quality Rating	Office rent (£/sqm)	Industrial rent (£/sqm)	Vacancy rate (%)	Uses
4	Industrial office, retail	2-3	297.62	103.76	1.3	Professional, business services, retail, café, suppliers and wholesalers, services.

Source: CoStar (2026).

6.2.5 Buildings in the site date from 1828 to 2005 and are generally of low to average quality, as reflected in CoStar ratings, with 75% of the properties rated 2 and 25% rated 3.

6.2.6 The site benefits from strong accessibility. It is accessed via Station Road and is located adjacent to Sawbridgeworth Railway Station and within close proximity to the town centre. Road connectivity to the M11 motorway is good, located approximately 7.4 km via road through the centre of Sawbridgeworth. The site is also well-served by public transport, with bus stops associated with the Railway Station located within 100 m of the entrance providing links to the surrounding towns and villages.

6.2.7 The vast majority of units are occupied, however there are vacancies for small units at Herts & Essex Antiques Centre and The Maltings building for retail and industrial space respectively.

6.2.8 In 2025 Q4, office and industrial rents were recorded at £297.62/sqm and £103.76/sqm respectively. Office rents have increased by £16.47 / sqm over the period, from £281.15/sqm in 2014 Q1. Data on historical industrial rents is not available on CoStar. Opportunities for further development are constrained by surrounding residential uses, the railway line, and Green Belt located land to the north. It is noted that The Maltings is reflected in the Epping Forest Employment Land Supply Assessment[54].

Riverside Business Park

6.2.9 Riverside Business Park is a small industrial estate (2.0 ha), outside of the town settlement boundary, located north of Harlow and south of Sawbridgeworth, via Harlow Road. It comprises two properties providing a total of 3,326 sqm of industrial and retail floorspace.

6.2.10 The site is bordered by Harlow Road to the east, the River Stort to the south, a wooded area to the north, and greenfield land to the west.

6.2.11 Riverside Business Park comprises two similarly sized properties (1,620 sqm and 1,706 sqm), accommodating a range of local businesses including a fitness centre, mechanic, car dealer, vehicle repair services, and retail uses.

6.2.12 Table 6-2 provides an overview of Riverside Business Park.

Table 6-2 Overview of Riverside Business Park

Number of properties	Property types	CoStar Quality Rating	Industrial rent (£/sqm)	Vacancy rate (%)	Uses
2	Industrial, retail	2	145.53	0.0	Fitness centres, mechanic, car dealer, vehicle repair shop, retail.

Source: CoStar (2026).

6.2.13 Riverside Business Park is of low to average quality, with both properties rated 2, and was built in 1951 and 1985.

6.2.14 The site benefits from good transport links, accessed via A1184 Cambridge Road and located in close proximity to Harlow Mill Railway Station, which provides direct services to London Liverpool Street, Stratford, Bishop's Stortford, and Cambridge. The site also benefits from its connectivity to the M11 motorway, located approximately 4.3 km via road. Pedestrian access is available via pavements to the site entrance, although there is no internal walking infrastructure.

6.2.15 Vacancy in Riverside Business Park has remained consistently low, with a vacancy rate of 0.0% in 2025 Q4. This reflects a long-term trend since 2014, aside from a short-term increase to 6.6% in 2025 Q1, likely reflecting normal occupier turnover.

6.2.16 In 2025 Q4, industrial rents were recorded at £145.33/sqm and have increased from £53.01/sqm in 2014 Q1. The potential for further development is constrained by the site's location within the Green Belt.

London Road, Spellbrook

6.2.17 The London Road, Spellbrook employment cluster extends to approximately 0.8 ha and is located to the north of Sawbridgeworth, north of the village Spellbrook , and accessed via the A1184 London Road. The site accommodates industrial floorspace across two properties totalling 1,161 sqm.

[54] Epping Forest District Council (2017) Epping Forest District Local Plan Employment Land Supply Assessment. Available at: https://www.eppingforestdc.gov.uk/app/uploads/2024/02/EB602-Employment-Land-Supply-Assessment-Arup-2017.pdf [Accessed: May 2026].

6.2.18 The site is bordered by the A1184 Cambridge Road to the west, the railway line to the east, residential development to the north, and wooded land to the south.

6.2.19 The two properties (46 sqm and 1,115 sqm) accommodate uses including a car dealership (which has since been vacated), vehicle hire service, and a car wash.

6.2.20 Table 6-3 provides an overview of London Road, Spellbrook.

Table 6-3 Overview of London Road, Spellbrook

Number of properties	Property types	CoStar Quality Rating	Industrial rent (£/sqm)	Vacancy rate (%)	Uses
2	Industrial, specialty	2-3	143.91	93.4	Car dealership, vehicle hire service, and car wash (specialty).

Source: CoStar (2026).

6.2.21 Buildings in London Road, Spellbrook date from 1980 and 2000 and are of low to medium quality, as reflected in CoStar ratings of 2 and 3.

6.2.22 The site benefits from direct access to the A1184 London Road and good connectivity to the M11 motorway, located approximately 10 km away via road.

6.2.23 Vacancy increased significantly to 93.4% in 2025 Q4, following a sustained period of full occupancy between 2014 Q1 and 2025 Q1. This sharp rise is attributable to the vacating of warehousing floorspace at the site's largest property.

6.2.24 In 2025 Q4, industrial rents were recorded at £143.91/sqm, with no data available prior to 2025 Q2. Opportunities for development are limited given the site's location on Green Belt land.

Clarklands Industrial Estate

6.2.25 Clarklands Industrial Estate is a small (0.6ha) site, outside the town settlement boundary, located on Parsonage Lane, to the north of Sawbridgeworth.

6.2.26 The site provides one office property, constructed in 1971, currently occupied by a scientific equipment supplier and other sui generis uses in the form of a car dealership and motor repairs company.

6.2.27 Table 6-4 provides an overview of Clarklands Industrial Estate.

Table 6-4 Overview of Clarklands Industrial Estate

Number of properties	Property types	CoStar Quality Rating	Office rent (£/sqm)	Vacancy rate (%)	Uses
3	Office; sui generis	2	-	-	Professional, technical and scientific; car dealership; motor repairs

Source: CoStar (2026).

6.2.28 The site provides indirect access to the A1184 via Parsonage Lane. Surrounding uses are predominantly agricultural, though there are some sensitive receptors in proximity to the site including a soft play centre and residential to the west.

Spellbrook Lane West (Toro UK Ltd)

6.2.29 Spellbrook Lane West is a sole occupier site, located to the west of Spellbrook, north of Sawbridgeworth, accommodating the headquarters of Toro UK Ltd, a lawnmower manufacturing company.

6.2.30 The manufacturing facility was built in 1970 and provides c. 14,000 sqm of floorspace of average quality (CoStar Rating 3).

6.2.31 Table 6-5 provides an overview of Spellbrook Lane West (Toro UK Ltd).

Table 6-5 Overview of Spellbrook Lane West (Toro UK Ltd)

Number of properties	Property types	CoStar Quality Rating	Industrial rent (£/sqm)	Vacancy rate (%)	Uses
1	Manufacturing	3	-	-	Lawnmower manufacturing facility

Source: CoStar (2026).

6.2.32 The site provides indirect access to the A1184 via Spellbrook Lane West in a predominantly rural setting, with some residential uses in close proximity to the north and east of the site. Otherwise, the surrounding area is in greenfield/agricultural use.

Overview

6.2.33 The five identified employment clusters are relatively small in scale and primarily support local businesses across a mix of office, industrial, retail and sui generis uses. While the building stock is generally older and of low to moderate quality, vacancy levels are typically low, indicating the space is meeting needs locally. Opportunities for intensification or expansion are limited across most sites due to high levels of occupancy, site constraints, and proximity to surrounding uses, including residential areas and, in several cases, Green Belt land.

6.3 Sawbridgeworth Town Centre

6.3.1 Sawbridgeworth town centre plays an important role in providing office floorspace both locally and across East Herts. Centred on Bell Street, it benefits from proximity to Sawbridgeworth Railway Station, which provides direct services to London Liverpool Street, Stratford, Bishop's Stortford, and Cambridge. The town centre also benefits from good strategic road connectivity via the M11 motorway, A10, and A1184, while the town centre also provides workers with access to a range of local amenities which are key attractors for office occupiers.

6.3.2 The town centre provides a modest supply of office floorspace, comprising 10 properties totalling 1,553 sqm of floorspace, as outlined in Table 6-6. Properties range in size from 52 sqm to 214 sqm, and are of low quality as per CoStar ratings.

Table 6-6 Overview of Sawbridgeworth Town Centre

Number of properties	Property types	CoStar Quality Rating	Office rent (£/sqm)	Vacancy rate (%)	Uses
10	Office	1-2	159.30*	0.0	Professional, business services, financial services, real estate.

Source: CoStar (2026).

Note: Market rent data for 2025 Q4 was not available on CoStar. The latest available data was used (2023 Q3).

6.3.3 Office stock in Sawbridgeworth town centre is generally old, with all properties (where construction dates are known) built in or before 1995 and most before 1960. Much of the town centre lies within a Conservation Area, and many of the buildings are listed for their historic significance, dating from the Tudor, Stuart, and Georgian periods[55]. Therefore, purpose-built office floorspace is limited, with a high proportion of floorspace arising from conversions, including offices located above retail units.

6.3.4 The most recent available data indicates an office market rent of £159.30/sqm in 2023 Q3. This represents a notable decline from a peak of £203.41/sqm in 2019 Q4, but an overall increase from £119.44/sqm in 2014 Q1. Vacancy rates have fluctuated across the period but have remained at 0.0% since 2022 Q4.

[55] East Herts District Council (2018) East Herts District Plan. Available at: https://cdn-eastherts.onwebcurl.com/s3fs-public/documents/District_Plan_Publish_web_view.pdf [Accessed: 29/04/26].

6.3.5 There has been no recorded delivery of new office floorspace since 2005 Q1 (the earliest available CoStar data), and no recorded losses through demolition over this period.

7. Conclusions and Recommendations

7.1 Introduction

7.1.1 This section of the report presents our conclusions and recommendations based on the analysis in the preceding sections and outlines a potential strategy for the development of employment land in Sawbridgeworth.

7.1.2 The conclusions and recommendations of the Study are framed around a series of questions. These are as follows:

- Is it desirable to increase the number of jobs in Sawbridgeworth?
- What sort of jobs could be attracted or developed in Sawbridgeworth?
- What actions need to be taken to achieve the desired Sawbridgeworth?

7.2 Is it desirable to increase the number of jobs in Sawbridgeworth?

7.2.1 As set out in the NPPF, the purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes, commercial development and supporting infrastructure in a sustainable manner. In this regard, it is important to support an appropriate mix of uses across an area to minimise the number and length of journeys needed for employment, shopping, leisure, education and other activities.

7.2.2 The current housing trajectory, taking account of committed dwellings with planning permission, suggests the potential for 184 new homes to be delivered in Sawbridgeworth through the District Plan allocation SAWB4. With an average household size of 2.37 in East Herts[56], this indicatively suggests the potential for 436 additional residents, of which 270 would be expected to be aged 16 and over and economically active. It is important to ensure that residential growth is balanced with an appropriate quantum of employment land to support opportunities for local residents.

7.2.3 However, the growth context in Sawbridgeworth is relatively modest. Population growth between 2015 and 2024 was limited (696 additional residents), while the total number of economically active residents fell by between 2011 and 2021, given the growth in the retired population. This demographic profile indicates that while increasing local employment opportunities is desirable, the scale of growth pressure is not significant.

7.2.4 The specialist nature of many jobs means that it is worth people travelling some distance to work, since by so doing they can secure a much better paid job, than they could if they worked locally. People are willing to commute, both because the salary they can command in a job more than outweighs the cost of commuting, and because they have reasons why they wish to live where they are, be that family connections, children in local schools, a preference to live in a market town rather than a bigger settlement. This is particularly relevant in the Sawbridgeworth context, given the proximity to larger towns such as Bishop's Stortford, Harlow, and Hertford, as well as direct connections to London and Cambridge, and the range of high value opportunities these markets offer.

7.2.5 As such, there is no certainty that an increase in the number of jobs located in Sawbridgeworth will reduce the level of out-commuting set out in Section 4.5, with commuter outflows (3,094) exceeding the number of inflows (2,002) at the time of the 2011 Census. Workers will be drawn to elsewhere in the district, and key commuting locations such as Harlow, Uttlesford and Epping Forest.

7.2.6 Moreover, it is important to recognise that wider commercial development in competing locations may satisfy some demand from the resident population in Sawbridgeworth. Conversations with agents reflected views that demand was satisfied in larger centres

[56] ONS (2022) Census (2021) Household size, local authorities in England and Wales,

nearby such as Bishop's Stortford to the north and, to a greater extent, Harlow a 5 minute drive to the south. There were concerns that additional employment development could increase pressure on the A1184 , which already suffers from congestion and slow journey times, while the availability of suitable land to support employment development given Sawbridgeworth's location within the Green Belt, the historic significance of the town centre, and the presence of a Conservation Area, was also questioned. Furthermore, HGGT is expected to accommodate an additional 45,000 residents by 2045, requiring the creation of an additional 23,000 jobs to support a balanced labour market. Despite aims to support sustainable, self-contained communities, it is likely that this employment provision will be accessible to Sawbridgeworth residents given the close proximity and the labour market relationships outlined above, reducing pressure for local employment growth.

7.2.7 Should the provision of employment space fail to keep up with growth in the working age population in Sawbridgeworth, there will inevitably be an increase in outward-commuting, notwithstanding the increase in home working that has resulted from the Covid-19 pandemic. However, outward commuting in Sawbridgeworth is already significant and will have been for long time period. On balance, modest population growth allied with constraints facing the town, suggest that future employment growth would be more readily accommodated in larger centres and HGGT.

7.2.8 Supporting local employment opportunities remains desirable, with the scale of provision reflecting the town's limited growth trajectory and the availability of employment in nearby centres. Without sufficient local employment provision, there is a risk that Sawbridgeworth increasingly functions as a predominantly residential settlement with growing levels of outward commuting, placing additional pressure on transport networks and undermining wider sustainability objectives. However, this growth is likely to be met through infill development and the refurbishment /redevelopment of existing sites, rather than through additional employment land.

7.3 What sort of jobs could be attracted or developed in Sawbridgeworth?

Office

7.3.1 Sawbridgeworth represents a small share of the East Herts office market, accounting for 5.8% of office properties and 2.6% of the floorspace.

7.3.2 The analysis has demonstrated that vacancy levels have displayed a relatively steady trend from 2014 Q1 to 2025 Q4, averaging at 3.0% over this period (where data is available), below the generally accepted "frictional" vacancy rate of between 5-8% which indicates a market in balance.

7.3.3 Sawbridgeworth attracts slightly higher market rental values for office use classes than East Herts, but lower market rental values than the regional and national averages. This is reflective of the small size of the market and the age, size and quality profile of office stock in the town.

7.3.4 Feedback from agents reflected that Sawbridgeworth was home to a small and relatively limited office market. Demand for office floorspace is driven by the ability to access a high amenity small town location and proximity to the railway station. However, while existing office spare is generally well occupied overall, demand for additional/larger office space was identified as limited and better suited to the larger centres in the district, given post Covid-19 trends in office occupancy. As set out in Section 5.4, the emerging HGGT is expected to provide office floorspace over a range of sectors, including provision for SMEs, and therefore may accommodate some local demand.

7.3.5 Future demand would be expected to align with the current structure of the economy, focusing on microbusinesses and Small and Medium-sized Enterprises in local professional services such as lawyers, accountants, architects and financial advisors.

Industrial

7.3.6 Sawbridgeworth represents a small share of the East Herts industrial market, comprising six industrial properties, accounting for 2.6% of office properties and 3.9% of the floorspace.

7.3.7 The vacancy rate for industrial uses at 6.1%, indicates some spare capacity in the local market and is in line with the frictional level, while market rents are above district, regional and national averages However, given the very small market size, these indicators are subject to volatility and should be considered with caution.

7.3.8 Constraints in relation to the availability of land and challenges associated with congestion on the A1184 limit the potential for new industrial development in Sawbridgeworth, with more pressing need identified in Bishop's Stortford and Hertford and Ware and availability of stock in competing locations outside the District such as Harlow. Future growth, were it to be accommodated, would likely focus on prominent sectors such as construction and manufacturing, as set out in Section 4.3.

7.4 What actions need to be taken to achieve the desired outcomes?

7.4.1 This Study has identified that the employment land market in Sawbridgeworth is small, with no designated employment sites within the District Plan. Given this context, the Council should consider safeguarding existing sites set out in Section 6, where possible, thereby maximising their contribution to local economic development and resilience. Whereupon existing employment land is lost to residential or other uses, or permissions including employment space do not come forward, or are developed in whole or in part for different uses than have currently been consented, this land or floorspace should be re-provided to a similar or improved quantity and quality specification.

7.4.2 While limited demand for additional employment land to support office and industrial development was identified, the Council should look to ensure existing stock remains fit for purpose. There may be opportunities to support the refurbishment/renovation of sites or to accommodate infill development, given the age and quality profile of stock and sites identified in sections 5 and 6 of this report. However, this will need to be considered in relation to the site-specific characteristics, and the feasibility/compatibility with neighbouring uses.

7.4.3 It is recommended that the Council continues to regularly monitor changes employment space to identify evolving occupier/developer patterns and inform any policy responses that will be required.

7.4.4 In line with recommendations in relation to Bishop's Stortford and Hertford and Ware, the Council should review the opportunities to work with landlords and occupiers to improve office properties in Sawbridgeworth town centre to reduce the potential risk of some properties becoming non-compliant with minimum energy efficiency standards. However, MEES compliance is less significant in Sawbridgeworth, in comparison to other locations such as Bishop's Stortford and Hertford and Ware. This could be through acting on its own stock and utilising local connections with landlords and occupiers. It is recognised that the Council faces funding constraints that can limit its resource and capacity to lead, however, there are several different roles councils can play, including:

- Facilitation – acting as convenor to bring a 'coalition' of willing individuals and groups together;
- Marketing and communication – a key, relatively resource-light role, providing trusted information to landlords and occupiers;
- Coordination – acting as the 'lynchpin' in terms of coordinating action
- Being a trusted partner – local authorities are often more trusted than national government and other stakeholders;

- Supporting the growth of local skills and supply chain – working with the supply chain to promote accreditation and capacity-building; and
- Partnering with the private sector – to facilitate retrofit finance to all occupiers, regardless of tenure[57].

7.4.5 It is important to recognise that this Study is part of a wider evidence base for the emerging Local Plan, and the strategy for supporting employment in Sawbridgeworth will be informed by wider employment market and land supply assessments at the East Herts level, which will determine the overall quantity of employment land that is required over the District Plan period, alongside consideration of housing, infrastructure and environmental needs and constraints in the town and wider district. Should this wider evidence base support the need for additional employment land at the district level, the evidence presented suggests limited requirement for additional employment land in Sawbridgeworth to meet demand. However, in considering additional employment land, or whether the existing supply of employment land is fit for purpose, a number of criteria should be considered. These include:

- Accessibility and sustainable transport needs;
- The provision of essential infrastructure e.g. access to utilities;
- Segregation from sensitive neighbouring uses (e.g. residential); and
- Site size, access, shape and topography.
- Deliverability and/or ownership.

7.4.6 The Conclusions and Recommendations of this Study are summarised in Table 7-1 below.

Table 7-1 Conclusions and Recommendations

Topic	Conclusion/Recommendation
Is it desirable to increase the number of jobs in Sawbridgeworth?	• The analysis has highlighted the growth context in Sawbridgeworth is relatively modest. Population growth between 2015 and 2024 was limited (696 additional residents), while the total number of economically active residents fell between 2011 and 2021. The current housing trajectory, taking account of the District Plan allocation (SAWB4) with planning permission , suggests the potential for 184 new homes to be delivered in Sawbridgeworth. With an average household size of 2.37 in East Herts[58], this indicatively suggests the potential for 436 additional residents, of which 270 would be expected to be aged 16 and over and economically active. • Wider commercial development in competing locations may satisfy some demand from the resident population in Sawbridgeworth. Conversations with agents reflected views that employment demand was satisfied in larger centres nearby such as Bishop's Stortford and Harlow, while future proposals at HGGT could present accessible opportunities for Sawbridgeworth residents. • Additional employment development could increase pressure on the A1184 , which already suffers from congestion which slows journey times, while the availability of suitable land to support employment development is limited. • On balance, muted demand, modest population growth and _constraints facing the town (including its location within the Green Belt, the historic significance of the town centre and congestion on London Road), suggest that additional employment land would be more readily accommodated in larger centres within East Herts and HGGT. • Supporting local employment opportunities remains desirable. Without sufficient local employment provision, there is a risk that Sawbridgeworth increasingly functions as a predominantly residential settlement with growing levels of outward commuting, placing additional pressure on

[57] Ashden, (2021): Local authorities can drive a home retrofit revolution. Accessed here: https://ashden.org/news/local-authorities-can-drive-a-home-retrofit-revolution/. The bullets set out in the provided link were targeted more towards residential retrofitting, so the principles deemed relevant have been adapted to apply more broadly to how the Council can interact and collaborate with partners to retrofit commercial premises.

[58] ONS (2022) Census (2021) Household size, local authorities in England and Wales,

	transport networks and undermining wider sustainability objectives. However, this growth is likely to be met through infill development and the refurbishment /redevelopment of existing sites, rather than through additional employment land.
What sort of jobs could be attracted or developed in Sawbridgeworth? Why?	• Future demand in office related sectors would be expected to align with the current structure of the economy, focusing on microbusinesses and SMEs in local professional services such as lawyers, accountants, architects and financial advisors. • Future industrial growth, were it to be accommodated, would likely focus on prominent sectors such as construction and manufacturing, as set out in Section 4.3. • Conditions to harness opportunities related to AI and data centre development could be realised if appropriate sites exist, though the availability of sufficient land to accommodate occupiers whose requirements are typically for large sites, would suggest there is limited potential for this in Sawbridgeworth.
What actions need to be taken to achieve the desired outcomes?	• The Council should consider safeguarding existing sites set out in Section 6 where possible, thereby maximising their contribution to local economic development. • While limited demand for additional employment land to support office and industrial development was identified, the Council should look to ensure existing stock remains fit for purpose. There may be opportunities to support the refurbishment/renovation of sites or to accommodate infill development, given the age and quality profile of stock and sites identified in Sections 5 and 6 of this report. However, this will need to be considered in relation to the site-specific characteristics, and the feasibility/compatibility with neighbouring uses. • The Council should consider the role of more innovative office supply options should applications arise, for instance the co-location of office space alongside other more novel uses and co-working spaces. • The Council should continue to regularly monitor changes to existing and newly delivered employment space to identify evolving occupier/developer patterns and inform any policy responses that will be required. This is important given that some newly delivered employment space may come forward within the E Use class and aforementioned pressure from residential uses. • The Council should review the opportunities to work with landlords and occupiers to improve the energy efficiency of office properties in Sawbridgeworth town centre, though noting a limited number of EPC certificates potentially fall within the scope of tightening regulations by 2030. • Should existing employment land be lost to other uses, or permissions including employment space do not come forward, or are developed for different uses than have been consented, this land or floorspace should be re-provided to a similar or improved quantity and quality specification.

East Herts Council Report

District Planning Executive Panel

Date of meeting: Tuesday 23 June 2026

Report by: Councillor Vicky Glover-Ward – Executive Member for Planning and Growth

Report title: Local Plan: Indoor Sport Needs Assessment and Strategy

Ward(s) affected: All Wards

Summary

- Members have agreed to prepare a new Local Plan including an update of the evidence documents needed to support the new Plan. The Indoor Sport Needs Assessment and Strategy replaces the previous playing pitch strategy, published in 2017. This report summarises the key priorities of the Study and seeks agreement to use the document as part of the new Local Plan evidence base, and to inform Development Management decisions.

RECOMMENDATIONS FOR THE DISTRICT PLANNING EXECUTIVE PANEL: that the Executive be advised that:

A) The Indoor Sport Assessment and Strategy, attached as Appendix A, B C and D be agreed as part of the evidence base to inform the new East Herts Local Plan and as a material consideration for Development Management purposes in the determination of planning applications; and

B) Future updates of the Indoor Sport Action Plan be delegated to the Director for Place, in consultation with the Executive Member for Planning and Growth.

1.0 Proposal(s)

1.1 The purpose of this report is to agree that the Indoor Sport Needs Assessment and Strategy can be used as part of the evidence base for the new Local Plan and as a material consideration in the determination of planning applications. It also seeks approval

for updates to the Action Plan (which is contained within the Strategy Report) to be delegated to the Director for Place, in consultation with the Executive Member for Planning and Growth.

1.2 The role of the Indoor Sport Needs Assessment and Strategy is to inform future planning policy and planning application decisions in relation to the protection, enhancement and provision of indoor built facilities in East Herts, including S106 funding. It may also have wider value for local clubs and facilities as they could use the study as evidence to help secure funding from National Governing Bodies and Sport England.

2.0 Background

2.1 Local planning authorities are required to complete a review of their local plans at least once every 5 years from the adoption date to ensure that plans remain relevant. In October 2023, the Council agreed that East Herts District Plan 2018 needs updating, and that work should commence on updating the technical studies and other preparatory work required to provide a robust evidence base to support this Review. The intention to formally start plan-making was agreed at Council on 10 June 2026.

2.2 A clear, relevant and proportionate evidence base is essential for efficient and sound plan-making to ensure that all future planning policy and decisions are based on up-to-date information. The National Planning Policy Framework sets out the requirement for the preparation and review of all policies to be, ‘underpinned by relevant and up-to-date evidence’ (paragraph 32).

2.3 The evidence base consists of supporting documents that will help inform the future policies and site allocations in the new Local Plan. It will cover a range of social, economic, and environmental topics and help identify local needs, constraints and opportunities.

2.4 The evidence base will be developed throughout the preparation of the new Local Plan, and the planning policy team will seek agreement from Executive via the District Planning Executive Panel to include relevant studies as part of the evidence base. Because of the nature of the Indoor Sport Assessment and Strategy and its potential to influence policy formulation, it is considered appropriate to include it within the Council’s evidence

base.

2.5 Access to high-quality, well-maintained sports facilities is vital to the health, wellbeing and social cohesion of communities in East Herts. Up-to-date sport assessments and strategies provide a robust framework to guide the protection, enhancement and future provision of sports facilities. Sport England advise that assessments should be refreshed every 3-5 years. The current Indoor Built Facility Study, published in 2017 to inform the adopted District Plan (2018), is out of date.

2.6 Therefore, the Council commissioned consultant Knight, Kavanagh and Page (KKP) jointly with North Herts Council (NHC) and Stevenage Borough Council (SBC), to develop Indoor and Outdoor Sport Assessments and Strategies for each individual local authority area. The East Herts Outdoor Sport and Playing Pitch Strategy has already been approved by the Council and was published in December 2025.

2.7 Work on the Indoor Sports Assessment started in August 2024 and has been informed by representatives from the Council (officers from planning policy and leisure and parks development), Sport England, Herts Sport and Physical Activity Partnership and the National Governing Bodies of Sport (NGBs). The assessment of supply and demand was undertaken during 2024-2025. A variety of consultation methods have been used to collate information about the facilities, leagues, clubs, town and parish councils and NGBs including surveys, desktop assessments, site visits, desk-top assessments and face-to-face meetings. The site visits, to assess the quality of provision, were undertaken in autumn/ winter 2024.

2.8 Sport England's Facilities Planning Model (FPM) has informed the assessment of swimming pools and sports halls, to provide a more robust assessment of facility needs than traditional supply and demand analysis, taking into account accessibility, capacity and utilisation of facilities to better understand community needs and where unmet demand may exist. The FPM was undertaken by Sport England's consultants in 2025, but its delivery was delayed by nationwide capacity issues. This has meant the timescale between the audit and the strategy document is longer than expected. However, to ensure information is up-to-date, the data has been reviewed and any changes to provision has been

detailed and considered.

3.0 Reason(s)

3.1 Since the previous assessment in 2017, housing growth across East Herts, together with changes to leisure facilities, has reshaped both the demand for and supply of provision. Notably, there have been key changes to public leisure centre provision and new school sports hall provision. The Indoor Sport Assessment and Strategy will ensure there is an up-to-date understanding of current and future indoor built sport facility needs to inform the development of the new Local Plan. Future need is assessed using Office of National Statistics (ONS) population projections and the Government's Standard Method figure as a housing-led proxy for population growth. This provides an indicative, high-level understanding of future need, but officers will need to re-run the calculations as the Local Plan progresses and there is more certainty about the scale and distribution of growth. There are a number of allocated District Plan sites still to come forward, and these are included in the assessment.

3.2 The Indoor Sport Assessment and Strategy includes a range of facilities and sports, determined in collaboration with Sport England and the NGBs: sports halls (and associated indoor sports), swimming pools, health and fitness, dance/aerobic studios, squash, indoor tennis, padel, indoor bowls, gymnastics and trampolining, combat sports and community/ village halls. In accordance with Sport England requirements the development of the study has followed the stages set out below:

- Stage A: Prepare and tailor the approach
- Stage B: Gather information and views on the supply of and demand for provision
- Stage C: Assess the supply and demand information and views
- Stage D: Develop the strategy
- Stage E: Deliver the strategy and keep it robust and up to date

3.3 The Assessment and Strategy is divided into three parts. An Executive Summary - attached as **Appendix A** to this report. The Assessment Report (encompassing Stages A, B and C of the process set out in paragraph 3.2) - attached as **Appendix B** to

this report. The Strategy Report (Stage D) - attached as **Appendix C** to this report. The Facilities Planning Model, which informed the assessment of supply and demand for sports halls and swimming pools - attached as **Appendix D** to this report.

Needs assessment findings

3.4 The Assessment Report (**Appendix B**) sets out the context, the supply and demand assessment process and the conclusions by sport. The main findings in the Assessment Report are as follows:

Sports halls

- Overall, East Herts has a good supply of good and above average quality sports halls for a range of sports, such as badminton, basketball, futsal, netball, volleyball and indoor cricket. Even with significant population growth, the district is expected to have enough capacity to meet demand both now and in the future; taking into account planned provision at the allocated sites (three new halls at Gilston; one at Birchall Garden Suburb and one at Land North and East of Ware). Most demand is already being met locally, with very little unmet need. There is more localised provision in urban areas, all residents are within 20 minutes' drive of a sports hall.
- However, the district relies heavily on school sports halls, so maintaining good community access agreements will be essential. Also, some individual sites—especially key education facilities and Wodson Park—are already very busy at peak times, and several are projected to reach full capacity by 2043. The new sports hall at Simon Balle School, will help provide more capacity in the Hertford and Ware area.

Swimming pools

- Public leisure centres provide the majority of swimming pool capacity and meet the most visits across the district. Nearly all current and future demand for swimming pools in East Hertfordshire is met by the available supply, although up to a quarter of residents' demand is satisfied at facilities outside East Hertfordshire. This takes account of the provision of a new public swimming pool at Gilston.

- Access to pay and play provision is more limited in the northern part of the district and there are small areas of low unmet demand at Ware, Buntingford and Sawbridgeworth. However, the re-opening of Fanshawe Pool (now Chauncy School Pool) for use by Ware Swim Club and swimming lessons, alongside the community group's plans to re-open Ward Freman Pool, will positively help address localised demand in these areas, whilst also reducing travel time.

Health and fitness suites

- There is a good supply of health and fitness provision, and demand is high. Current and future demand is expected to be met by current supply, although increases in participation may necessitate future provision.

Squash

- Provision falls slightly below England Squash's benchmark of one court per 10,000 residents, but all clubs report some spare capacity, and no unmet demand was identified. Court quality is acceptable, with all facilities rated above average. Pay and play opportunities should be expanded where possible.

Indoor Tennis/ Padel

- There is currently no further provision for traditional indoor tennis provision required. However, padel is currently a growing sport and the Lawn Tennis Association identify demand for new Padel courts, which can include covered provision.

Gymnastics and trampolining

- There are five dedicated gymnastics sites and three non-dedicated sites, so accessibility to facilities is good. However, there is some club demand for larger premises.

Indoor bowls

- There is no existing or future demand identified for additional indoor bowl facilities in the district.

Combat sports

- Good provision, with no clubs reporting issues with facility size or quality.

Community and Village halls

- There are 57 village and community halls distributed across the district, which help meet localised sport and physical activity needs. These play an important role in East Hert's facility network, offering a range of opportunities, particularly in the rural areas which have less sports provision that the urban areas in East Herts.

Strategy recommendations

3.5 Building upon the Assessment Report, the Indoor Sport Strategy (**Appendix C**) provides a clear, strategic framework for the provision, maintenance and improvement of indoor sports facilities. Key strategic recommendations and actions include:

- providing planning policies in the new Local Plan to protect existing facilities and include requirements to seek relevant planning contributions, to help fund the required actions of this Strategy.
- Ensuring new and existing leisure facilities meet the current and future needs of the existing population. New and enhanced provision secured via new development should be guided by this assessment and strategy, including working with developers to ensure delivery of the Gilston Leisure Centre; and prioritising funding to enhance/ improve existing indoor built facility provision as required (e.g. S106 or grants).
- Strengthening partnerships with schools/ community groups to secure long-term, high-quality community access, secure community use agreements at the new schools at Gilston, Birchall Garden Suburb and North and East of Ware and support school/ community pools in Ware and Buntingford.
- Improving affordability, pay and play and dedicated spaces across facilities; seek to improve daytime access to sports halls to support the aging population; work with National

Governing Bodies that identify capacity issues, for example Badminton England expressed demand for a dedicated facility in Hertfordshire and British Gymnastics want to explore opportunities to reduce waiting lists.

- Ensuring new development supports the provision of community and village halls, to support their role in delivering localised sport and physical activity, particularly in rural areas.

3.6 Section 2.2 of the Strategy Report (**Appendix C**) includes an action plan with overarching and site-specific recommendations, which address key issues identified in the assessment. It provides actions based on current levels of usage, quality and future demand, as well as the potential of each site for enhancement. In many instances the Council will not be responsible for the delivery of the recommendations and actions, as clubs, National Governing Bodies, town/ parish councils, education providers and landowners can also be responsible.

3.7 The action plan is considered a 'live' document and should be regularly monitored and reviewed to ensure it is kept up to date. This is identified as Stage E in the Sport England guidance (set out in paragraph 3.2 of this report). As a guide, if no review and subsequent update is carried out within three years, Sport England and the National Governing Bodies will consider it to be out of date. If kept up to date, its lifespan can be extended. On this basis the action plan will be reviewed annually at the same time as the review of the Playing Pitch and Outdoor Sport Strategy.

3.8 It is the view of officers that the Indoor Sport Needs Assessment and Strategy provides detailed, robust and up-to-date information about indoor built sport facilities in East Herts, so it is recommended the study is agreed as part of the new Local Plan evidence base and as a material consideration in the determination of planning applications. It can also support those organisations, including the Council, involved in the delivery, provision and protection of indoor sport facilities in the district. It is often a requirement that an area has an up-to-date indoor sport strategy to access funding from Sport England, National Governing Bodies and other organisations. As such, the Indoor Sport Assessment and Strategy can be used to help clubs and providers gain access to funding and investment.

3.9 In order to allow regular updates to the action plan it is recommended that approval for future updates to the Indoor Sport Action Plan is delegated to the Director for Place, in consultation with the Executive Member for Planning and Growth. This report seeks approval for that arrangement.

4.0 Options

4.1 The endorsement of the Indoor Sport Needs Assessment and Strategy ensures there is an up-to-date evidence base for the protection, enhancement and provision of sports facilities, which play a significant contribution to the health and wellbeing of East Herts residents.

4.2 The Council could choose not to agree to the Indoor Sport Needs Assessment and Strategy, but this would be contrary to Sport England advice and would mean reliance on the previous assessment, which is now nine years old and out of date. This is contrary to Government policy to have an up-to-date evidence base and would undermine the Council's position in terms of successfully bringing forward the new Local Plan. It would also mean that the evidence would have less weight in the determination of planning applications.

5.0 Risks

5.1 If the Indoor Sport Needs Assessment and Strategy is not agreed as part of the evidence base, it may be considered as having reduced weight in informing the new Local Plan and planning application decisions. It would mean the Council would not have an up to date understanding of indoor sport facilities in East Herts. This is contrary to Government policy to have an up-to-date evidence base and could undermine the Council's position in terms of successfully bringing forward the new Local Plan.

6.0 Implications/Consultations

6.1 Targeted consultation as part of the assessment was undertaken with facility providers, clubs, local leagues, schools, National Governing Bodies, town and parish councils and Sport England. The Study will be made available on the website, in the Local Plan evidence base section, and be subject to a number of

statutory public consultations as part of the production of the new Local Plan.

Community Safety
There are no financial implications arising from this report.

Data Protection
There are no data protection implications arising from this report.

Equalities
There are no direct equality, diversity, or inclusion implications in this evidence document. An Equalities Impact Assessment (EqIA) will be carried out of the new Local Plan in accordance with The Equality Act 2010.

Environmental Sustainability
The purpose of the planning system is to contribute to the achievement of sustainable development. Facilities for sport and physical activity contribute to community cohesion, health and well-being.

Financial
By agreeing a robust strategy, the Council will be in a better position to achieve external grant funding, if required, and secure S106 developer contributions to assist in delivery of the actions.

Health and Safety
There are no health and safety implications arising from this report.

Human Resources
There are no human resources implications arising from this report.

Human Rights
There are no human rights implications arising from this report.

Legal
There are no legal implications arising from this report.

Specific Wards
All wards

7.0 Background papers, appendices and other relevant material

7.1 **Appendix A**: Executive Summary

7.2 **Appendix B**: Indoor Sport Assessment and Strategy – Needs Assessment Report

7.3 **Appendix C**: Indoor Sport Assessment and Strategy – Strategy Report

7.4 **Appendix D**: Facilities Planning Models for sports halls and swimming pools

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KNIGHT, KAVANAGH & PAGE

EAST HERTS DISTRICT COUNCIL

INDOOR SPORT NEEDS ASSESSMENT AND STRATEGY

EXECUTIVE SUMMARY

JUNE 2026

EAST HERTFORDSHIRE DISTRICT COUNCIL: INDOOR SPORT ASSESSMENT AND STRATEGY EXECUTIVE SUMMARY

1.0: Introduction

Knight Kavanagh & Page (KKP) has been commissioned by East Hertfordshire Council (EHC) to develop an Indoor Built Facilities Strategy and Playing Pitch Strategy. This work will form part of the evidence base for the new Local Plan to support the development of indoor and outdoor leisure facilities in East Hertfordshire. The Outdoor Sport and Playing Pitch Strategy was published in 2025 and this document focuses on indoor sport built facilities.

The purpose of the East Hertfordshire District Council's Indoor Sport Needs Assessment and Strategy is to inform the council's approach to improving sport provision in line with demand by providing an evidence base to inform sustainable capital investment for the council's indoor built leisure facilities. The Strategy will set out the rationale, evidence and facilities required to 2043 to improve existing facilities and provide new facilities to meet the leisure and sports needs of the growing population and encourage healthy and active lifestyles to meet council objectives.

A new Indoor Sport Strategy for the district will provide a more up-to-date understanding of the need for investment into indoor built facilities through a detailed consultation process in line with the National Planning Policy Framework and guided by the support of Sport England and NGBs. With East Hertfordshire Council, North Hertfordshire Council and Stevenage Borough Council conducting the process in tandem with one another, it has enabled more detailed imported and exported demand analysis, as well as bringing greater cohesion for national governing bodies of sport (NGBs) involved.

This is the executive summary for the Indoor Sport Needs Assessment and Strategy for East Hertfordshire District Council (EHDC). Both the Strategy and the preceding Needs Assessment Report have been produced in accordance with Sport England guidance and both have achieved sign off from national governing bodies of sport (NGBs) and Sport England.

1.1: Scope

The scope of the Indoor Sport Facilities Strategy will focus geographically on all local provision, regardless of ownership and management arrangements. Provision included within the project is as follows:

- Sports hall provision.
- Swimming pool provision.
- Health and fitness provision.
- Squash courts.
- Indoor bowls provision.
- Indoor tennis provision.
- Gymnastics and trampolining provision.
- Combat sports

1.2: Methodology

The study has been carried out in accordance with Sport England guidance and established industry best practice, using a blend of quantitative and qualitative methods. This has included a comprehensive audit of all indoor sports facilities, which took place between August and October 2024, incorporating assessments of their quality and accessibility and availability. Sport England's Facilities Planning Model (FPM) has informed the assessment of swimming pools and sports halls, to provide a more robust assessment of facility needs than traditional supply and demand analysis, taking into account accessibility, capacity and utilisation of facilities to better understand community

needs and where unmet demand may exist. The FPM was undertaken by Sport England's consultants in 2025 but its delivery was delayed by nationwide capacity issues. This has meant the timescale between the audit and the strategy document is longer than expected. However, to ensure information is up-to-date, the data has been reviewed and any changes to provision has been detailed and considered.

Sport England's planning tools and demographic datasets have been applied to understand current and future demand, supported by consultation with key stakeholders such as facility operators, sports clubs, sports National Governing Bodies and Council officers. The work has also examined wider participation trends and local patterns of use, alongside an assessment of future needs arising from projected population growth and planned housing development.

When assessing the accessibility of differing provision types, the following catchment areas have been applied:

Facility type	Identified catchment area
Sport halls, health and fitness, swimming pools, squash courts.	20-minutes' walk/ 20 minutes' drive
Indoor bowls, tennis centre, gymnastics, combat sports.	30-minutes' drive
Village/community halls	800m radial catchment

1.3: Needs Assessment findings

Sports halls:

- There are 45 sports halls in East Herts, 19 of which have three or more courts.
- 11 of the 19 sports halls with 3+ court halls are good or above average quality. Two halls could not be assessed.
- 15 of the 19 sports halls with 3+ sports halls provide some form of community use – with nearly 59% of the residents in East Herts living within one mile of a sports hall providing community use. All residents live within a 20-minute drive of the same facilities.
- Halls are generally well used, with six operating at the Sport England threshold of 'comfortably full'.
- Future population growth will be catered for through the planned development of five new sports halls by 2043. These will be located in Gilston, Birchall Garden and north and east Ware.

Swimming pools:

- At the time of the audit, there was 27 open swimming pools across 21 sites in East Herts, with 5 pools closed. Since this period, the previously named Fanshaw Pool (now The Chauncy School Pool) has reopened for club use, and Ward Freman Community Pool Group has plans to reopen the Ward Freman Pool in 2026.
- The two public pool venues have very limited spare capacity following the closure of three public pools since December 2023. Public swimming hours at Hartham Leisure Centre have been reduced to accommodate increased club and learn-to-swim demand.
- Pool quality is generally good: Three pools are rated good, four above average, two below average and one unassessed. Better quality provision is concentrated in the east of the district.
- 40.8% of residents live within one mile of a community-use pool, and 99% live within a 20-minute drive. Re-opening closed pools such as Ward Freman would significantly improve access for residents in the north.

- Pay-and-play access is limited: only two sites (five pools) offer this option, and one has reduced public swimming hours to accommodate learn-to-swim programmes. A further three pools require registered membership. School pools primarily serve clubs and commercial swim schools.
- FPM findings indicate that nearly all current and future demand for swimming can be met by the available supply in both 2025 and 2043, assuming new swimming provision at Gilston Leisure Centre comes forward.

Health and fitness:

- There are 35 health and fitness (H&F) suites in East Herts containing 1,761 stations. Twenty-six suites have 20+ stations (1,633 stations in total). Nineteen sites (1,434 stations) are available to the community.
- Quality is mixed: of the 20+ station suites, 12 are good or above average, nine are below average and two are poor. Two sites could not be assessed.
- 66% of residents live within one mile of a H&F suite, rising to 100% within a 20-minute drive.
- Six publicly accessible pay and play H&F suites (20+ stations) operate in the district, with a further 14 accessible via registered membership. Commercial gyms offer budget memberships but typically lack concessionary rates or targeted programmes for disadvantaged groups.
- Take-up of health referral programmes is low, and there is limited provision offering low-cost fitness opportunities for ageing or disadvantaged residents.
- There are 24 studios across the district, 23 of which offer some form of community access.

Squash:

- There are 14 squash courts in East Herts, eight of which are glass-backed. A further 22 courts are accessible within a 20-minute drivetime.
- Based on England Squash benchmarks, East Herts currently has an undersupply of one squash court, increasing to three courts by 2043.
- All 14 courts in the district are rated above average in quality. Regular refurbishment should continue to maintain standards.
- Over 97% of East Herts residents live within a 20-minute drive of a squash facility, indicating strong overall accessibility.
- Haileybury Sports Complex provides the only pay-and-play option within East Herts, although courts are unavailable during the daytime due to school use.
- An additional ten pay-and-play courts are available within a 20-minute drivetime in neighbouring authorities.
- Clubs should be encouraged to offer pay-and-play access during off-peak periods to help address gaps in daytime availability.

Indoor bowls:

- There are no indoor bowls facilities in East Herts; however, nearly all residents live within a 30-minute drivetime of provision in neighbouring authorities. Consultation with the English Indoor Bowls Association confirms that current demand can be met by these external facilities.

Indoor tennis and padel:

- Legends Tennis Centre is the sole indoor tennis facility in East Herts, providing four acrylic courts. The venue is well used and reports limited spare capacity during peak times. Courts remain available for pay-and-play despite a busy coaching programme.
- The site is rated above average in quality and has suitable ancillary provision. Funding is already in place to replace the playing surface when required, helping to maintain long-term quality.
- 99% of East Herts residents live within a 30-minute drivetime of an indoor tennis facility, indicating strong overall accessibility.

- Legends Tennis Centre offers pay-and-play access, although this is restricted to evenings and weekends. Programming should continue to ensure that adequate casual access is maintained alongside coaching and club use.
- The LTA estimates that East Herts has demand for around 12 padel courts, based on population density and current participation trends. This figure is not a target or cap but an indication of sustainable demand, recognising that areas with more established padel communities may experience higher usage. There are currently seven padel courts in East Herts – with planning applications in place which would increase this figure.

Gymnastics and trampolining:

- There are five dedicated gymnastics facilities and three non-dedicated sites in East Herts. Stortford Gymnastics Club and Rib Valley Gymnastics Club both report waiting lists and a need for larger venues. Support should be provided to help clubs identify and secure larger facilities to reduce waiting lists and accommodate growth.
- Hertford Gymnastics Academy's dedicated facility is not fit for purpose during hot weather and has an outdated heating system. The club should be supported to undertake necessary renovations to ensure the venue remains safe, functional and sustainable.
- All East Herts residents live within a 30-minute drivetime of a gymnastics venue, indicating strong overall accessibility.
- Two clubs report capacity issues linked to limited facility size and staffing. Support should be given to help clubs access larger, dedicated spaces to increase participation and reduce waiting lists.

Combat sports:

- There are 18 combat sport facilities in East Herts, four of which are dedicated venues. No clubs reported issues relating to facility size, and no quality concerns were identified through the audit.
- All residents live within a 30-minute drivetime of either a dedicated or non-dedicated combat sports facility, indicating strong overall accessibility.
- Most clubs and operators offer pay-and-play access, with memberships available for regular participants. There is a need to support clubs to expand provision where possible to meet demand and ensure continued access to suitable, fit-for-purpose facilities.

Community halls:

- There are 57 village and community halls in East Herts, well distributed across the district and generally serving smaller population areas.
- No formal quality ratings were produced, although several halls have recently been refurbished through Biffa Award funding.
- 41.2% of residents live within 800m of a smaller hall.
- All sites report some level of spare capacity, with strong daytime availability—an important asset given the lack of public leisure sports hall space.

1.4: Strategic priorities

1) Invest in both new and existing leisure facilities to ensure they meet the needs of the growing population, while also ensuring that all facilities operate in a sustainable and responsible way.

- New development should support the provision and enhancement of indoor sport provision, with facility size guided by audit findings; by 2043, at least a 6-court hall and 6-lane pool will be required.

- Support the reopening of Ward Freman Pool—will improve access for current and future residents.
- Prioritise energy-efficiency upgrades at existing centres and ensure all new facilities meet high environmental standards.
- Once Local Plan growth is confirmed, officers should use the strategy and toolkit to reassess demand from new housing.

2) Strengthen partnerships with schools and community groups to secure long-term, high-quality community access.

- Strengthen partnerships with schools and community groups to secure long-term, high-quality community access to facilities.
- Work closely with schools and Active Herts to maintain sports hall quality and ensure consistent year-round community access, supported by formal agreements that protect evening and weekend use.
- Ensure all five new sports halls planned to 2043 have robust CUAs.
- Monitor the closed Leventhorpe Pool and where possible support viable community or school-led plans to reopen it with sustainable operating models.

3) Improve affordability, pay-and-play opportunities and dedicated spaces across all facility types.

- Work with partners to expand low-cost, flexible access for older adults, rural residents and low-income or disabled residents.
- Review concession schemes, discounts and pricing, and explore targeted offers for carers and other key community roles.
- Seek more reliable daytime access through stronger agreements and future projects such as Gilston Leisure Centre.
- Work proactively with NGBs to secure dedicated space for high-demand sports, especially badminton and gymnastics, where waiting lists exceed 750 young people.
- Where dedicated facilities are not feasible, ensure high-demand clubs receive priority access to appropriate spaces.

4) Support programming and facility development that reflects the needs of an ageing population.

- With a growing older (65+ years) population, leisure programming should better support active ageing through more daytime sessions, low-impact activities, accessible pricing and clear health-referral pathways; new facilities should embed strong accessibility and wellbeing features.
- Encourage greater use of the district's community halls to expand physical activity opportunities, especially for residents living far from main leisure centres.

5) Consider forming a cross-border strategy implementation group with North Herts District Council, Stevenage Borough Council and Broxbourne Borough Council.

- Needs assessment shows strong cross-border use of facilities between Broxbourne, East Herts, North Herts and Stevenage. With the same operator across three of the areas, a joint working group with Everyone Active could help address cross-border issues and review programming, discretionary pricing and compare FPM findings to improve alignment across facility networks.

EAST HERTS DISTRICT COUNCIL INDOOR SPORT NEEDS ASSESSMENT AND STRATEGY

NEEDS ASSESSMENT REPORT
June 2026

QUALITY, INTEGRITY, PROFESSIONALISM

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SECTION 1: INTRODUCTION

1.1 Introduction

Knight, Kavanagh & Page Ltd (KKP) was appointed to produce a Sport and Recreation Strategy for East Hertfordshire District Council (EHDC). This work will form part of the evidence base for the new Local Plan to support the development of indoor and outdoor leisure facilities in East Hertfordshire. The Outdoor Sport and Playing Pitch Strategy was published in 2025 and this document focuses on Indoor Sport built facilities.

The Indoor Sport Needs Assessment and Strategy has the following objectives:

- Undertake a local authority wide assessment of indoor sport and recreation facilities, building upon existing information, to establish the quantity and quality of existing provision and any additional provision required to meet future needs to 2043.
- Develop a strategy and realistic action plans for indoor sports provision. The action plan will need to be prioritised and realistic in recognition of diminishing public resources and limited budgets.
- Follow best practice advice including Sport England's: "Assessing Needs and Opportunities Guidance" and "Playing Pitch Strategy Guidance".
- Provide a robust evidence base to ensure the timely and sound preparation of the new Local Plan and aid the implementation of policies and provision of sports facilities.
- Provide a clear direction on where future investment from the Council or external sources should go in the East Hertfordshire area.
- Provide clear and justified conclusions.
- Provide advice and guidance on how to maintain an up-to-date record of existing provision in terms of condition, demand, aspirations of clubs etc.

The assessment includes all sports halls larger than three badminton courts in scale, swimming pools, health and fitness suites plus other specialist provision (squash, indoor bowls, indoor tennis, gymnastics and trampolining and combat sports).

Evidence about provision and overall need provides:

- A clear picture of the quantity, quality, accessibility and availability of facilities serving the area within the EHDC area and adjacent authorities.
- A clear understanding of existing and future demand for facilities considering local population data, local and national participation rates, unmet, latent, dispersed and future demand, local activity priorities and sports specific priorities.
- Detail about the required level of provision in quantity, quality, accessibility and availability terms accompanied by the development of key findings and facility implications that could be used by the Authority with reference to a Toolkit for provision.

The needs assessment encompasses:

- A documented assessment of current use and future need for sports/amenity facilities within the District; focusing on the quantity and quality issues in relation to supply and demand until 2043.
- Identification of all sites to ensure that, as appropriate, they can be protected and improved for the long-term benefit of sport.
- Identification of education facilities which could be utilised to address identified deficits in provision.
- Detail which informs the development and implementation of planning policy.
- Detail which will inform the assessment of planning applications – linked to a toolkit via which contributions can be best directed to enhance existing provision.

Development priorities include:

- A priority list of realistic and deliverable projects which will help to meet any current deficiencies, provide for future demands and feed into wider infrastructure planning work.
- Proposed potential changes to provision supply due to capital programmes e.g., for education sites.

Financial budgeting includes:

- Advice in respect of achieving the most efficient management and maintenance of sports facility provision.
- Prioritisation of internal capital and revenue investment.
- Evidence to help secure internal and external funding including S.106 / CIL funding linking to potential developments coming forward.

The facilities audit

This was conducted between August-November 2024. Where access was not available KKP carried out non-technical quality assessments via desk research. Where possible the quality of this was supplemented utilising virtual 'walk arounds' of, for example, health and fitness suites or videos and photos present on operators' websites or during discussion with operators.

1.2: Scope of the project

This report thus provides detail as to what exists in East Hertfordshire, its condition, location, availability and overall quality. It considers demand for facilities based on population distribution, planned growth, and takes into consideration health and economic deprivation. The facilities/ sports covered include sports halls (and associated indoor sports), swimming pools, health and fitness, dance/aerobic studios, squash, indoor tennis, indoor bowls, gymnastics and trampolining and combat sports. In delivering this report KKP has:

- Individually audited identified sports halls (conventional i.e., 3+ court halls) swimming pools (minimum size 160m^2), health and fitness facilities (including, within reason, dance studios), squash courts, indoor bowls facilities, indoor tennis courts, gymnastics facilities and combat sports facilities.
- Analysed supply and demand to identify gaps and opportunities to improve provision.
- Sought to identify the extent to which delivery of leisure facilities is undertaken with full reference to the corporate strategies of the Council and other relevant strategic influences.
- Identified areas of good practice and opportunities for improved service - in order to drive up participation levels.

This evidence-based report thus provides a quantitative and qualitative audit-based assessment of the facilities identified above. It is a robust, up-to-date assessment of need and identifies opportunities for new, enhanced, and rationalised provision. Specific deficiencies and surpluses are identified to inform the provision required. Specific report objectives are to:

- Review relevant Council strategies, plans, reports, corporate objectives.
- Review the local, regional, and national strategic context.
- Provide demographic analysis of the local population at present and in the future (to 2043).
- Audit indoor facilities provided by public, private, voluntary and education sectors.
- Consider potential participation rates and model likely demand.
- Analyse the balance between supply of, and demand for, sports facilities alongside identification of potential under and over-provision – now and in the future.
- Identify key issues to address in the future provision of indoor sports facilities.

This process follows the Assessment Needs and Opportunities Guidance (ANOG) methodology for assessing indoor sports need, developed by Sport England. It also accords with relevant paragraphs of the most up-to-date version of the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG).

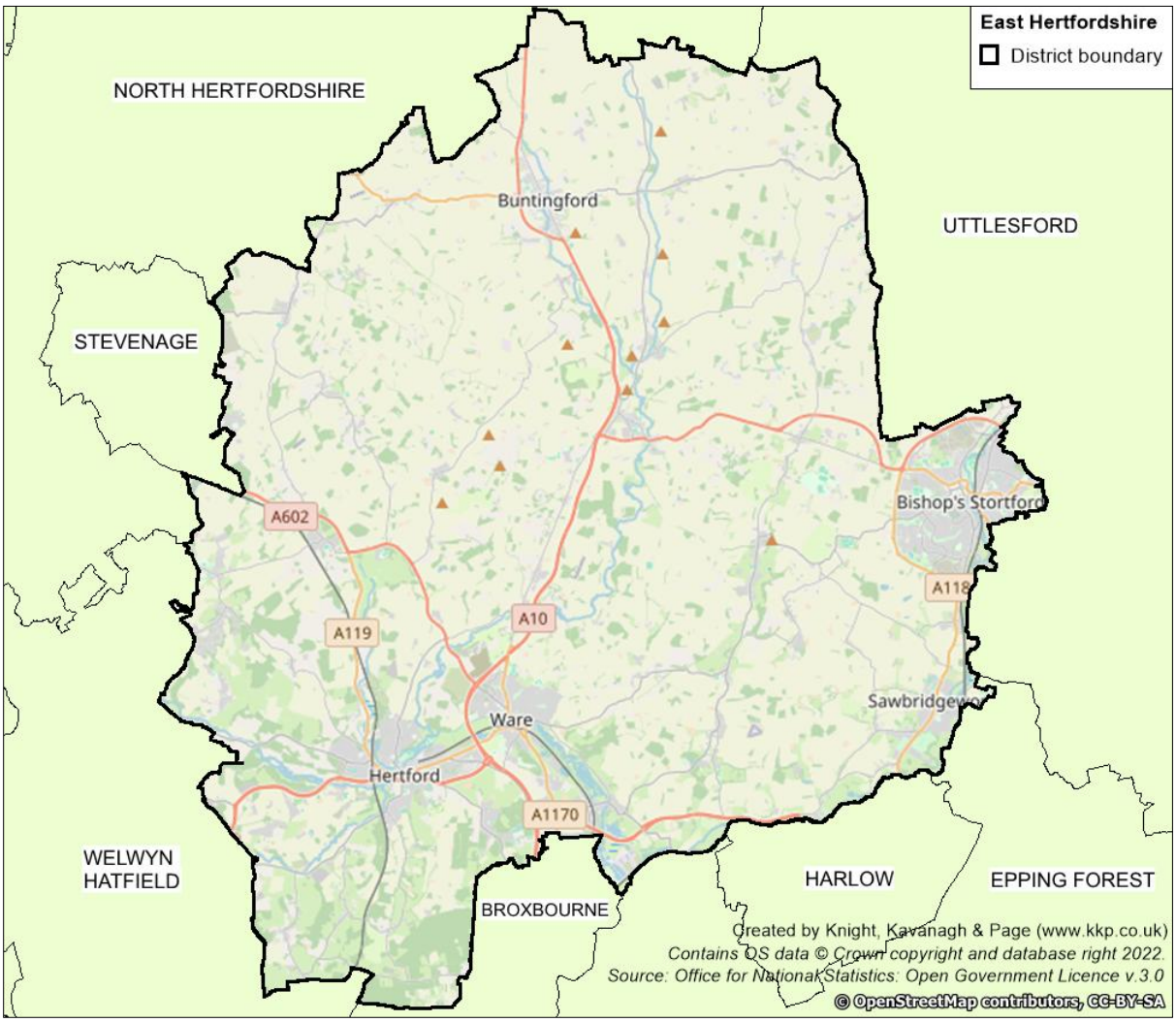
1.3: Background

East Hertfordshire covers an area of 477 square kilometres and is predominantly rural in nature. It has a dispersed settlement pattern, including five market towns (Bishops Stortford, Buntingford, Hertford, Sawbridgeworth and Ware), all of which provide services to the surrounding areas. It also contains a significant number of villages and hamlets, which vary in size.

As outlined in Figure 1.1, East Hertfordshire borders seven other local authorities: Stevenage, North Hertfordshire, Uttlesford, Welwyn Hatfield, Broxbourne, Harlow and Epping Forest.

The district contains many special landscape, natural and built heritage features, including international, national and local nature conservation designations It is home to several chalk streams which support wildlife habitats and has over 3,000 listed buildings.

Figure 1.1: East Hertfordshire with main roads and neighbouring authorities



The main settlement areas in East Hertfordshire are well connected. The A10 runs north to south through the District, passing through Buntingford, Ware and Hertford. Bishops Stortford can also be accessed from the A10 via the A120. The development of other main road and rail networks have historically bypassed the District. The M11 can be accessed to the east of East Hertfordshire and the A1(M) to the west. The M25 can be accessed to the south.

Rail connectivity within the district is limited. The West Anglia Main Line connects Sawbridgeworth and Bishop's Stortford to London, Stansted Airport and Cambridge, with the Hertford East branch line connecting Hertford, Ware and St Margarets to Broxbourne and London. The East Coast Mainline can be accessed via the Hertford Loop, which connects Hertford, Watton-at-Stone and Bayford to London and Stevenage (where wider destinations such as Gatwick Airport and Edinburgh can be reached).

1.4: Report structure

The Royal Town Planning Institute (RTPI) in a report entitled 'Strategic Planning: Effective Co-operation for Planning Across Boundaries (2015)' puts the case for strategic planning based on six general principles:

- Have focus.
- Be genuinely strategic.
- Be spatial.
- Be collaborative.
- Have strong leadership and
- Be accountable to local electorates.

KKP has paid due regard to these strategic principles and this needs assessment report is, thus, structured as follows:

- Section 2 - review of background policy documentation (national/regional/local) and a profile of the population and socio-demographic characteristics of the District.
- Section 3 - description of methodology employed to assess provision.
- Section 4 - assessment of sport halls provision.
- Section 5 - assessment of swimming pool provision.
- Section 6 - assessment of health and fitness provision.
- Section 7 - assessment of squash.
- Section 8 - assessment of indoor bowls.
- Section 9 – assessment of indoor tennis.
- Section 10 – assessment of gymnastics and trampolining.
- Section 11 – assessment of combat sports.
- Section 12 – strategic recommendations.

SECTION 2: BACKGROUND

2.1: National context

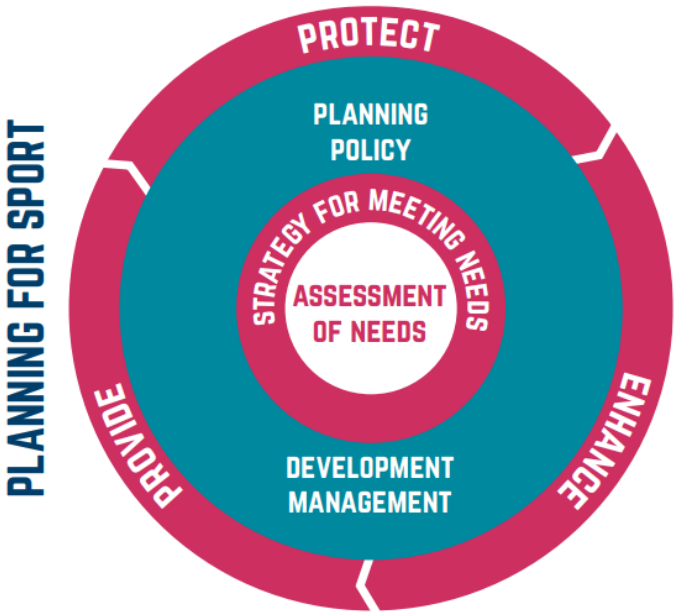
The Government Get Active: A strategy for the future of sport and physical activity' has the focus on increasing physical activity, making sport more welcoming and inclusive, and ensuring the long-term financial and environmental sustainability of the sector. In addition, the recently launched cross-departmental National Physical Activity Taskforce has a focus on environmental sustainability in the sector, clear targets for increasing physical activity rates and a new vision for leisure facilities in 2023.

Get Active sets out how the government will work with the sector to achieve these aims by ensuring that everyone has the opportunity to get active. Central to this is a focus on ensuring that children establish a lifetime of engagement with sport and physical activity. This is accompanied by the introduction of national targets for participation to help hold Government and the sector to account for delivering the change that is needed.

Sport England

Sport England aims to ensure positive planning for sport, enabling the right facilities to be provided in the right places, based on up-to-date assessment of needs for all levels of sport and all sectors of the community. This assessment report has been produced for EHC applying the principles and tools identified in Assessing Needs and Opportunities Guide.

Figure 2.1: The Sport England Planning for Sport Model



Assessment of need is core to planning for sporting provision. It is underpinned by 12 planning-for-sport principles which help the planning system to contribute to sustainable development by fulfilling the key role of the National Planning Policy Framework in creating strong, vibrant and healthy communities.

Applying them ensures that the planning system plans positively to enable and support healthy lifestyles, delivers community and cultural facilities and services to meet local needs, and provides opportunity for all to experience the benefits that taking part in sport and physical activity brings. They apply to all areas of the planning system and to planning at local authority

and neighbourhood levels. As such they are of relevance to all involved in, or looking to engage with, the planning system.

Figure 2.2: Sport England's 12 planning principles



Sport England: Uniting the Movement 2021

Sport and physical activity have a major role to play in improving the physical and mental health of the nation, supporting the economy, reconnecting communities, and rebuilding a stronger society for all following the global pandemic. Reflecting this, The Uniting the Movement strategy sets out its 10-year vision to transform lives and communities through sport and physical activity.

It seeks to tackle the inequalities that it states are long seen in sport and physical activity noting that 'providing opportunities to people and communities that have traditionally been left behind, and helping to remove the barriers to activity, has never been more important'. The three key Strategy objectives are:

1. Advocating for movement, sport and physical activity.
2. Joining forces on five big issues.
3. Creating the catalysts for change.

As well as being an advocate for sport and physical activity, through the building of evidence and partnership development, the Strategy identifies five big issues that communities and people need to address by working together. They are described as the major challenges to England being an active nation over the next decade as well as being the main opportunities to make a lasting difference. They are designated as a building-blocks that individually would make a difference but tackled collectively could change things profoundly.
The issues are:

- Recover and reinvent: Recovering from the biggest crisis in a generation and reinventing as a vibrant, relevant, and sustainable network of organisations providing sport and physical activity opportunities that meet the needs of different people.
- Connecting communities: Focusing on sport and physical activity's ability to make better places to live and bring people together.
- Positive experiences for children/young people: Unrelenting focus on positive experiences for all children and young people as the foundations for a long and healthy life.
- Connecting with health and wellbeing: Strengthening the connections between sport, physical activity, health, and wellbeing, so more people can feel the benefits of, and advocate for, an active life.
- Active environments: Creating and protecting the places and spaces that make it easier for people to be active.

To address these five big issues, the right conditions for change need to be created: across people, organisations, and partnerships to help convert plans and ideas. This will include a range of actions, including development of effective investment models and applying innovation and digital technology to ensure sport and physical activity are more accessible.

The specific impact of the Strategy will be captured via funded programmes, interventions made, and partnerships forged. For each specific area of action, key performance indicators will be developed to help evidence the overall progress being made by all those involved in supporting sport and physical activity.

Sport England: Understanding the impact of Covid-19 January 2021[1]

Activity levels for adults had been increasing until coronavirus restrictions were introduced in March 2020. This led to unprecedented drops in activity during the first few weeks of full

[1] Link to Sport England - Understanding the impact of Covid-19 January 2021

lockdown between mid-March and mid-May 2020. The proportion of the population classed as active dropped by 7.1% (meaning that there were just over 3 million fewer active adults).

Some audiences found it harder to be active before Covid-19 and are finding it hard now. Inequalities between different groups have persisted since lockdown restrictions began in March. Those who have found it hardest to stay active include:

- People with long-term health conditions/disabilities.
- People from lower socio-economic groups.
- Women aged 16–34-year-olds and 55 years and above.
- Black adults, Asian adults, and adults from other minority ethnic groups

The proportion of children and young people reportedly active mid-May to late July 2021 fell by 2.3%, with just over 100,000 fewer meeting the recommended level of activity compared to the same period 12 months earlier. The impact was greater for some groups than others. Whilst all were impacted in terms of activity levels, girls fared better than boys, whilst those from black and mixed backgrounds saw more pronounced drops in activity levels.

Sporting activity decreased; over one million fewer children and young people (16.3%) reporting having taken part in swimming and team sports in the last week* compared to the same period 12 months earlier. Walking, cycling and fitness all saw substantial increases in numbers reporting having taken part in the last week compared to the same period 12 months earlier. 1.6 million more children and young people went for a walk (22.0%) or did fitness activities (22.1%), whilst 1.4 million more cycled for fun or fitness (+18.4%).
In addition, lack of disposable income may lead to a reduction in sports sector spend and can have an impact upon the take-up of activities which cater for children and young people as well as adults. Uncertain employment and financial circumstances mean that greater numbers of people will be looking for affordable and flexible opportunities to stay active. Fewer people will be in a position to make an ongoing financial commitment to participate.

Total annual social value of sport and physical activity in England 2024[2]

Sport and physical activity are widely recognised for making people happier and healthier, and for fostering stronger communities. That's why creating more opportunities for those who need them most is central to Sport England's Uniting the Movement strategy.

The Social and economic value of community sport and physical activity in England 2020[3] created an evidence base to better understand the value of taking part in sport and physical activity. Sport England, in partnership with social value experts State of Life, sports economists from the Sport Industry Research Centre (SIRC) at Sheffield Hallam University, and the Institute of Sport at Manchester Metropolitan University, developed an updated national model to quantify the social value of community sport and physical activity.

The October 2024 report breaks down the social and economic impact of community sport and physical activity into two parts. Part one focuses on the primary benefits, such as physical and mental health improvements, while part two explores the broader value to society.

Community sport and physical activity contributed £107.2 billion annually to the UK in 2023/2024, through both social and economic benefits. Of this, £96.7 billion is attributed to primary value, with individual wellbeing improvements driven by adult volunteering, youth participation, and adult participation. This underscores the profound impact of sport and physical

[2] Link to Sport and physical activity generates over £100 billion in social value | Sport England
[3] Link to Social and economic value of community sport and physical activity in England 2020

activity on quality of life, as improved health and wellbeing positively influence relationships, social connections, and productivity.

It also generated £10.5bn in secondary value; of which £9.3bn is associated with the 'active population' and £1.2bn of the 'fairly active' population through reduced GP visits and mental health service usage. Over three million cases of non-communicable diseases or chronic health conditions were prevented, including depression (1.3 million cases), back pain (0.9 million) and type 2 diabetes (0.6 million). A total of £130 million spent treating injuries related to sport and physical activity participation.

There would be an estimated £15.6 billion more annual social value created by sport and physical activity if the wider adult population, including those with 1 or 2+ characteristics of inequality, were active at the same levels as those with zero characteristics of inequality. This would equate to over four million more 'active' adults in England.

Sport England: The Future of Public Sector Leisure

Engagement by Sport England with the public leisure sector has highlighted that the pandemic has accelerated the appetite for local authorities to look at leisure services and re-examine the purpose of their provision, delivery against local community outcomes and consider their alignment with broader strategic outcomes, particularly health.

Key insight from the report (**Sport England: The Future of Public Sector Leisure**) includes:

- 68% of sports halls and swimming pools were built 20+ years ago. Although more than £150m was invested in the opening of new public leisure and swimming facilities in 2018/19[4], with another £200m worth of assets in construction or planning there remains significant levels of ageing public leisure stock.
- 72% of all school swimming lessons take place in a public leisure facility, which included both the statutory learn to swim programme and the water safety curriculum across primary schools. Swimming club usage is also predominantly based at public leisure facilities.

The leisure sector emerged from the pandemic in a fragile state. Emergency funding[5] helped to avert financial catastrophe and enabled the additional costs of maintaining public assets and reopening services to be met**.** This funding is, however, finite and is largely exhausted. At best, financial pressures risk limiting the ability of stakeholders to deliver against their commitments; at worst they may result in the permanent closure of some services or facilities.

In respect of the recovery of the sector to pre-Pandemic participation levels, data generated via the Moving Communities platform suggests that in October 2021, throughput levels (13.2 million) were still lower than the monthly average in 2019 (17.8 million). Participation recovery has been imbalanced and has leant towards those activities which deliver a faster return to pre-pandemic revenue levels.

Sites refurbished in the last 10 years are seeing a throughput recovery of 68% compared with a recovery of 62% for those last refurbished 20+ years ago, suggesting that investment in newer facilities creates spaces that have greater appeal, increase user confidence levels and provide a more relevant offer to meet current customer demands.

[4] 2 Mintel Report on Leisure Centres and Swimming Pools (September 2019)
[5] Local authorities invested £160 million The National Leisure Recovery Fund £100m, Leisure operators drew on £171 million of reserves alongside further relief measures such as the Government's furlough scheme

To address these significant challenges, a repositioning of the traditional offer of public leisure into one akin to an **active wellbeing service** is advocated focusing on added value and supporting delivery of key local priorities, alongside wider government policy around Levelling Up, net zero and health inequalities.

Chief Medical Officer Physical Activity Guidelines 2019

This updated the 2011 physical activity guidelines issued by the four chief medical officers (CMOs) of England, Scotland, Wales and Northern Ireland. They drew upon global evidence to present guidelines for different age groups, covering the volume, duration, frequency and type of physical activity required across the life course to achieve health benefits.

Since 2011, evidence of the health benefits of regular physical activity for all groups has become more compelling. In children and young people, regular physical activity is associated with improved learning and attainment, better mental health and cardiovascular fitness, also contributing to healthy weight status. In adults, there is strong evidence to demonstrate the protective effect on physical activity on a range of many chronic conditions including coronary heart disease, obesity and type 2 diabetes, mental health problems and social isolation.

Regular physical activity can deliver cost savings for the health and care system and has wider social benefits for individuals and communities. Key factors for each age group are as follows:

- Under-5s (infants, toddlers and pre-schoolers): should spend at least 180 minutes (3 hours) per day in a variety of different exercises, whereas infants should be physically active several times every day in a variety of ways, including interactive floor-based activities.
- Children and young people (5-18 years): should engage in moderate-to-vigorous intensity physical activity for an average of at least 60 minutes per day across the week.
- Adults (19-64 years): for good physical and mental health, adults should aim to be physically active every day. This could be 150 minutes of moderate exercise, 75 minutes of vigorous exercise or even shorter durations of very vigorous intensity activity, or a combination of moderate, vigorous and very vigorous intensity activity.
- Older adults (65+): should participate in daily physical activity to gain health benefits, including maintenance of good physical and mental health, wellbeing, and social functioning. Each week older adults should aim to accumulate 150 minutes (two and a half hours) of moderate intensity aerobic activity.

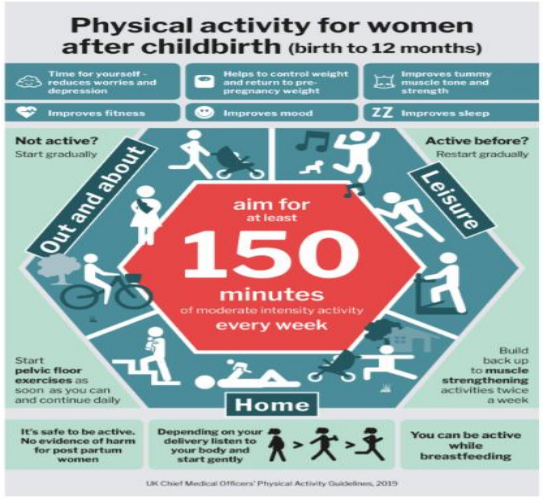
Figure 2.3: Physical activity guidelines

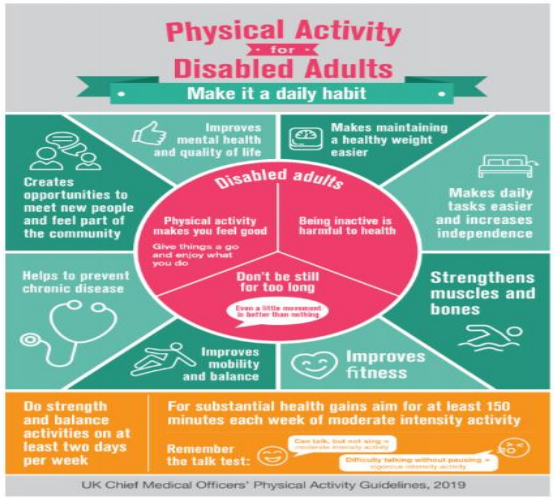












The report also recognises an emerging evidence base for the health benefits of performing very vigorous intensity activity performed in short bouts interspersed with periods of rest or recovery (high intensity interval exercise, HIIT). Available evidence demonstrates that high intensity interval exercise has clinically meaningful effects on fitness, body weight and insulin resistance. This option has therefore been incorporated into the recommendation for adults.

It, thus, emphasises the importance of regular activity for people of all ages. It presents additional guidance on being active during pregnancy, after giving birth, and for disabled adults. The new guidelines are consistent with previous ones, introducing some new elements and allowing flexibility in achieving recommended physical activity levels for each age group.

Joseph Rowntree Foundation UK Poverty 2025 report

This report notes that poverty in the UK has now increased to close to pre-pandemic levels. The cost of accessing sport and physical activity can be a significant barrier. Available data provides evidence that more than one in five people now live in poverty (including 4.3 million children. Of these, 40% are described as being in 'deep poverty', with an income considerably below the standard poverty line. Certain groups of people face particularly high levels of poverty. They include (figures relate to 2021/22 unless otherwise stated):

- Larger families – where 45% of children in families with 3 or more children were in poverty.
- Families whose childcare responsibilities limit their ability to work – 44% of children in lone-parent families were in poverty.
- Many minority ethnic groups – many households have higher rates of child, very deep and persistent poverty.
- 30% of disabled people are in poverty. This rate is higher (at 38%) for people with a long-term, limiting mental health condition.
- 28% of informal carers (those with caring responsibilities). They have limited ability to work and unpaid social-care givers experience an average pay penalty of nearly £5,000/annum.
- Families not in work – more than half of working-age adults (56%) in workless households are in poverty - compared with 15% in working households. Around two-thirds of working-age adults in poverty actually live in a household where someone is in work.
- Part-time workers and the self-employed - the poverty rate for part-time workers was nearly triple that of full-time workers (22% compared with 8%).
- 43% of people living in rented accommodation and 35% of private renters are in poverty after housing costs.
- Poverty rates of people claiming different income-related benefits are much higher than the national average poverty rate.

Environmental sustainability

The UK Government net zero strategy 'Build Back Greener' was published in October 2021. This sets out how it intends the UK to meet its target for decarbonisation by 2050. It focuses on interventions such as:

- A fully decarbonised power system by 2035 with all electricity coming from 'low carbon sources'.
- Improved efficiency of heating for homes and buildings, aiming for all new heating appliances to be based on low carbon technologies, such as electric heat pumps or hydrogen boilers.
- Low carbon fuel supply – by scaling up the production of low carbon alternatives including hydrogen and biofuels.

Sport England reports that [6]climate change and the increased occurrence of extreme weather that it brings are already affecting sports facilities, meaning that the sector needs to build greater resilience to counter this very real threat. It proposes that a wide range of issues should be considered when approaching project development to, and the resultant environmental impact of, say, new swimming pool development.
This applies to determining whether to refurbish an existing building with its carbon already embedded or to build anew[7]. In establishing a sustainability strategy early on Sport England suggests some key principles as part of a 'pathway to sustainability' and net zero carbon in respect of building design and operation. These include:

- Reduce energy consumption as a first measure to reduce carbon emissions/energy costs.
- Change behaviour, eliminate energy waste and operate energy control systems more effectively at no extra cost.
- Passive design - Building orientation and placement on site is critical to achieving net zero targets Harness a site's natural resources to benefit cross ventilation, natural lighting, solar gain, shelter or shading.
- Fabric efficiency Maximise the building fabric and glazing performance.
- Minimise initial energy demand to reduce demand on plant and technologies incorporated.
- Efficient systems Invest in appropriate energy-efficient products including heating, ventilation, fittings, controls, sensors, heat pumps and recovery systems.
- On-site renewables Incorporate low and zero carbon (LZC) technologies - to produce energy on site.
- Off-site renewables - only use energy providers who use renewable energy.

Investment in school sport

The School Sport and Activity Action Plan (July 2019) sets out the Government's commitment to ensuring that children and young people have access to at least 60 minutes of sport and physical activity per day, with a recommendation of 30 minutes of this delivered during the school day (in line with the CMO guidelines which recommend an average of at least 60 minutes per day across the week). The action plan has three overarching ambitions - that:

- All children/young people take part in at least 60 minutes of physical activity every day.
- Children/young people have the opportunity to realise developmental, character-building experiences through sport, competition and active pursuits.
- All sport and physical activity provision for children/young people is designed around the principles of physical literacy, focuses on fun and enjoyment and aims to reach the least active.

The PE and sport premium is intended to help primary schools to achieve this aim, providing them with £320m of government funding to make additional and sustainable improvements to the quality of PE, physical activity and sport offered via core budgets. It is allocated directly to schools which have the flexibility to use it in the way that they consider works best for their pupils.

In 2021 the Department for Education announced a £10.1 million funding package to help more schools open their facilities to the public once the coronavirus (Covid-19) pandemic is over. The funding, which will be administered by Sport England and distributed via the Active Partnership Network will help schools deliver extra-curricular activities and open their facilities outside of the school day during evenings, weekends and school holidays.

The Physical Literacy Consensus Statement for England – Sport England (2023)

[6]Sport England Environmental Sustainability policy

This has been developed to facilitate a shared understanding of physical literacy for those working in the sport, education, physical activity, recreation, play, health and youth sectors. It offers a broad overview of physical literacy, why it matters and how it can be developed and supported.

Developing a consensus on the term physical literacy has been a priority, as understanding what impacts people's relationship with movement and physical activity throughout life will enable those working in the sector to ensure their offer is as appealing as possible.

In essence, physical literacy represents the extent to which individuals have a positive relationship with movement and physical activity. The Youth Sport Trust has published findings evidencing that a total of 4,000 hours of physical education (PE) have been lost from the curriculum of state-funded secondary schools. PE hours have fallen victim to more time spent online, poor school attendance and declining health and wellbeing levels in young people. Since 2012, the amount of PE in England has fallen by more than 12%.

Evidence also shows that children with high levels of physical literacy are twice as likely to engage in sport and physical activity. In later life, adults who feel they have the opportunity, ability and enjoy being physically active are more likely to be so. To increase physical activity in both children and adults, it is important to consider the cultural and environmental factors which affect physical activity levels alongside the influence of previous experiences.

Ensuring good quality and regular PE in schools is considered to be essential to improving the mental and physical wellbeing of young people and will enable young people to develop new skills, achieve greater academic success and live longer, happier, healthier lives.

Sport England Swimming Pool Support Fund

In 2023, a funding pot of £63 million was announced to ease the pressure on leisure centres which are managing the cost of operating, maintaining and heating swimming pools. This is being managed by Sport England and is available to all pools run by councils and charities and all those run on behalf of councils. No facilities in East Hertfordshire were awarded funding via the Swimming Pool Support Fund.

National Planning Policy Framework (NPPF)

The National Planning Policy Framework (NPPF) (2024) and Draft National Planning Policy Framework (2025) set out planning policies for England. It details how these are expected to be applied to the planning system and provides a framework for local people and their councils to produce distinct local and neighbourhood plans, reflecting the needs and priorities of local communities. It states that the purpose of the planning system is to contribute to the achievement of sustainable development, identifying the need to focus on three themes of economic, social, environmentally sustainable development.

A presumption in favour of sustainable development is a key aspect for plan-making and decision-taking processes. In relation to plan-making, the NPPF states that local plans should meet objectively assessed needs. It is clear about sport's role delivering sustainable communities through promoting health and well-beingSport England, working within the provisions of the NPPF, wishes to see local planning policy protect, enhance and provide for sports facilities based on robust and up-to-date assessments of need, as well as helping to realise the wider benefits that participation in sport can bring.

The promoting healthy communities theme in the NPPF identifies that planning policies should be based on robust, up-to-date assessment of need for open space, sports and recreation

facilities and opportunities for new provision. Specific needs, quantitative/qualitative deficiencies and surpluses should be identified and used to inform provision requirements in an area.

Planning Practice Guidance (PPG): Open space, sports and recreation facilities, public rights of way and local green space

The PPG provides further guidance on how to meet the requirements in the NPPF. It signposts Sport England guidance on how local authorities and developers should assess a range of indoor and outdoor sports facilities .

Summary of national context

In the context both of emergence from the global pandemic and the highly challenging economic environment, there is a need to reconnect communities, reduce inequality and create stronger societies. The aim is to create a catalyst for change, with sport and physical activity a key driver and people in all age groups either getting or remaining active. Ensuring an adequate supply of suitable facilities to support this aim is a key requirement of the planning system in line with national policy recommendations.

2.2: Local context

East Herts District Plan 2011-2033

The East Hertfordshire District Plan was adopted in 2018 and outlines the plan for housing, jobs, community facilities and infrastructure to 2033. The plan seeks to provide a minimum of 18,458 new homes up to 2033, alongside new jobs, community facilities and infrastructure. The Plan sets out the importance of implementing this growth sustainability, to protect the natural and historical environment and the quality of life of people who live, work and visit the district.

The District Plan directs development across the district including urban extensions to the main towns and strategic development to the east of Stevenage, east of Welwyn Garden City and in the Gilston area. Developments are at various stages of implementation, with a number of the larger sites coming forward in phases. The Council's latest Annual Monitoring Report (2024-25) outlines that 10,229 dwellings have been completed in the plan period to date.

The Gilston Area is a key component of the Harlow and Gilston Garden Town (HGGT), a large-scale development initiative designated as a Garden Town. Located north of Harlow and across the River Stort in East Hertfordshire, the Gilston area of the Garden Town will feature 10,000 homes and associated infrastructure for seven new villages. Gilston will also be connected to Harlow town centre by a new public travel route known as a Sustainable Transport Corridor, prioritising walking, cycling and high-quality public transport routes.

The District Plan has outlined the following objectives for the Authority to achieve:

- Reduce carbon dioxide emissions and promote greener energy options.
- Support mixed communities which provide the needs for old, young and vulnerable people.
- Provide a balanced housing market.
- Protect the district's landscape from inappropriate developments.
- Encourage entrepreneurialism and maximise existing employment opportunities.
- Improve the travel network to ease road congestion and reduce carbon footprint.
- Provide good quality facilities for arts, culture, community, leisure, entertainment, recreation, faith and health.

- Reduce health inequalities and improve the health and well-being of all residents.

To support the improvement of the health and well-being of the whole community, District Plan policies require the provision of open space, sport and recreation and new community facilities in conjunction with new development. Policy CFLR1- Open Space, Sport and Recreation expects provision on-site, or if appropriate, financial contributions towards new or enhanced off-site provision. Facilities should be provided in accordance with the Council's latest evidence and in consultation with Sport England and the Council's Leisure and Environment team. Policy CFLR7- Community Facilities, Leisure and Recreation requires that provision of adequate and appropriately located community facilities will be sought in conjunction with new development.

New Local Plan

In October 2023 East Herts Council agreed to update the adopted District Plan (2018). Now the Government has published the Local Planning Regulations (2026), the Council will commence formal work on the New Local Plan later this year.

Currently, the Council is updating the evidence base and undertaking other preparatory work needed to support the New Local Plan . The Indoor Sports Needs Assessment and Strategy is a key part of this evidence base

to help understand if existing facilities are the most appropriate in terms of quantity, quality and location and to inform policy decisions about how best to meet the additional needs generated by the planned housing and economic growth.

Open Space, Sport and Recreation Supplementary Planning Document

The Council adopted an Open Space, Sport and Recreation Supplementary Planning Document (SPD) in 2020, following the publication of an open space and sports assessment in 2017. The SPD supplements policies in the District Plan, providing guidance on the type and scale of open space, sport and recreation required in, and funded by, new development.

UK Innovation Corridor

The councils of Broxbourne, East Hertfordshire, Epping Forest, Harlow and Uttlesford form the LSCC Core Area which lies at the heart of the UK Innovation Corridor. This has, over the past decade or more, been the engine of UK growth with its world class industries and businesses.

The Corridor's economy has grown at a rate almost double of that of the UK average, leading to higher population growth. Transport connections are strong, with motorways and rail stations providing connectivity between towns and cities.

With a significant number of jobs in knowledge-based industries, the Corridor is a leading knowledge economy and a showcase for tech industries and firms. There is a high rate of innovation. It accounts for 24,700 jobs in the life sciences sector contributing 11% of all national employment.

EHDC is working with its partner authorities in the Core Area to deliver the following strategic vision - up to 2050 – which is to:

- Complement and support the economic performance of the Corridor whilst maintaining and enhancing the special character of the area.

- Deliver housing, supported by good access to social, leisure, community, health facilities, education and jobs, that meets the needs of local people.
- Capitalise on existing economic sectors and promote the growth of expanding industries.
- Work with partners to protect and enhance the high-quality environment, its unique landscapes and places of special wildlife value.
- Work with partners to secure investment in major infrastructure including increasing rail capacity on the West Anglia Mainline and maximising the opportunities that improved transport infrastructure can deliver.

Vision and Corporate Priorities

On 28th February 2024, the Council approved its "LEAF" corporate priorities. These set out the strategic priorities of the Council and are grouped under the following four headings: -

- Listening, Open and Transparent
- Environmentally Focused
- Acting with the Community
- Fair and Inclusive

Under each heading are a series of sub-objectives and actions which officers are tasked with delivering. These LEAF priorities are kept under review, and in July 2025, the Council approved some updates to priorities.

Housing Strategy 2022-2027

The East Herts Housing Strategy for 2022-2027 addresses key housing challenges within the district, including homelessness, housing conditions, and the need for more affordable homes. It focuses on four main priorities: increasing the supply of affordable housing, providing diverse housing options and support for vulnerable groups, improving housing quality for older residents, and enhancing sustainability and energy efficiency in homes. The strategy is informed by evidence and consultations with local stakeholders, aiming to meet the housing needs of the district while aligning with broader community and economic goals.

To achieve these priorities, the strategy emphasises collaboration with various partners and the strategic use of available resources. While East Herts Council does not directly own or manage housing stock, it plays a key role in facilitating new housing development and improvements through partnerships. The strategy also outlines the council's commitment to meeting housing obligations under the Equality Act 2010 and ensuring that housing efforts align with wider corporate objectives, including sustainability and economic development.

East Herts Community Health and Wellbeing Plan 2023-2028

The plan promotes an integrated approach to tackling health and wellbeing, working alongside national and regional health agencies, the Herts and Essex Integrated Care Partnership (ICP), the Integrated Care System (ICS) and the Integrated care Board (ICB), as well as Hertfordshire County Council and Parish Councils and the voluntary sector. Hertfordshire County Council (HCC) Public Health has a key role to play in supporting good health and wellbeing and is tasked with the overall responsibility for achieving this across Hertfordshire.

The main priorities are to:

- Ensure that every child has the best start to life.
- Support communities to be healthy and sustainable.

- Support residents to maintain healthy lifestyles.
- Support people living with dementia.
- Improve support for people living with life-long conditions, long term health conditions, physical disabilities and their families.
- Improve residents' mental health.

An action plan has been developed to address these aims, with a range of actions including supporting and engaging with the voluntary sector and tackling inactivity and improving physical wellbeing by supporting residents to access sport, leisure and recreation opportunities.

East Herts Cultural Strategy 2021-2025

The East Herts Cultural Strategy 2021-2025 outlines how strategic partners can contribute to highlighting the great physical and human assets of the District. The vision is that: "East Herts will lead the way in demonstrating that when residents, community organisations and the creative industries come together extraordinary, surprising and delightful things can happen that enrich and enhance everyone's health, wellbeing and sense of inclusion".

For the purposes of this Strategy, which places inclusion at its heart, arts and culture is considered to include the performing and visual arts, festivals, tourism and leisure, heritage and historical buildings, sports and physical activity, parks and open spaces, children's play and common interest voluntary groups. The Strategy recognises that culture can be a key drive for prosperity in East Herts.

Population projections estimate that the number of people in all age groups are growing in the District. Housing developments in new neighbourhoods and garden villages will bring new cultural opportunities to East Herts through unlocking developer contributions. Ensuring that all residents have access to activities is a challenge, particularly those living in more deprived areas. Providing cultural activities is also seen to tackle wider societal issues such as crime and loneliness and improve educational attainment in young people. Residents need to be able to access these events in sustainable ways.

Site Masterplans

District Plan Policy DES1: Masterplanning requires all 'significant' development proposals to prepare a Masterplan to ensure sites are planned and delivered comprehensively. The masterplan should set out the quantum and distribution of land uses; access; sustainable high quality design and layout principles; necessary infrastructure; the relationship between the site and other adjacent and nearby land uses; landscape and heritage assets and other relevant matters. The process is based upon a collaborative approach to identifying and resolving issues, creating a vision for what the site aspires to achieve, testing design options and consulting upon preferred solutions.

Council endorsed masterplans can be viewed on the website (Masterplans | East Herts District Council).

Herts Sport and Physical Activity Partnership

This is the active partnership that covers the District. It is one of 43 active partnerships across England and is funded by Sport England to locally deliver the Uniting the Movement Strategy. Its vision is to 'strategically and collaboratively to improve the lives of the people of Hertfordshire, by using the power of sport and physical activity to tackle inequality and disadvantage'. Key insights which have informed its Strategic Plan 2022-2027 summary are:

- The need for a joined-up approach between schools and community sport.
- The Covid-19 Pandemic affecting the most disadvantaged communities.
- Taking opportunities to use SPA to tackle the number of long-term health conditions and wider societal issues.
- Addressing widening inequality gaps.
- The need for well-designed spaces to increase physical activity levels and improve mental health.

Leisure operator

Everyone Active manages two public leisure centres in East Hertfordshire: Grange Paddocks LC and Hartham LC. It previously operated Leventhorpe Pool and Gym and Fanshawe Pool and Gym until their closure in December 2024, both of which are owned by the respective schools at which they are situated. It also operated Ward Freman Pool (owned by Hertfordshire County Council) in Buntingford until its closure in December 2023. Everyone Active's contract, which commenced on 1 January 2020, covers a 15-year period.

EA offers free annual membership for anyone diagnosed with Parkinson's, plus an additional membership for a family member or carer at Grange Paddocks Leisure Centre.

Summary of local policy

The Council has identified several initiatives to create a district which is an attractive place to live, work and visit. The current District Plan features a series of strategic objectives to achieve this, including creating suitable housing, good public transport, protecting the environment and reducing health inequalities. These objectives are likely to remain a key priority in the new Local Plan.

The importance of protecting the existing landscape and heritage is recognised in several Council policies. New housing developments will need to suit the needs of all residents in East Herts and be in keeping with the District's image. Given the risk posed by climate change in East Herts, significant focus will be placed on ensuring that new and existing buildings are as energy efficient as possible. Given the significant car ownership and trips made per resident alternative travel solutions will be provided to lower the district's carbon footprint.

The importance of accessing cultural activities is recognised by EHDC, and it is acknowledged that this needs to be done in an affordable and sustainable manner. The Council will continue to work with Everyone Active and the Herts Sport and Physical Activity Partnership to ensure that even the most disadvantaged members of society have the opportunity to participate in sport and physical activity to tackle health and other societal issues.

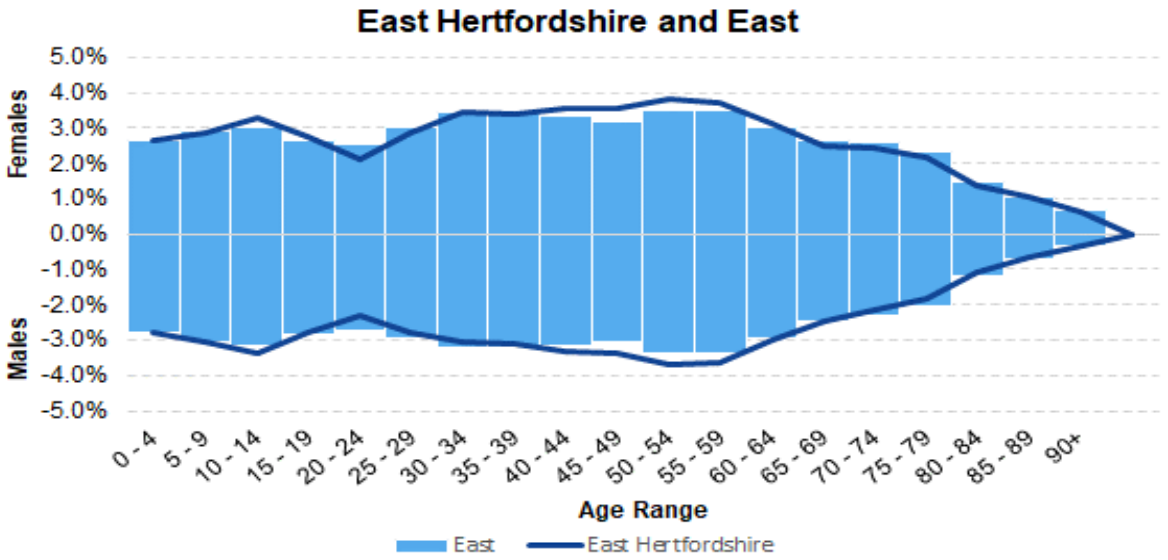
2.3: Demographic profile

Population (Data source: 2022 Mid-Year Estimate (MYE), ONS)

The total population of East Hertfordshire is 151,635, comprising of 74,063 males and 77,572 females. The following chart illustrates the population's age and gender composition. By,

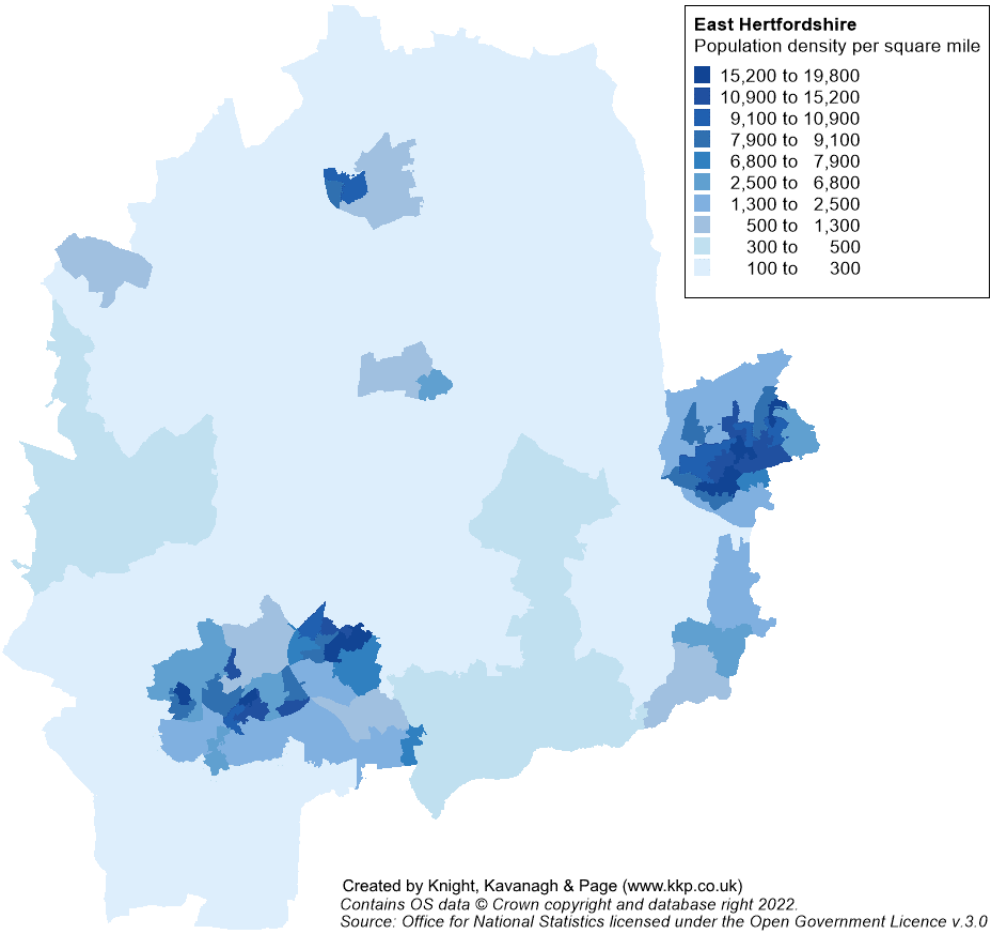
overlaying the dark blue line for East Hertfordshire on top of the blue bars for the region it is easy to see where one dataset is higher or lower than the other.

Figure 2.4: Comparative age/sex pyramid for East Hertfordshire and East.



There is a marginally higher proportion of 40–59-year-olds in East Hertfordshire (28.6%,) than in the East region as a whole: (26.5%) but slightly fewer in the age groups from 20-39 (East Hertfordshire: 23.1%, East: 24.6%). As a combination of factors, This suggests that careful consideration should be given to the pitching of sports and physical activity within the area – Sport England's segmentation model is interpreted in relation to this age structure (see later).

Figure 2.5: Population density 2021 Census: East Hertfordshire (LSOAs).



The population density map is based on lower super output areas (LSOAs) from the most recent ONS Census. It covers all parts of the country irrespective of whether the SOA is in an area of high-density housing and flats or it covers farms and rural villages. Map shading, however, allows concentrations of population to be easily identified, for example, major urban areas such as flats, terraced houses and estates tend to be illustrated via the darkest shading while rural areas, housing adjoining parks and other non-residential land uses tend to be the lightest shades.

Ethnicity (Data source: 2021 Census, ONS)

East Hertfordshire's ethnic composition is less diverse than that of England as a whole. The largest proportion (92.3%) of the local population classifies its ethnicity as White; this is higher than the comparative England rate of 81.0%. The next largest population group (by self-classification) is Mixed, at 2.8% - this is lower than the national equivalent (3.0%).

Table 2.1: Ethnicity in Ethnic composition – East Hertfordshire and England.

Ethnicity	East Hertfordshire #	East Hertfordshire %	England #	England %
White	138,587	92.3%	45,783,401	81.0%
Mixed	4,245	2.8%	1,669,378	3.0%
Asian	4,019	2.7%	5,426,392	9.6%
Black	1,951	1.3%	2,381,724	4.2%
Other	1,357	0.9%	1,229,153	2.2%

TOTAL	**150,159**	**100.0%**	**56,490,048**	**100.0%**

Crime (Data source: Crime in England and Wales year ending June 2023, ONS)

Crime data is only available for police force areas. East Hertfordshire is in the Hertfordshire Police Force Area, which comprises ten local authorities (Broxbourne, Dacorum, East Hertfordshire, Hertsmere, North Hertfordshire, St. Albans, Stevenage, Three Rivers, Watford, and Welwyn Hatfield). The population of EHDC accounts for 12.6% of the Police Force Area.

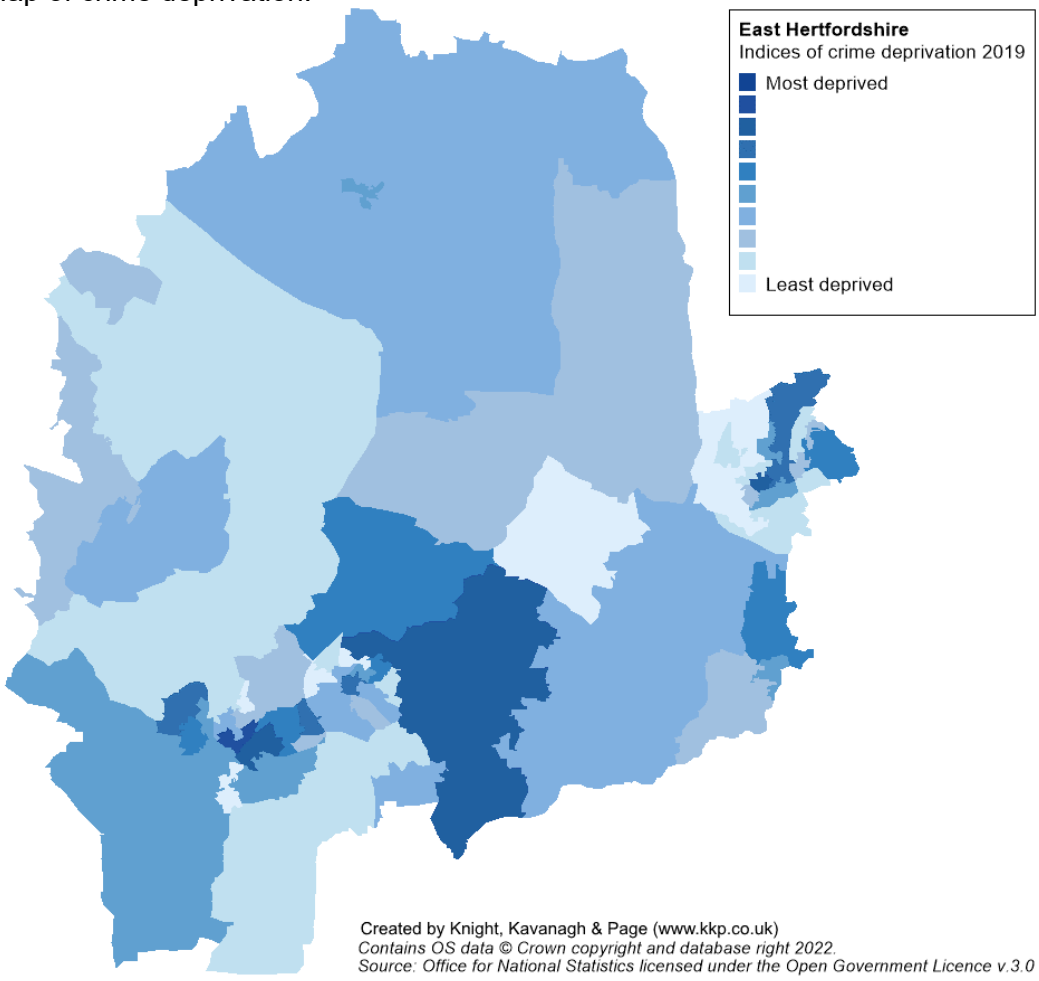
During the 12 months to June 2023 the number of recorded crimes per '000 persons in the Hertfordshire area was 63.7. (2022 MYE) This is considerably lower than the equivalent rate for England and Wales - which was 92.5. The number of recorded crimes in the Hertfordshire area has risen (by 1.4%) since June 2022 (2021 Census). The number for England and Wales has risen by 1.1% over the same period.

Table 2.2: Comparative crime rates: Hertfordshire and England & Wales.

Authority/area	Recorded crime (Jul '22 – Jun '23)	Population 2022 MYE	Recorded crime per 1,000 population
Hertfordshire	76,684	1,204,588	63.7
England & Wales	5,572,143	60,238,038	92.5

As an alternative to the crime figures for police force areas the Index of Deprivation measures the risk of personal and material crime at a more local level. In East Hertfordshire, 7.1% of the population are in the top three cohorts most at risk compared to 30.0% nationally.

Figure 2.6: Map of crime deprivation.



Income and benefits dependency (Data source: Nomis 2023)

The median figure for full-time earnings (2023) in East Hertfordshire is £45,038; the comparative rate for East is £36,697 (-18.6%) and for Great Britain it is £ 35,496 (-21.2%). 1,805 people in East Hertfordshire claimed out of work benefits[8] in May 2024. This is an increase of 10.4% compared to March 2020 (1,635).

Deprivation (Data source: 2019 indices of deprivation, MHCLG)

Relative to other parts of the country East Hertfordshire experiences low levels of deprivation; less than 1 in 100 of the district's population (0.9%) falls within areas covered by the country's three most deprived cohorts compared to a national average of c.30%. Conversely, 77.1% live in the three least deprived groupings in the country, this compares to a 'norm' of c.30%. The pattern is broadly replicated for health but not to the same extent.

None of East Hertfordshire's population falls within the areas covered by the three most deprived cohorts, and only 1 in 42 (2.4%) fall within the areas covered by the five most deprived cohorts, this compares to a national average of c.48.8%. Conversely, 91.6% live in the three least deprived groupings compared to a 'norm' of c.31.3%.

[8] This includes both Job Seekers Allowance (JSA) and Universal Credit. Universal credit also includes other benefits including employment and support allowance (ESA) and child tax credits.

Table 2.3: IMD cohorts – multiple deprivation in East Hertfordshire.

10% bands	Population in band	%	Cumulative %
Most deprived 0-10	0	0.0%	0.0%
10.1-20	0	0.0%	0.0%
20.1-30	1,323	0.9%	0.9%
30.1-40	4,332	3.0%	3.9%
40.1-50	0	0.0%	3.9%
50.1-60	14,154	9.8%	13.7%
60.1-70	13,234	9.2%	22.9%
70.1-80	17,097	11.8%	34.7%
80.1-90	33,411	23.1%	57.8%
Least deprived 90.1-100	60,937	42.2%	100.0%

Figure 2.7: Map of multiple deprivation

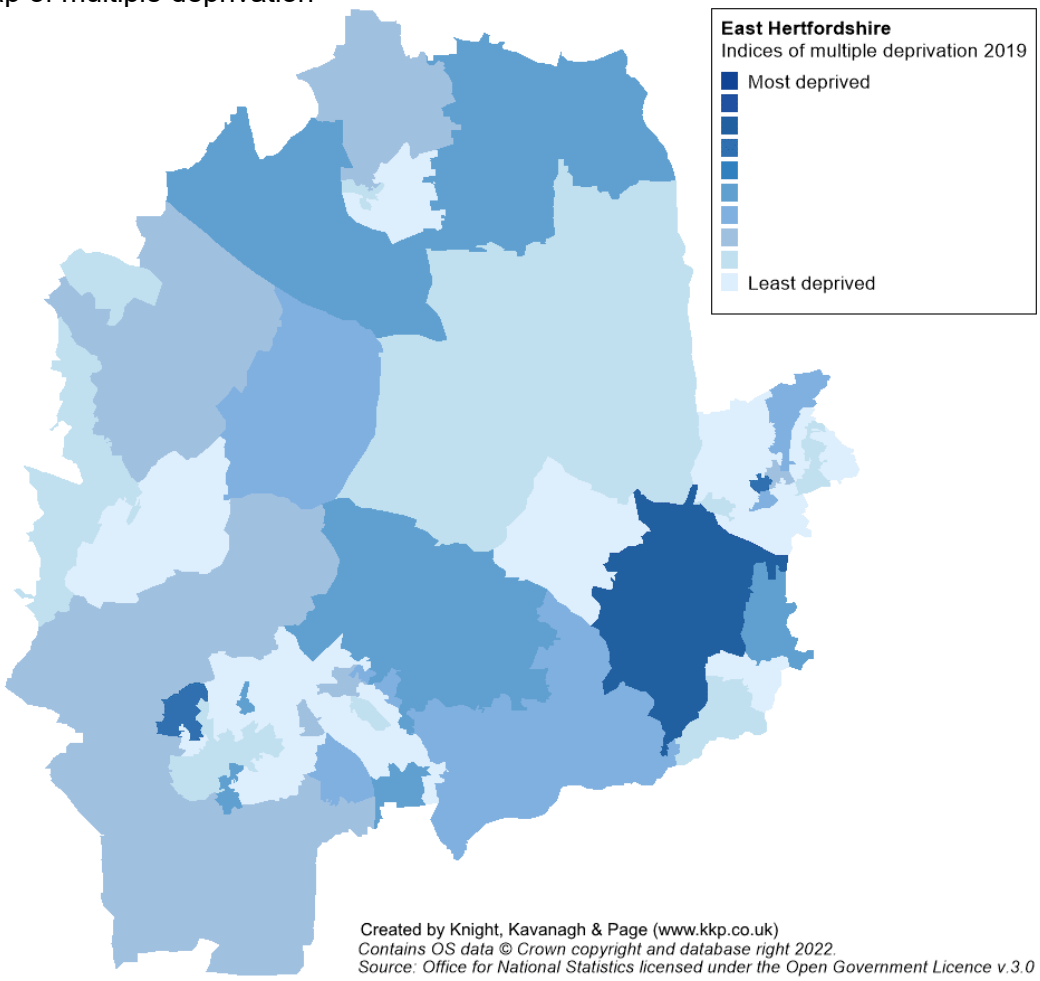


Table 2.4: IMD cohorts – health deprivation in East Hertfordshire.

10% bands	Population in band	%	Cumulative %
Most deprived 0-10	0	0.0%	0.0%
10.1-20	0	0.0%	0.0%
20.1-30	0	0.0%	0.0%
30.1-40	0	0.0%	0.0%
40.1-50	3,425	2.4%	2.4%
50.1-60	3,188	2.2%	4.6%
60.1-70	5,557	3.8%	8.4%
70.1-80	9,173	6.3%	14.8%
80.1-90	20,692	14.3%	29.1%
Least deprived 90.1-100	102,453	70.9%	100.0%

Figure 2.8: Map of health deprivation.

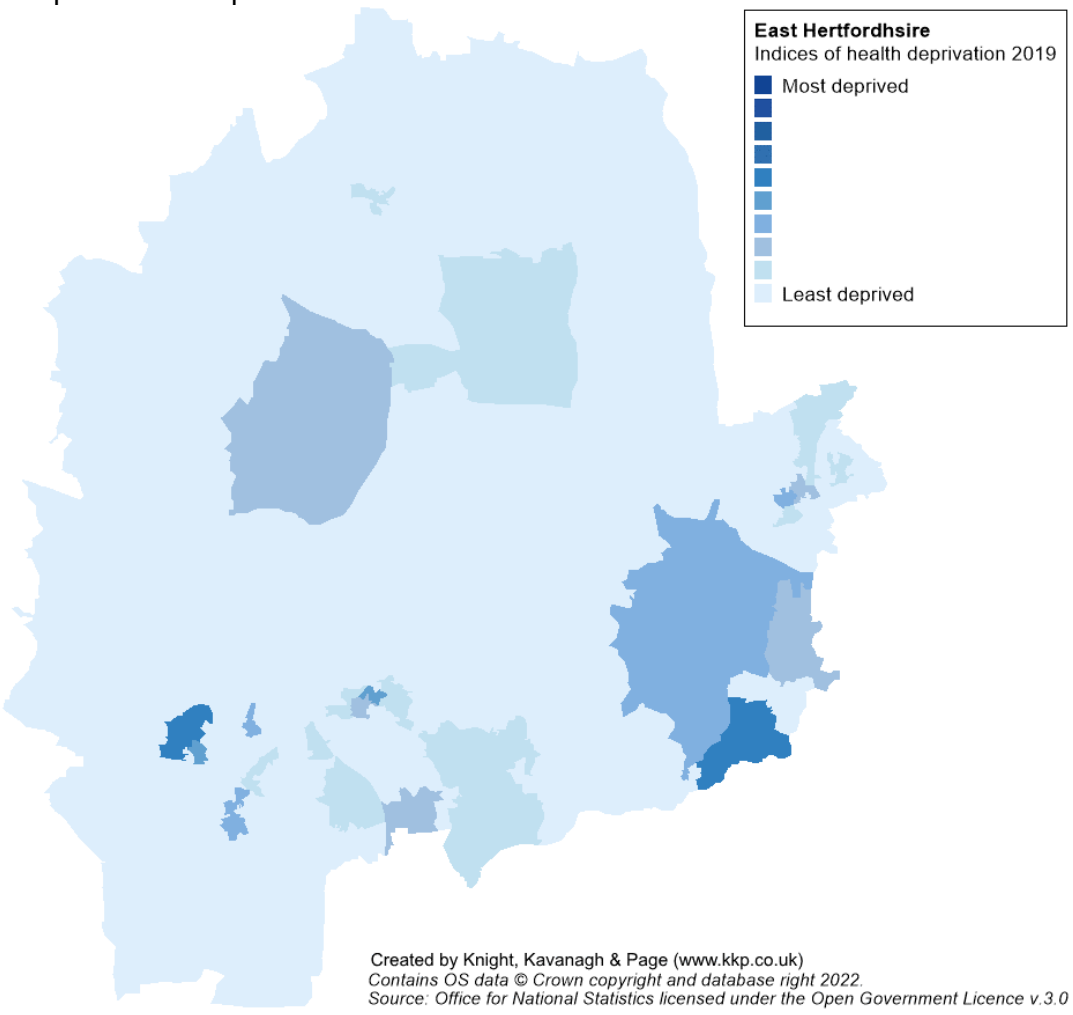
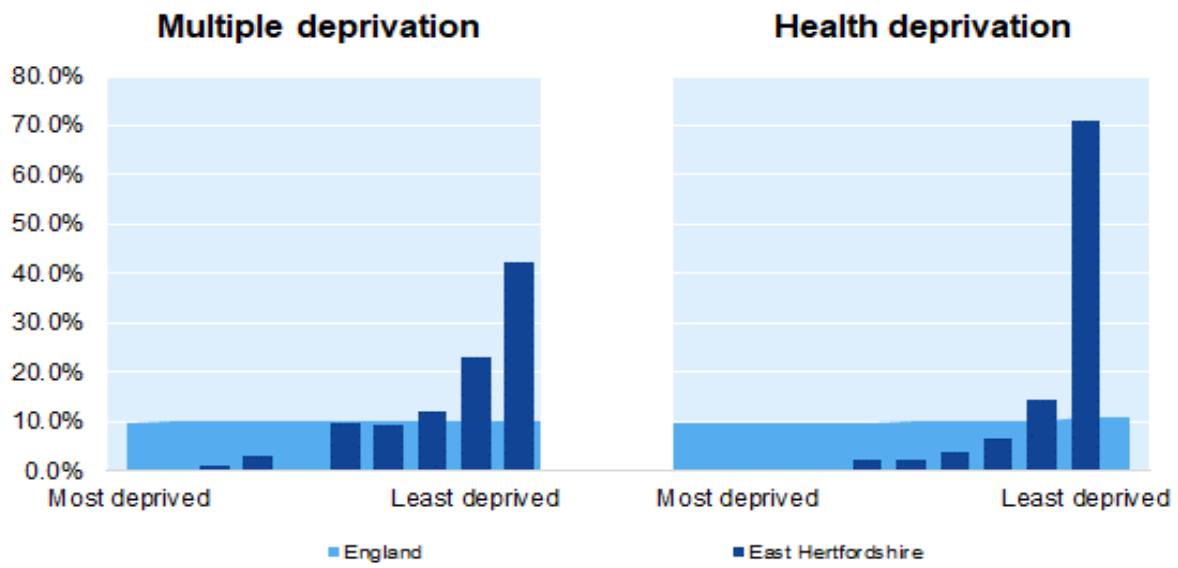


Figure 2.9: Index of multiple and health deprivation.



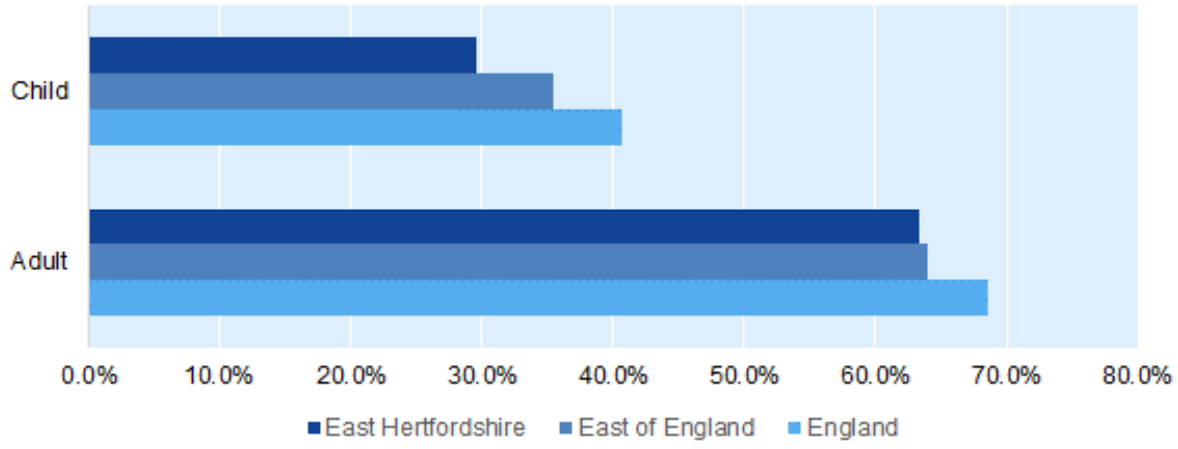
Health data (Data source: ONS)

In keeping with patterns seen alongside lower levels of health deprivation, life expectancy in East Hertfordshire is higher than the national figure; the male rate is currently 81.6 compared to 79.4 for England, and the female equivalent is 85.0 compared to 83.1 nationally[9].

Weight and obesity (Data Sources: NCMP[10] and NOO[11])

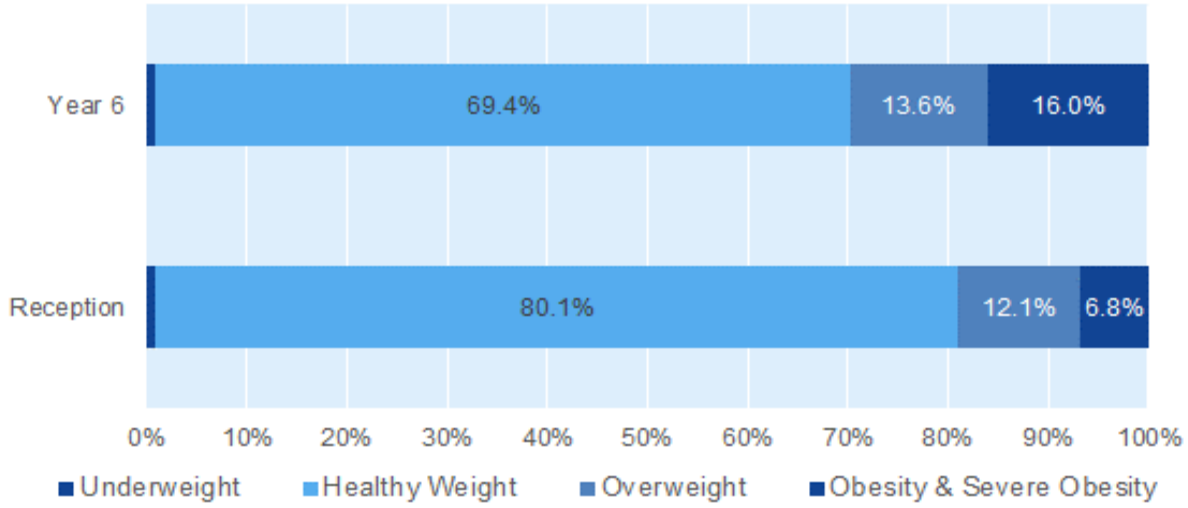
Obesity is widely recognised to be associated with health problems such as type 2 diabetes, cardiovascular disease and cancer. At a national level, the resulting NHS costs attributable to overweight and obesity are projected to reach £9.7 billion by 2050, with wider costs to society estimated to reach £49.9 billion per year. These factors combine to make the prevention of obesity a major public health challenge. Adult and child rates of obesity or overweight in East Hertfordshire are below both national and regional rates.

Figure 2.10 – Adult and child obesity rates (2021)



[9] *Office of National Statistics: Life Expectancy at Birth by local areas in the United Kingdom, 2020.*
[10] *National Child Measurement Program*
[11] *National Obesity Observatory*

Figure 2.11 – Child weight – reception and year 6 (2021/22)



As with many other areas, obesity rates increase significantly between the ages of 4-11. One in 15 children (6.8%) in East Hertfordshire is obese in reception year at school and 12.1% are overweight. By Year 6 this rises to more than one in six (16.0%) obese and 13.6% overweight. In total, by Year 6 approaching three tenths (29.6%) are either overweight or obese.

Active Lives Survey (Data Source: Sport England November 2021/22)

This is based on 16+year olds taking part in walking, cycling, fitness, dance and other sporting activity. A lower percentage of the EHDC population is inactive compared to England and East and a higher percentage is active. The definitions specified by Sport England as follows:

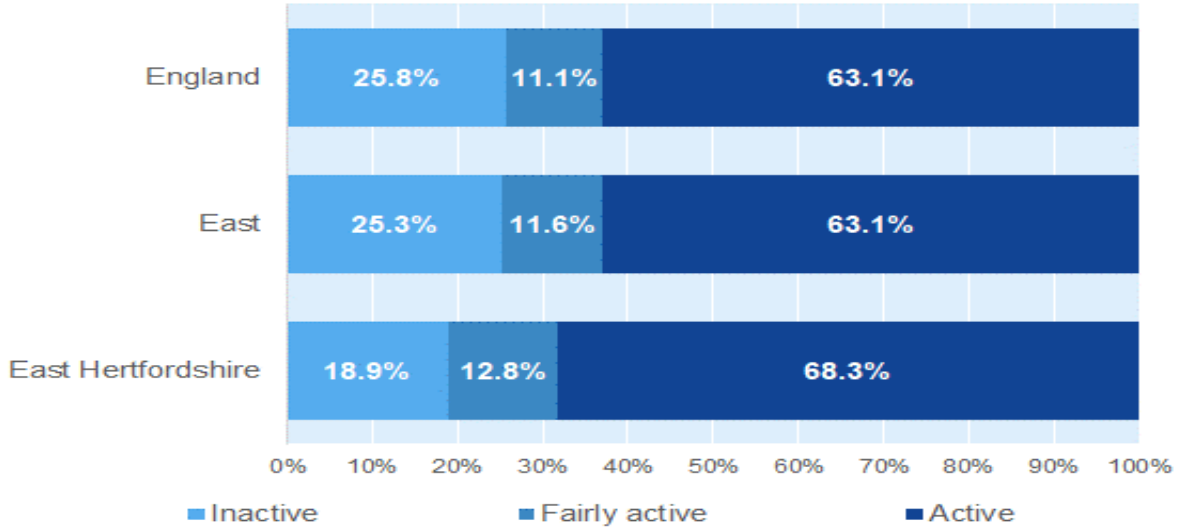
- Inactive - <30 minutes per week.
- Fairly Active – 30-149 minutes per week.
- Active – 150+ minutes per week.

Table 2.5: Active Lives Survey results: November 2021/22.

	Inactive #	Inactive %	Fairly active #	Fairly active %	Active #	Active %
England	11,874,800	25.8%	5,131,700	11.1%	29,062,000	63.1%
East	1,305,500	25.3%	599,400	11.6%	3,257,000	63.1%
East Hertfordshire	23,000	18.9%	15,600	12.8%	83,200	68.3%

Rate/population totals for sport and physical activity levels (excluding gardening) of adults (16+) in English local authority areas.

Figure 2.12: Levels of activity (Active Lives 2020-2021)



Popular sports (Data Source: Sport England Active Lives Survey November 2020/21)

This enables identification of the top five sports/activities within East Hertfordshire. In common with many other areas, fitness and cycling are among the most popular (and are known to cut across age groups and gender). In East Hertfordshire just over one third (36.6%) of adults take part in fitness activities, on average, at least twice a month. The next most popular activity is cycling in which 24.6% of adults participate in on a relatively regular basis.

Table 2.6: Most popular sports in East Hertfordshire.

Sport	East Hertfordshire #.	East Hertfordshire %	East #	East %	England #	England %
Fitness	44,600	36.6%	1,264,600	25.0%	11,374,600	24.9%
Cycling	29,900	24.6%	916,500	18.1%	7,472,900	16.4%
Athletics	28,800	23.6%	694,100	13.7%	6,252,000	13.7%
Swimming	11,800	9.7%	231,200	4.6%	2,001,600	4.4%
Football	4,000	3.3%	135,700	2.7%	1,451,700	3.2%

Sporting segmentation (Data source: Sport England Sports Market Segmentation web tool)

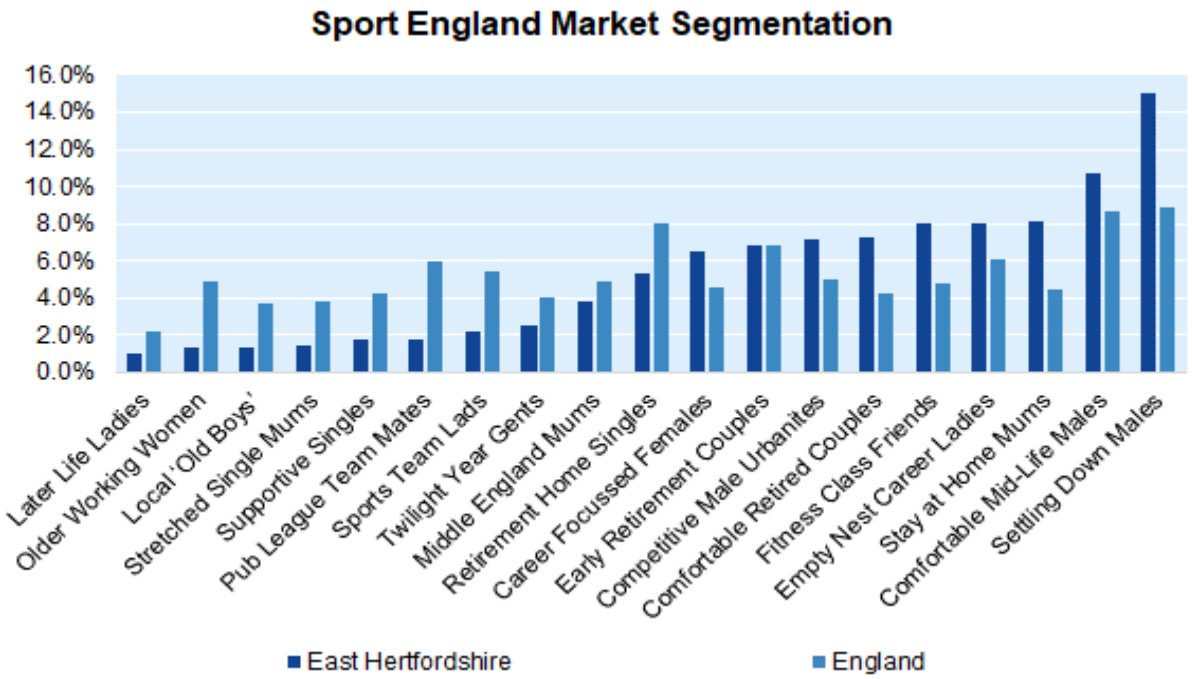
Sport England classifies the adult population via a series of 19 market segments which provide insight into the sporting behaviours of individuals throughout the country. The profiles cover a wide range of characteristics, from gender and age to the sports that people take part in, other interests, the newspapers that they read etc.

Knowing which segments are most dominant in the local population is important as it can help direct provision and programming. Segmentation also enables partners to make tailored interventions, communicate effectively with target market(s) and better understand participation in the context of life stage and lifecycles.

The segmentation profile for East Hertfordshire indicates 'Settling Down Males' to be the largest of the adult population at 15.1% (15,613) compared to a national average of 8.8%. This is followed by 'Comfortable Mid-Life Males' (10.7%) and 'Stay at Home Mums' (8.1%).

At the other end of the spectrum, there are fewest 'Later Life Ladies' with only 0.9%, ' Older Working Women' (1.3%) and ' Local 'Old Boys'' (1.4%).

Figure 2.13: Sport England Market Segmentation – East Hertfordshire compared to England.



Mosaic (Data source: 2022 Mosaic analysis, Experian)

Mosaic 2023 is a similar consumer segmentation product. It classifies all 28.6 million households into 15 groups, 66 household types and 238 segments. This data is then used to paint a picture of UK consumers in terms of their social-demographics, lifestyles, culture and behaviour and tends to be used to draw out population characteristics for the backdrop to library usage and other non-sporting activities.

The following table shows the top five Mosaic classifications in East Hertfordshire compared to the country as a whole. The dominance of these five can be seen inasmuch as they represent almost three quarters (73.8%) of the EHDC population compared to a national equivalent rate of just over four in 10 (42.0%).

Table 2.7: Mosaic – main population segments in East Hertfordshire.

Mosaic group description	East Hertfordshire #	East Hertfordshire %	National %
1 - Domestic Success	33,062	21.8%	9.1%
2 - Prestige Positions	29,678	19.5%	7.2%
3 - Country Living	17,977	11.8%	6.6%
4 - Aspiring Homemakers	16,113	10.6%	11.0%
5 - Rental Hubs	15,277	10.1%	8.1%

The largest segment profiled for East Hertfordshire is the Domestic Success group. It accounts for 21.8% of the adult population in the area, more than double the England rate (9.1%). This group is defined as high-earning families who live affluent lifestyles in upmarket homes situated in sought after residential neighbourhoods. Their busy lives revolve around their children and successful careers in higher managerial and professional roles.

Table 2.8: Dominant Mosaic profiles in East Hertfordshire

Mosaic group description	East Hertfordshire #	East Hertfordshire %	National %
1 - Domestic Success	33,062	21.8%	9.1%
2 - Prestige Positions	29,678	19.5%	7.2%
3 - Country Living	17,977	11.8%	6.6%
4 - Aspiring Homemakers	16,113	10.6%	11.0%
5 - Rental Hubs	15,277	10.1%	8.1%

Figure 2.15: Distribution of Mosaic segments in East Hertfordshire

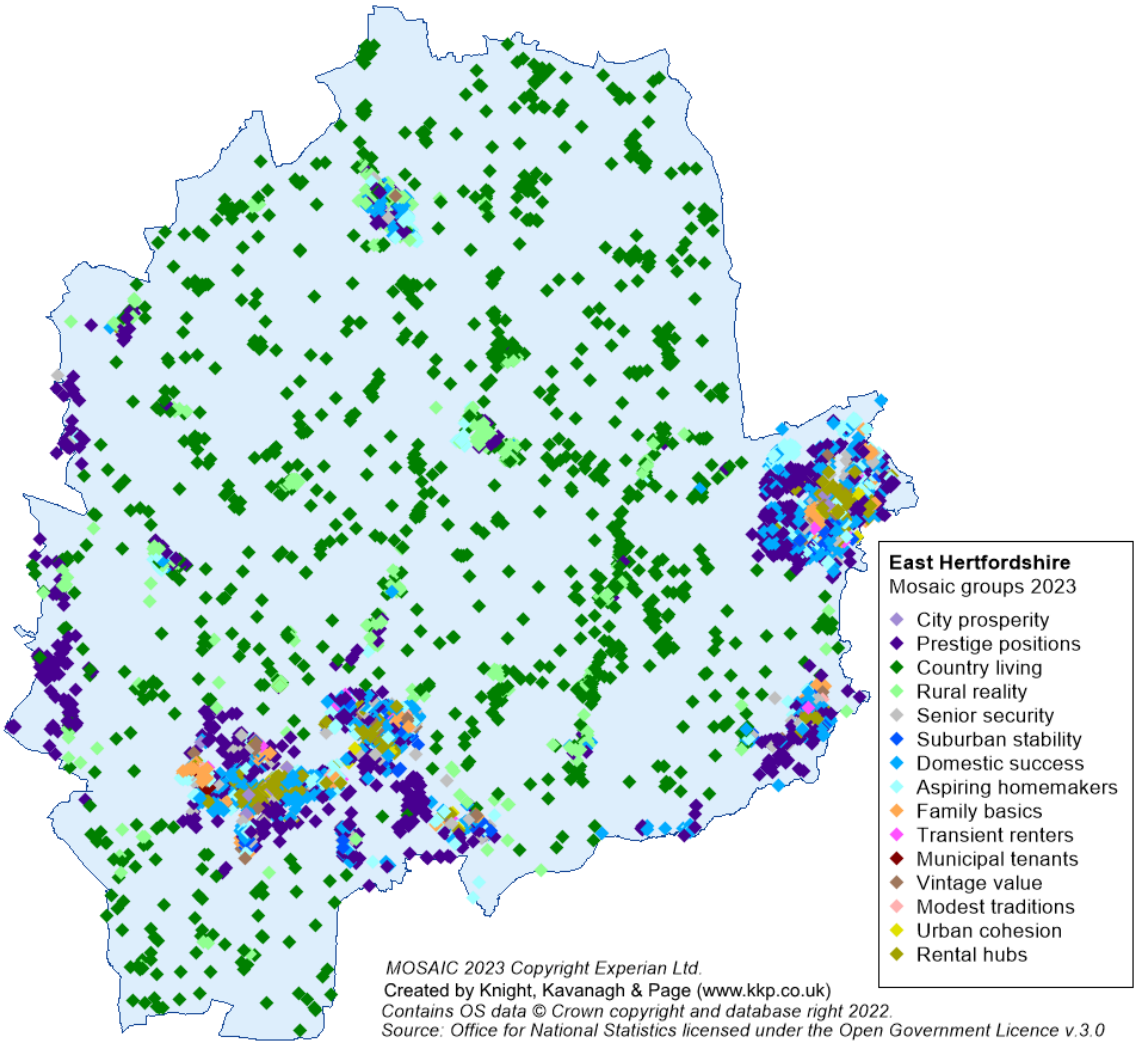
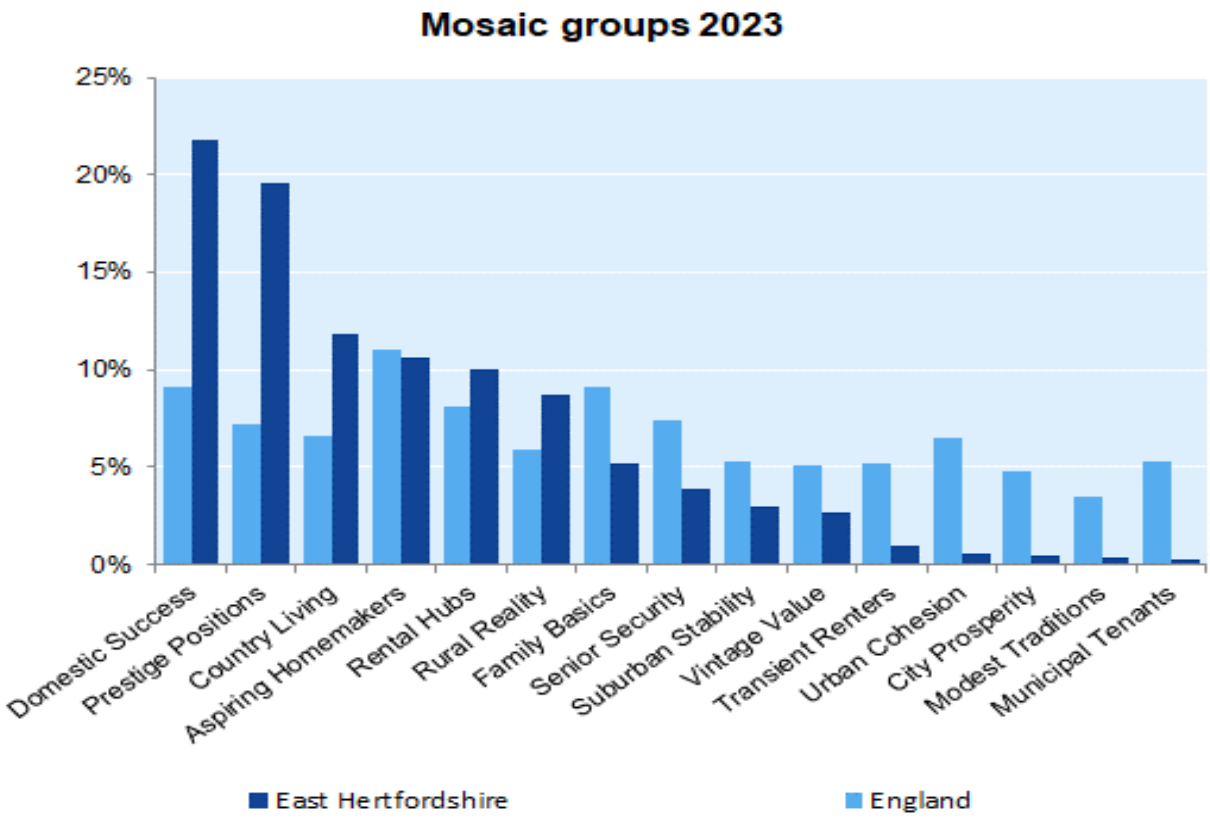


Figure 2.14: Mosaic segmentation – East Hertfordshire compared to nationally.



Population projections (Data Source: 2018-based population projections, ONS)

Strategic planning: Change over 25 years (2018 to 2043)

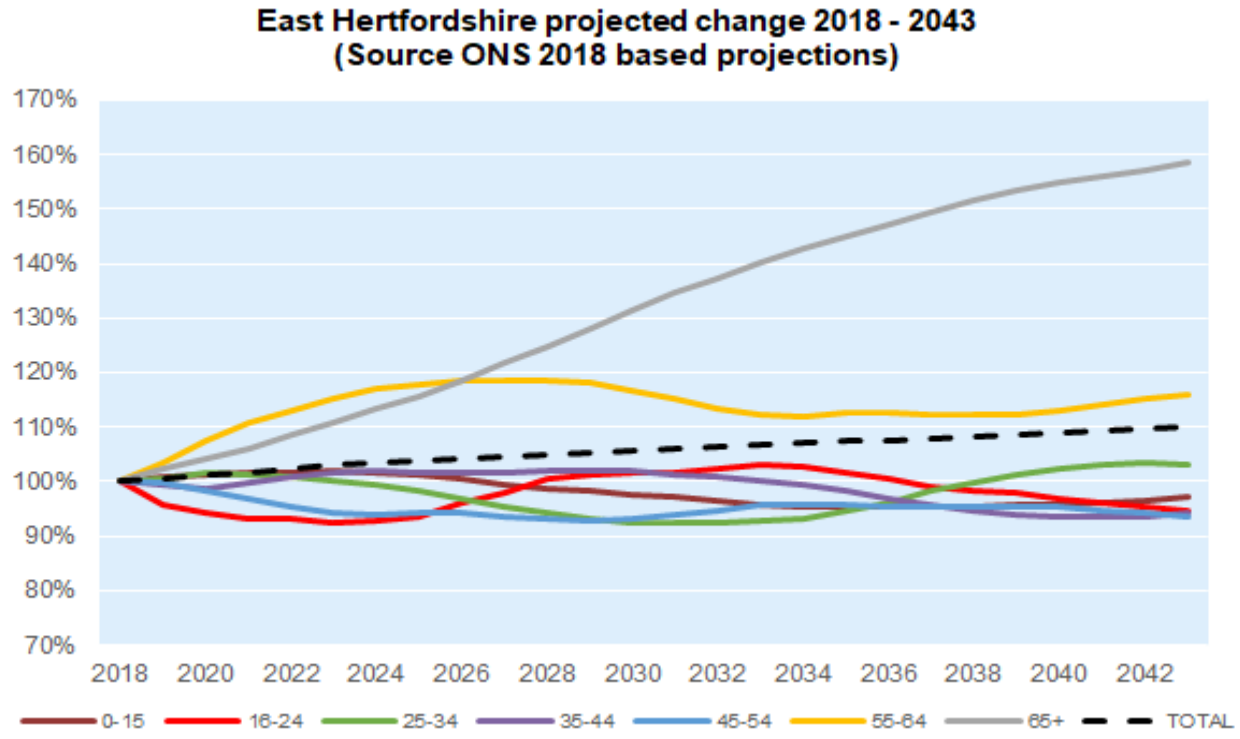
The most recent ONS projections indicate a rise of 10.0% in East Hertfordshire's population (+14,766) over the 25 years from 2018 to 2043. Over this extended timeframe there are fluctuations at different points across the majority of age groups. Several key points for East Hertfordshire are outlined below:

- The number of 0-15 year olds, falls by 670 (-2.3%) over the first half of the projection (to 2030).
- There is a predicted increase in the number of 16-24 year olds, +1.6% in the first period (+206) followed by a decline of -6.8% (-902) in the second period. (This may make achieving Sport England's target to 'increase the number of 14-25 year olds playing sport once a week' difficult.
- There is a continuous increase in the numbers of persons aged 65+ and a need to consider varying sports offers for this age group. There is an increase of +31.4% (+8,331) in the first period continuing to rise to +58.5% (+15,529) between 2018 and 2043. While the age group represented 17.9% of East Hertfordshire's population in 2018 it is projected to be 25.8% of the total by 2043 - over one quarter of the population.

Table 2.9: East Hertfordshire – ONS projected population (2018 to 2043)

Age (years)	2018 #	2030 #	2043 #	2018 %	2030 %	2043 %	2030 Change	2043 Change
0-15	29,244	28,574	28,392	19.7%	18.2%	17.4%	97.7%	97.1%
16-24	13,103	13,309	12,407	8.8%	8.5%	7.6%	101.6%	94.7%
25-34	16,586	15,342	17,128	11.2%	9.8%	10.5%	92.5%	103.3%
35-44	20,392	20,804	19,186	13.8%	13.3%	11.8%	102.0%	94.1%
45-54	23,632	21,978	22,087	16.0%	14.0%	13.6%	93.0%	93.5%
55-64	18,620	21,736	21,613	12.6%	13.9%	13.3%	116.7%	116.1%
65+	26,528	34,859	42,057	17.9%	22.3%	25.8%	131.4%	158.5%
Total	**148,105**	**156,602**	**162,871**	**100.0%**	**100.0%**	**100.0%**	**105.7%**	**110.0%**

Figure 2.16: Projected population change (2018 – 2043).

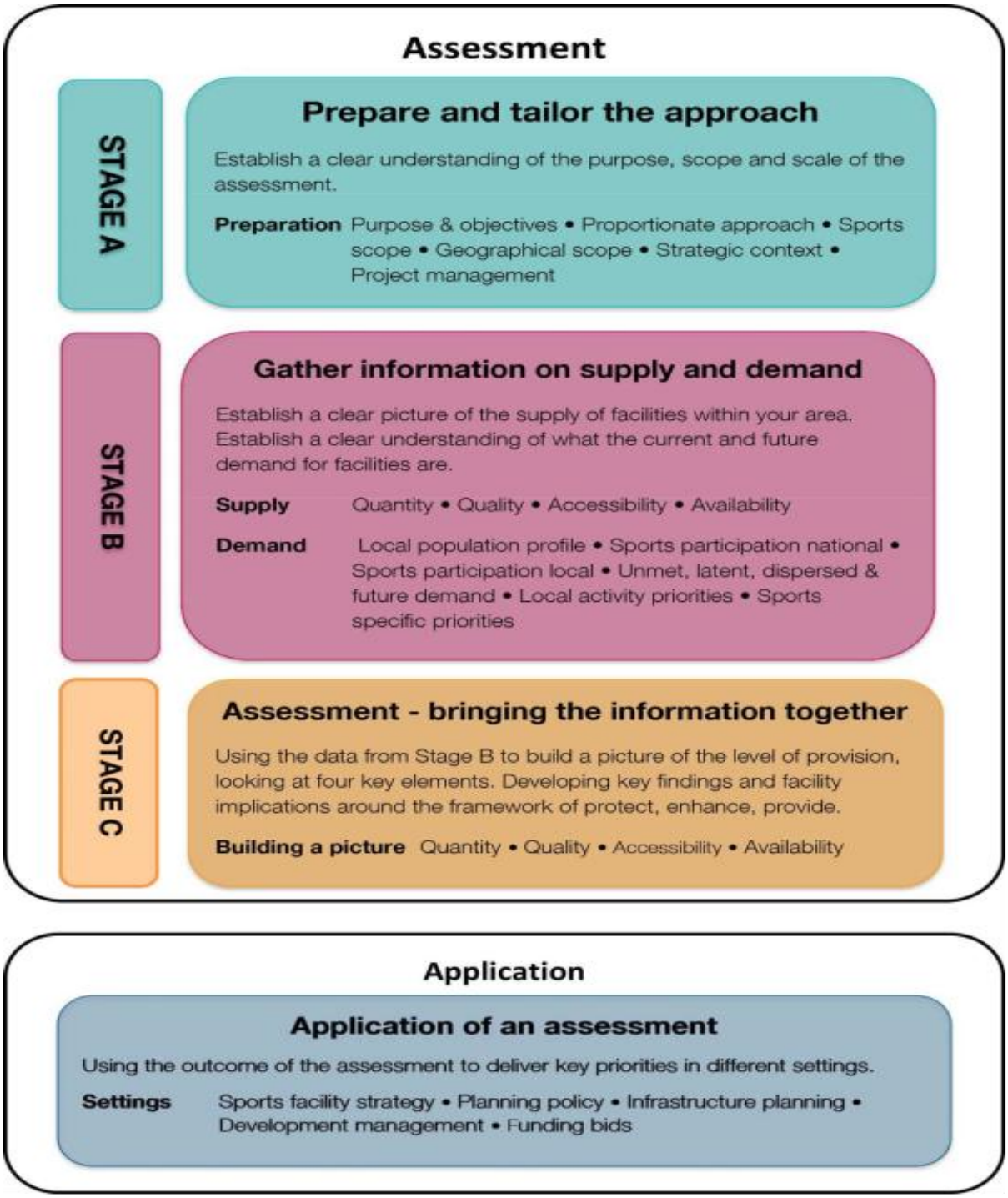


SECTION 3: SPORTS FACILITIES ASSESSMENT

3.1: Methodology

As noted above, the assessment of provision is based on the Sport England Sport England Assessing Needs and Opportunities Guide (ANOG) for indoor and outdoor sports facilities.

Figure 3.1: Recommended approach



This is the recommended approach to undertaking a robust assessment of need for indoor and outdoor sports facilities (It excludes playing pitch provision which has been assessed separately within the Playing Pitch Strategy and uses Sport England's Playing Pitch Strategy Guidance).

ANOG was produced to help (local authorities) meet the requirements of the Government's NPPF, which states that: 'Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate.' (NPPF, Paragraph 103).

Provision assessment involves analysis of quality, quantity, accessibility and availability for the identified facility types (e.g., sports halls and swimming pools). Each venue is considered on a 'like for like' basis within its own facility type, to enable it to be assessed for adequacy.

Demand background, data and consultation is variable, depending upon levels of consultation garnered. In some instances, national data is available whilst in others, it is possible to drill down and obtain very detailed local information. This is evident within the demand section.

The report considers the distribution of and interrelationship between facility types in the Authority and provides a clear indication of areas of high demand. It identifies where there is potential to provide improved and/or additional facilities to meet this demand and, where appropriate, to protect or rationalise the current stock.

3.2: Site visits

Active Places Power (APP) is used to provide baseline data to identify facilities in the study area. Where possible, assessments are undertaken in the presence of facility staff. This tends to add value as it enables access to be gained to more areas within venues and more detailed in-situ discussion of issues such as customer perspectives, quality, maintenance etc. Where possible it adds value to the audit (which is a 'snapshot' visit) enhancing the accuracy of insight gathered about the general user experience.

Site visits to key indoor facilities, those operated by other partners and the voluntary sector were undertaken between August and October 2024. Where a physical visit was not possible a telephone consultation with the facility/ site manager was delivered. Via the audit and via informal interviews with facility managers this report identifies 'relevance' and 'condition' and describes (e.g.):

- Facility and scale.
- Usage/local market.
- Ownership, management and access arrangements (plus, where available, facility owner aspirations).
- Management, programming, catchments, user groups, gaps.
- Location (urban/rural), access and accessibility.
- Condition, maintenance, existing improvement plans, facility 'investment status' (lifespan in the short, medium and long term).
- Existing/ planned adjacent facilities.

The assessment forms utilised capture quantity and quality data on a site-by-site basis and feeds directly into the main database allowing information to be stored and analysed. Quality assessments undertaken are rated in the categories set out in Table 3.1 overleaf. These ratings are applied throughout the report, regardless of facility type.

Ratings are based on non-technical visual assessments. These consider facility age and condition. Surfaces, tiles and walls, line markings and safety equipment are considered and

problem areas such as mould, damage, leaks etc. are noted. The condition of fixtures, fittings and equipment is recorded.
Maintenance and facility 'wear and tear' is considered as is compliant with the Equality Act, although this is not studied in detail for the purposes of this report. When all data is collated, key facility elements receive an overall quality rating.

Table 3.1: Quality ratings of indoor sports facilities using ANOG

Quality rating	Description
Good	Facility is new (less than 10 years old) or recently invested in, up to date, clean, well maintained and presented. Fixtures, fittings, equipment and sports surfaces are new or relatively new with little if any wear and tear. They are well-lit with a modern feel. Ancillary facilities are new or well maintained, fit for purpose, modern and attractive.
Above average	Facility is in reasonable condition and is well maintained and presented. May be older but it is fit for purpose and safe. Fixtures, fittings, equipment and sports surfaces are in an acceptable condition but may show some signs of wear and tear. Ancillary facilities are good quality, but potentially showing signs of age and some wear and tear.
Below average	Facility is older and showing signs of age/poor quality. Fixtures, fittings, equipment and sports surfaces show signs of wear and tear. It is usable, but quality could be improved. The facility is not as attractive to customers and does not meet current expectations. Ancillary facilities are deteriorating, reasonable quality, but usable.
Poor	The facility is old and outdated. Fixtures, fittings, equipment and sports surfaces are aged, worn and/or damaged. The facility is barely usable and at times may have to be taken out of commission. The facility is unattractive to customers and does not meet basic expectations. Ancillary facilities are low quality and unattractive to use.

In addition to site visits, club and NGB consultation took place throughout the audit process. Club lists were built via desk research and NGB club finder utilisation, which were checked and challenged by the relevant NGB. Clubs were contacted on several occasions, and in some instances, promoted by the NGB representative to encourage a response.

3.3: Catchment areas

Applying catchments areas for facility types listed in sections 3-12 enables identification of areas currently not served. These vary from person to person, day to day, hour to hour. This problem is overcome by accepting the concept of 'effective catchment'; the distance travelled by around 75-80% of users (used in the Sport England Facilities Planning Model - FPM). Sport England data indicates that most people will travel up to 20 minutes to access sports facilities. This, coupled with KKP's experience of working in/with leisure facilities and use of local data enables identification of catchment areas for sports facilities as follows.

Table 3.2: Facility catchment areas

Facility type	Identified catchment area
Sport halls, health and fitness, swimming pools, squash courts.	20-minutes' walk/ 20 minutes' drive
Indoor bowls, tennis centre, gymnastics, combat sports.	30-minutes' drive
Village/community halls	800m radial catchment

SECTION 4: SPORTS HALLS

Indoor multi-purpose sports halls are prime venues for community sport catering for a range of sport and recreational activity. The standard methodology for measuring sports halls is based on the number of badminton courts contained within the floor area. They are of greatest value if of at least 3+ badminton courts in size with sufficient height to allow games such as badminton to be played. However, 4+court sports halls provide greater flexibility and can accommodate major indoor team sports such as netball and basketball. They tend to have sufficient length to accommodate indoor cricket nets and indoor athletics and, thus, offer more flexibility than their 3-court counterpart. There is variance in the dimensions of 4-court halls; but only those which meet current Sport England Design Guidance of 34.5m x 20m can accommodate the full range of indoor sports, especially league/competition activity – at the right quality level.

Larger (e.g., 6-8+ court halls) can accommodate higher level training/competition and meet day-to-day need. Some accommodate more than one pitch/court increasing flexibility for training, competition and central venue leagues for sports such as netball.

In 2025 the Council commissioned Sport England to produce a Facilities Planning Model (FPM) analysis to better understand the future demand for sports hall provision based on changes to facilities and population growth. Where relevant, data from the FPM has been included in this section.

The FPM analysis provides a theoretical approach to supply and demand levels based on locality to provision and the quality of provision (based on the age/recent refurbishment of the facility). This is used to support KKP findings, which produces findings based on site assessment, consultation with providers/operators and clubs.

4.1: Supply

Quantity

There are 45 sports halls of all sizes accommodating 107 badminton courts in East Herts. Some venues have more than one activity/sports hall on site.

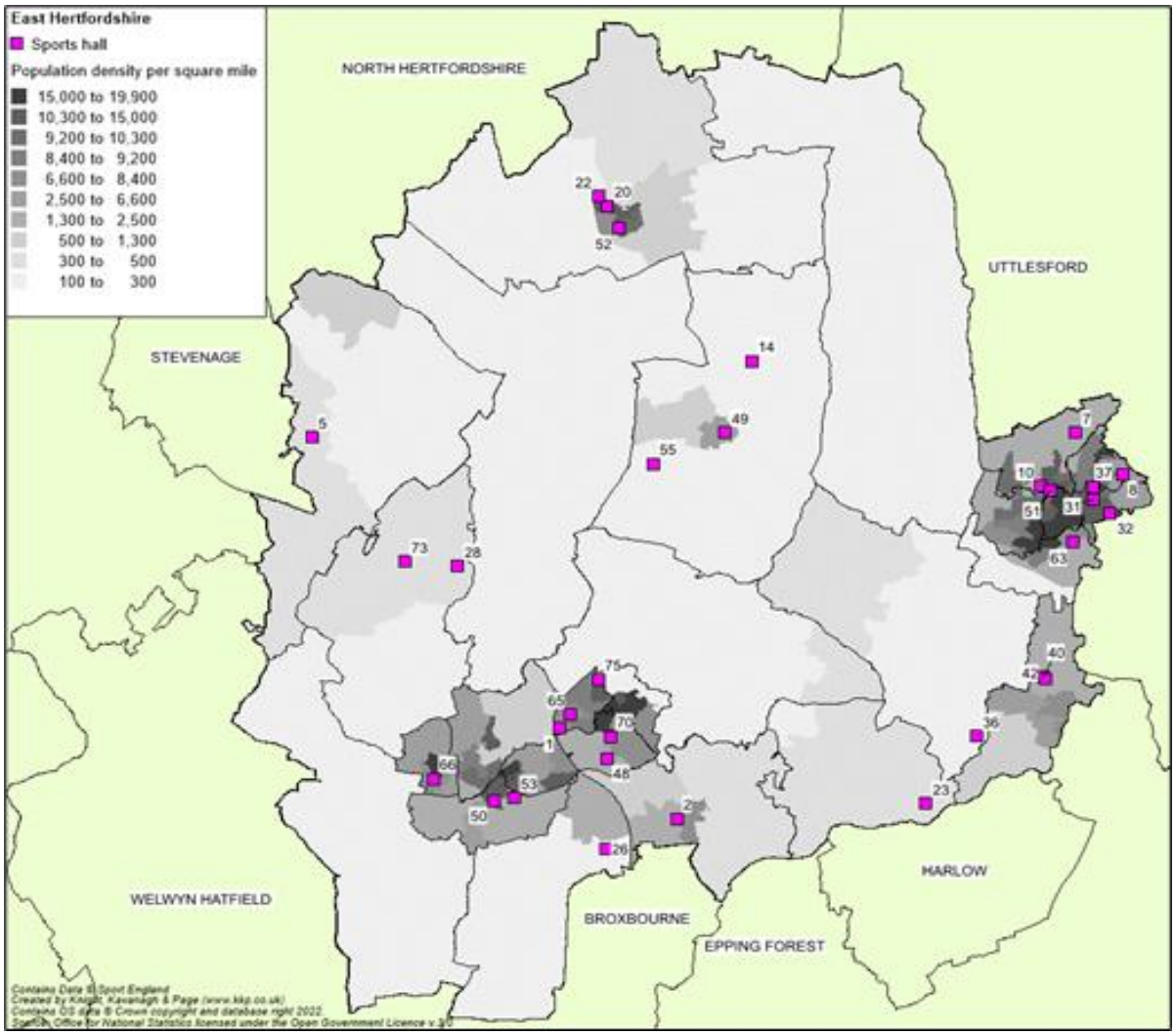
Table 4.1: All sports / activity halls in East Herts

Ref	Site	Courts
1	Allenburys Sports and Social Club	3
2	Amwell View School	1
2	Amwell View School	1
5	Aston Playing Field	1
7	Avanti Grange High School	4
8	Birchwood High School	4
8	Birchwood High School	1
10	Bishop's Stortford College	4
14	Braughing Playing Fields	0
20	Edwinstree C of E Middle School	1
22	Freman College	2
22	Freman College	1
22	Freman College	4
23	Gilston and Eastwick Village Hall	0
26	Haileybury Sports Complex	8
28	Heath Mount School	4
32	The Herts and Essex Sports Centre	4

Ref	Site	Courts
36	High Wych CE Primary School	0
37	Hockerill Anglo-European College	1
37	Hockerill Anglo-European College	4
40	Leventhorpe Leisure Centre	4
42	Leventhorpe School	1
42	Leventhorpe School	1
48	Presdales School	1
48	Presdales School	0
48	Presdales School	4
49	Ralph Sadleir School	1
50	Richard Hale School	1
50	Richard Hale School	4
51	Saint Mary's Catholic School	4
52	Seth Ward Community Centre	1
53	Simon Balle School	1
55	St Edmunds College/Prep School	3
63	Bishop's Stortford High School	6
63	Bishop's Stortford High School	0
63	Bishop's Stortford High School	2
65	The Chauncy School	1
65	The Chauncy School	4
66	The Sele School	2
66	The Sele School	1
70	Ware Drill Hall	4
73	Watton at Stone Community Hall and Recreation Ground	1
75	Wodson Park Sports Centre	6
75	Wodson Park Sports Centre	6
75	Wodson Park Sports Centre	0

(0 court halls identified in Active Places but not large enough to accommodate 1 badminton court)

Figure 4.1: All sports / activity halls in East Herts – regardless of size



This needs assessment considers all 3+ court facilities in East Herts. Smaller halls and those which function as specialist sports venues (e.g., dance studios) are excluded.

There are 26 sports/activity halls in East Herts with two or fewer badminton courts marked out. While often appropriate for mat sports, exercise to music and similar provision, the size of these smaller halls limits the range and scale of recreational/sporting activity that can be accommodated.

Several sites have more than one activity/sports hall. One example is Wodson Park Sports centre, which has three. As per the note above, only sites with sports halls containing three or more marked badminton courts were subject to assessment for the purpose of the needs assessment as they can accommodate a range of sports and be potentially used by the community depending on the access policy.

Nineteen sports halls in East Herts have 3+ marked badminton courts (totalling 84 badminton courts). Figure 4.2 shows the location of all 3+ court sports halls and Table 4.2 details these locations.

Figure 4.2: Sports halls with 3+ courts on population density

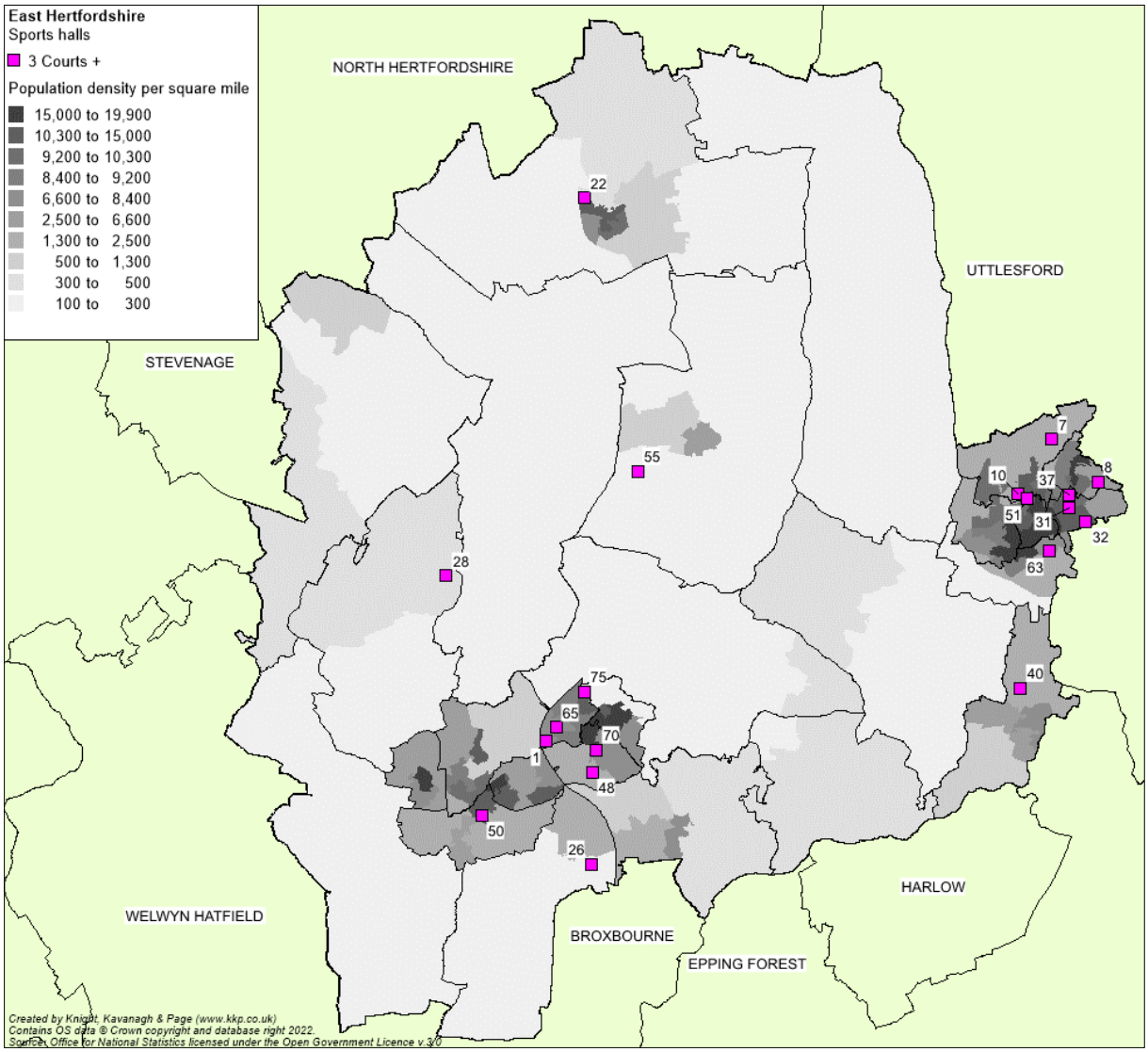


Table 4.2: Sports halls with 3+ badminton courts

Ref	Site	Courts
1	Allenburys Sports and Social Club	3
7	Avanti Grange High School	4
8	Birchwood High School	4
10	Bishop's Stortford College	4
22	Freman College	4
26	Haileybury Sports Complex	8
28	Heath Mount School	4
31	The Herts and Essex Sports Centre	4
37	Hockerill Anglo-European College	4
40	Leventhorpe Leisure Centre	4
48	Presdales School	4
50	Richard Hale School	4
51	Saint Mary's Catholic School	4

Ref	Site	Courts
55	St Edmunds College & Prep School	3
63	Bishop's Stortford High School	6
65	The Chauncy School	4
70	Ware Drill Hall	4
75	Wodson Park Sports Centre	6
75	Wodson Park Sports Centre	6

In line with most other local authorities, 4-court sports halls are the most common size hall. As noted, larger (4+ court) halls can cater for sports that require more floor space such as futsal and handball or offer multiple courts for events and competitions. The largest sports hall in East Herts is located at Haileybury Sports Complex; this has eight marked badminton courts.

Sports halls with 3+ courts are generally well distributed across the main population areas of Ware, Hertford and Bishop's Stortford. The rest of the District is largely rural, hence the limited supply in the District's north and central areas.

Facility quality

All 3+ court sports halls were subject to non-technical quality assessments. Assessments took place between August and October 2024. Any investment made after this date is not accounted for. Known or planned investment is mentioned in the site notes. Two sites were not assessed, these are St Edmunds College and Prep School and the Bishops Stortford High School.

The Bishops Stortford High School was under construction at the time of audit. The sports hall structure is complete and Junckers flooring has been laid; however, the lines have not been marked and general decor remained incomplete. As a result, it could not be assessed, but it has since opened and is assumed to be good quality. The School reported having issues with the contractors who were commissioned to carry out the work and could not confirm when it is expected to open for school and public use. It is likely to be a good quality facility when fully completed given its design and layout.

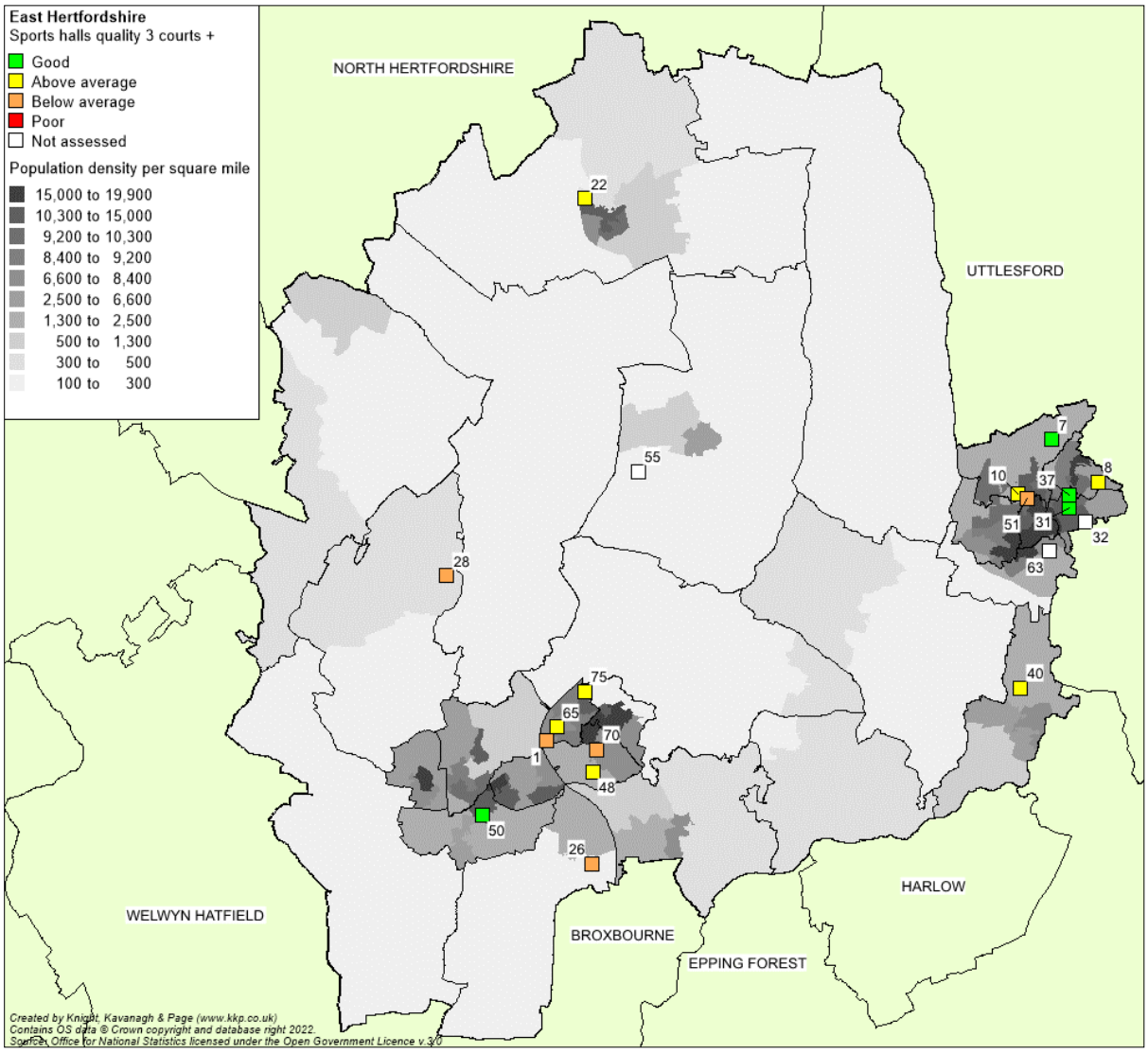
A site visit to St Edmunds College and Prep School was arranged, however, the visit could not be accommodated on the day by the school. It was contacted several times following the failed visit to try to assess facility quality and community use, however, no response was received.

Table 4.3: Quality of 3+ sports halls

KKP ref	Site	Courts	Court condition
1	Allenburys Sports and Social Club	3	Below average
7	Avanti Grange High School	4	Good
8	Birchwood High School	4	Above average
10	Bishop's Stortford College	4	Above average
22	Freman College	4	Above average
26	Haileybury Sports Complex	8	Below average
28	Heath Mount School	4	Below average
31	The Herts and Essex Sports Centre	4	Good
37	Hockerill Anglo-European College	4	Good
40	Leventhorpe Leisure Centre	4	Above average
48	Presdales School	4	Above average

KKP ref	Site	Courts	Court condition
50	Richard Hale School	4	Good
51	Saint Mary's Catholic School	4	Below average
55	St Edmunds College & Prep School	3	Not assessed
63	The Bishop's Stortford High School	6	Not assessed
65	The Chauncy School	4	Above average
70	Ware Drill Hall	4	Below average
75	Wodson Park Sports Centre	6	Below average
75	Wodson Park Sports Centre	6	Above average

Figure 4.3: Quality of 3+ sports halls on population density



There are four good quality sports halls (16 courts), seven are above average (30 courts) and six are below average (29 courts). As noted above, two sports halls (total; 9 courts) were not assessed. In terms of geography, residents in Bishop's Stortford have access to a better supply of good quality sports halls than those in Ware and Hertford. Changing room provision for sports halls at education sites was largely unassessed due to pupil use at the time of the site visit. In general, changing room quality is deemed to be commensurate with sports hall quality and they tend to be less modern than changing facilities at public leisure sites.

Four sports halls in East Herts are good quality as a result of recent construction. The 4-court hall at Avanti Grange High School opened in 2023. It has significant court runoffs, attractive blue décor and good quality lighting. It features a community entrance which allows easy access outside of school hours. Indoor cricket nets are scheduled for installation in November 2024. The 4-court sports hall at Richard Hale School features green walls which meet Badminton England's guidelines, a good quality sprung wooden floor and clear line markings, plus LED lighting.

The Herts and Essex Sports Centre was built in 2019. The wooden flooring is good quality and has clear line markings for traditional sports hall sports including handball and volleyball. The décor is attractive, with modern blue walls and good LED lighting. Hockerill Anglo-European College was also built in 2019 and meets Sport England's guideline for a 4-court sports hall. It features large run off space with a good quality flooring and line markings.

The 4-court sport hall at Freman College is of above average quality. It is 10-years old has relatively modern décor and a new vinyl floor (installed in 2022). User groups report that this provides insufficient grip underfoot in comparison to the old surface and, as a result, usage has decreased. The hall is in in a frame and fabric structure building, so maintaining sufficient temperatures is challenging. LED lighting was installed in 2023.

Birchwood High School has an above quality 4-court sports halls which has recently been refurbished. LED lights have been installed, dividing nets replaced and adjustable basketball hoops fitted. Roof and heating system work was carried out in 2023. The School reports that prior to the improvements, the user experience was encouraging clubs to use other local facilities.

Leventhorpe Leisure Centre features an attractive 4-court sports hall with a sprung wooden floor and good line markings. The floor has had water damage due to a frequent roof leak. A temporary fix 'patch repair' cost the School £12,000 but a new roof will be required to correct the issue permanently. The hall has significant courtside run off space and a very high ceiling. This means changing the lightbulbs is time consuming and expensive.

A regular maintenance programme is in place at Presdales School. The floor is sanded and re-sealed every 24-months, at which time walls are washed and repainted if required. The wall décor is suitable for traditional indoor sports such as badminton. Work has also been undertaken to fix a leak in the roof. The Chauncy School features a blue vinyl floor and modern décor. Neither school has installed sports hall LED lighting and both would like to - to help save energy.

The above average hall at Wodson Park Sports Centre is 25 years old, however the original green rubber flooring is still in reasonable condition. The lighting is good and the general décor is acceptable. The run-off space around the courts is sufficient and bleacher seating is available.

Table 4.4: Reported quality issues at below average and poor-quality sports halls

Site name	Rating	Audit findings
Allenburys Sports and Social Club	Below average	An old-style sports hall with dated décor and hard wooden flooring. The floor was replaced six years ago but is subject to significant wear and tear from GSK employees.
Heath Mount School	Below average	A tired sports hall with worn wooden flooring. The décor is old fashioned and lines need to be remarked.
Haileybury Sports Complex	Below average	The largest sports hall in East Herts. Its two 4-court halls are separated by removable barriers enabling it to accommodate indoor hockey. The floor is worn and it has a low ceiling relative to other 4-court sports halls. LED lighting is good and general décor reasonable. It will need modernisation (to the walls and floor) within the next five years.

Site name	Rating	Audit findings
Saint Mary's Catholic School	Below average	A large sports hall with sufficient court runoff space. Lighting was upgraded to LED in 2022. It is of below average in quality due to the old wooden floor which needs refurbishment/line marking.
Ware Drill Hall	Below average	This sports hall has an old wooden floor with a concrete base. It was refinished and relined in 2023. The timber wall cladding is prone to damage by ball sports. Court runoffs are narrow and the pitched ceiling is low where it meets the walls, making it less suitable for competitive badminton.
Wodson Park Sports Centre	Below average	This 6-court sports halls is 37 years old. The floor has been refurbished within the last 10-years but, the general décor and the inefficiency of the heating system means the facility is of below average quality.

Table 4.5: Date of opening and refurbishment of sports halls

Site	Year built / opened	Last refurbished	Time since opened/refurbished
Allenburys Sports and Social Club	1998	-	26
Avanti Grange High School	2023	-	1
Birchwood High School	2007	2023	1
Bishop's Stortford College	1980	-	44
Freman College	2013	2022	2
Haileybury Sports Complex	1997	2010	14
Heath Mount School	2000	-	24
The Herts and Essex Sports Centre	2019	-	5
Hockerill Anglo-European College	2019	-	5
Leventhorpe Leisure Centre	2011	2014	10
Presdales School	2009	2022	2
Richard Hale School	2021	-	3
Saint Mary's Catholic School	2006	-	18
St Edmunds College & Prep School	1986	1996	28
The Bishop's Stortford High School	2024	-	0
The Chauncy School	2017	-	7
Ware Drill Hall	1899	2023	1
Wodson Park Sports Centre	1989	2012	12
Wodson Park Sports Centre	1997	-	27

Most sports halls are either relatively modern or have benefitted from some form of refurbishment in the last 20 years. At sites where access was not gained, refurbishment may have taken place more recently than suggested, for example, at St Edmunds College and Prep School. The sports hall at Bishops Stortford College is likely to have received investment since 1980 given its quality (above average). However, detail with regard to this was not provided during the site visit.

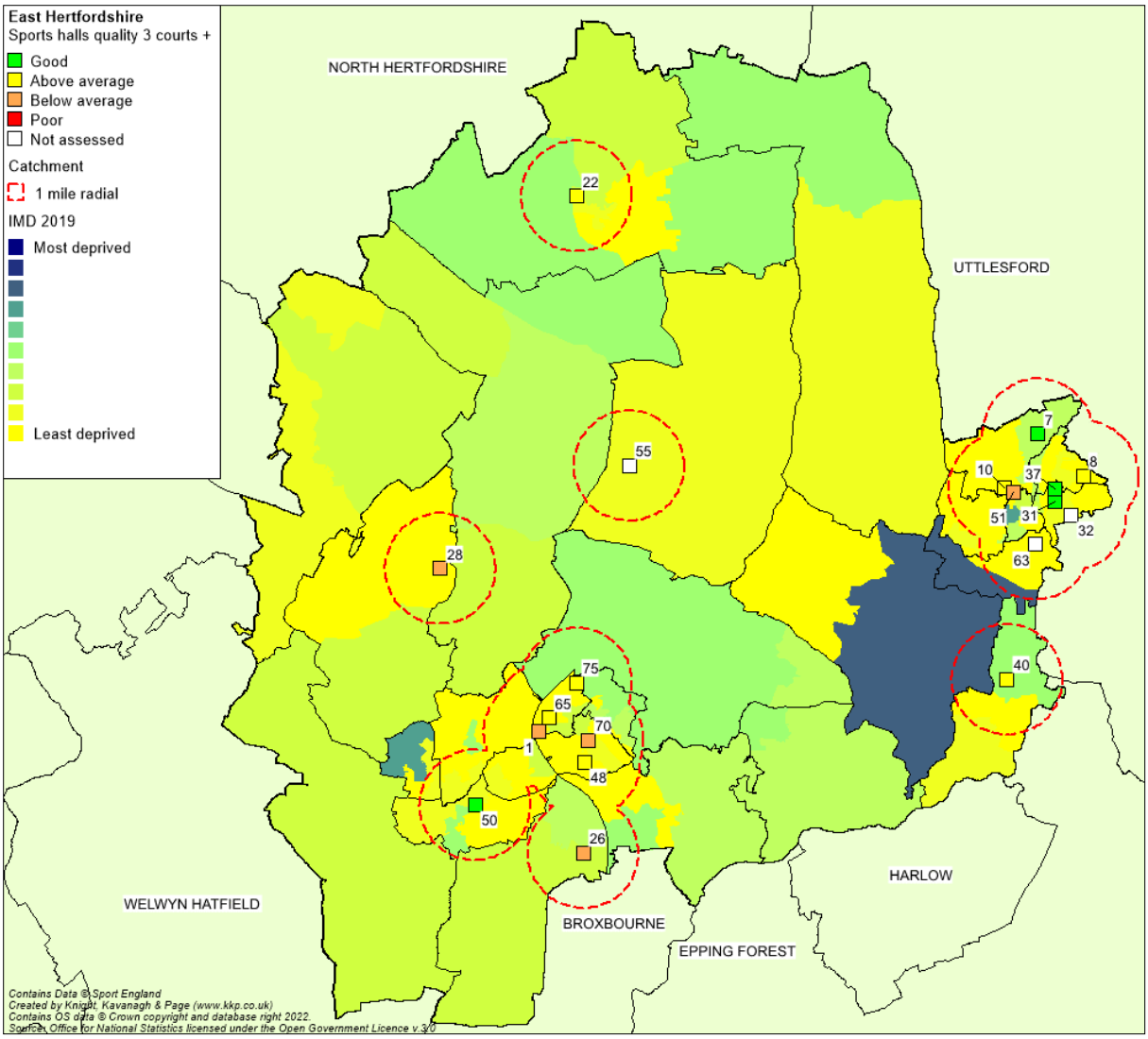
Accessibility

Sports hall accessibility is influenced by how far people are willing and able to travel to and from them. Walk and drive-time catchments are applied to determine facility accessibility to different communities. The normal (industry) standard is a 20-minute walk time (one-mile radial catchment) for urban areas and a 20-minute drive time for rural areas.

Table 4.6: Accessibility to sports halls with 3+ courts

IMD 10% bands	Persons	Population %	Persons inside catchment	Population inside (%)	Persons outside catchment	Population outside (%)
0 - 10	0	0.0%	0	0.0%	0	0.0%
10.1 - 20	0	0.0%	0	0.0%	0	0.0%
20.1 - 30	1,323	0.9%	126	0.1%	1,197	0.8%
30.1 - 40	4,332	3.0%	1,309	0.9%	3,023	2.1%
40.1 - 50	0	0.0%	0	0.0%	0	0.0%
50.1 - 60	14,154	9.8%	6,975	4.8%	7,179	5.0%
60.1 - 70	13,234	9.2%	8,979	6.2%	4,255	2.9%
70.1 - 80	17,097	11.8%	8,200	5.7%	8,897	6.2%
80.1 - 90	33,411	23.1%	18,571	12.9%	14,840	10.3%
90.1 - 100	60,937	42.2%	47,933	33.2%	13,004	9.0%
Total	**144,488**	**100.0%**	**92,093**	**63.7%**	**52,395**	**36.3%**

Figure 4.4: All sports halls with 3+ courts on IMD with one-mile radial catchments



In East Herts, 63.7% of residents live within a one mile walk of a sports hall. This reduces to 58.9% of residents (85,044) when applying the same calculation to sports halls with community access. Of the 1,323 residents living in areas of higher deprivation in East Herts, 126 live within 1-mile of a community accessible sports hall.

12.4% of the population in East Herts do not have access to a car (2021 Census). This means that given the rural nature of the District, these residents are reliant on public transport or walking/cycling to get to a sports hall. This can add to the cost of participation.

The whole East Herts' population lives within a 20-minute drive of a publicly accessible sports hall with 3+ badminton courts, or a sports hall of equivalent dimensions.

Table 4.7: Accessibility to community use sports halls with 3+ courts

IMD 10% bands	Persons	Population %	Persons inside catchment	Population inside (%)	Persons outside catchment	Population outside (%)
0 - 10	0	0.0%	0	0.0%	0	0.0%
10.1 - 20	0	0.0%	0	0.0%	0	0.0%
20.1 - 30	1,323	0.9%	126	0.1%	1,197	0.8%
30.1 - 40	4,332	3.0%	1,309	0.9%	3,023	2.1%
40.1 - 50	0	0.0%	0	0.0%	0	0.0%
50.1 - 60	14,154	9.8%	6,975	4.8%	7,179	5.0%
60.1 - 70	13,234	9.2%	8,883	6.1%	4,351	3.0%
70.1 - 80	17,097	11.8%	8,190	5.7%	8,907	6.2%
80.1 - 90	33,411	23.1%	16,838	11.7%	16,573	11.5%
90.1 - 100	60,937	42.2%	42,723	29.6%	18,214	12.6%
Total	**144,488**	**100.0%**	**85,044**	**58.9%**	**59,444**	**41.1%**

Figure 4.5: Community use sports halls with 3+ courts on IMD with one-mile radial catchments

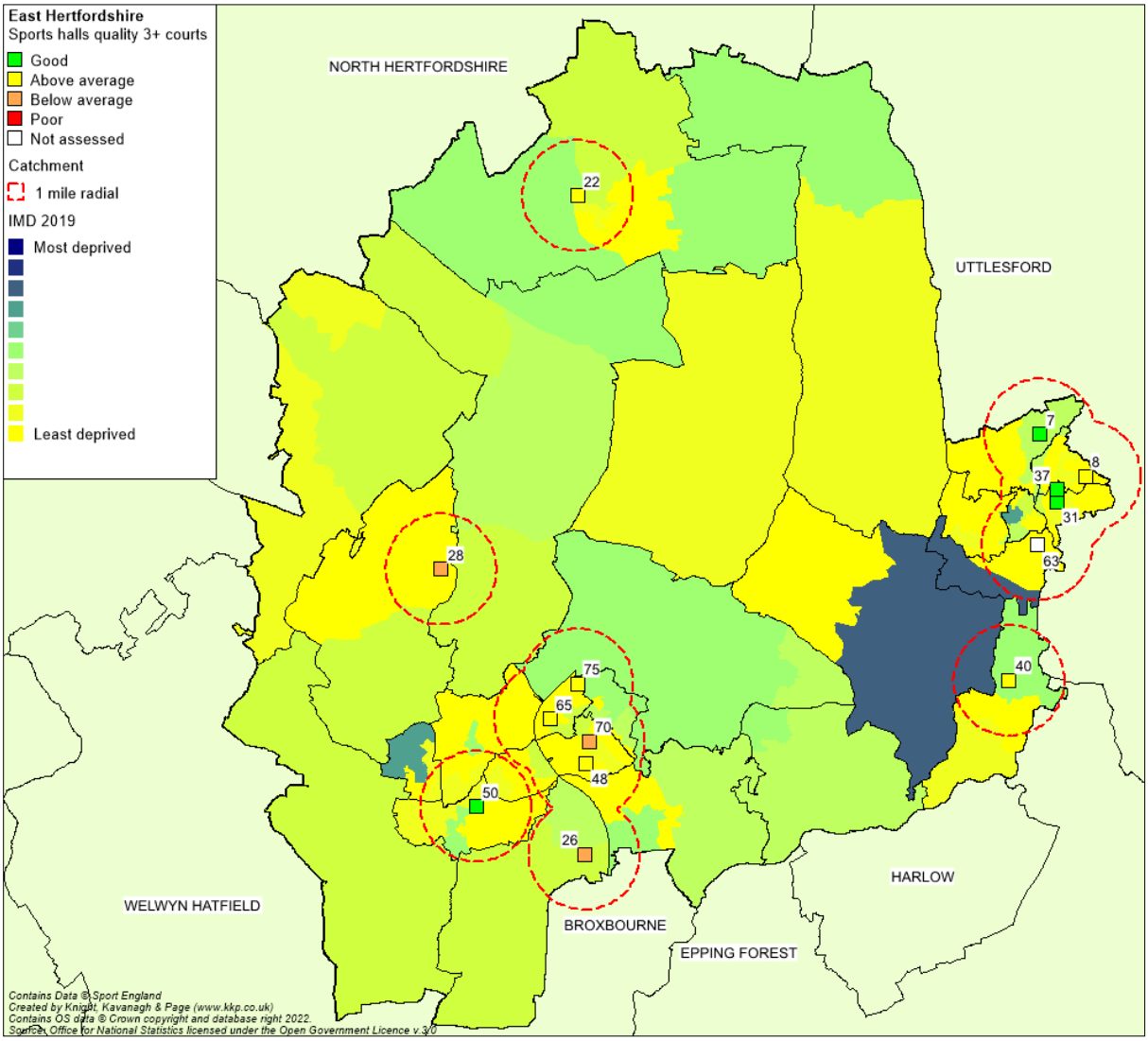
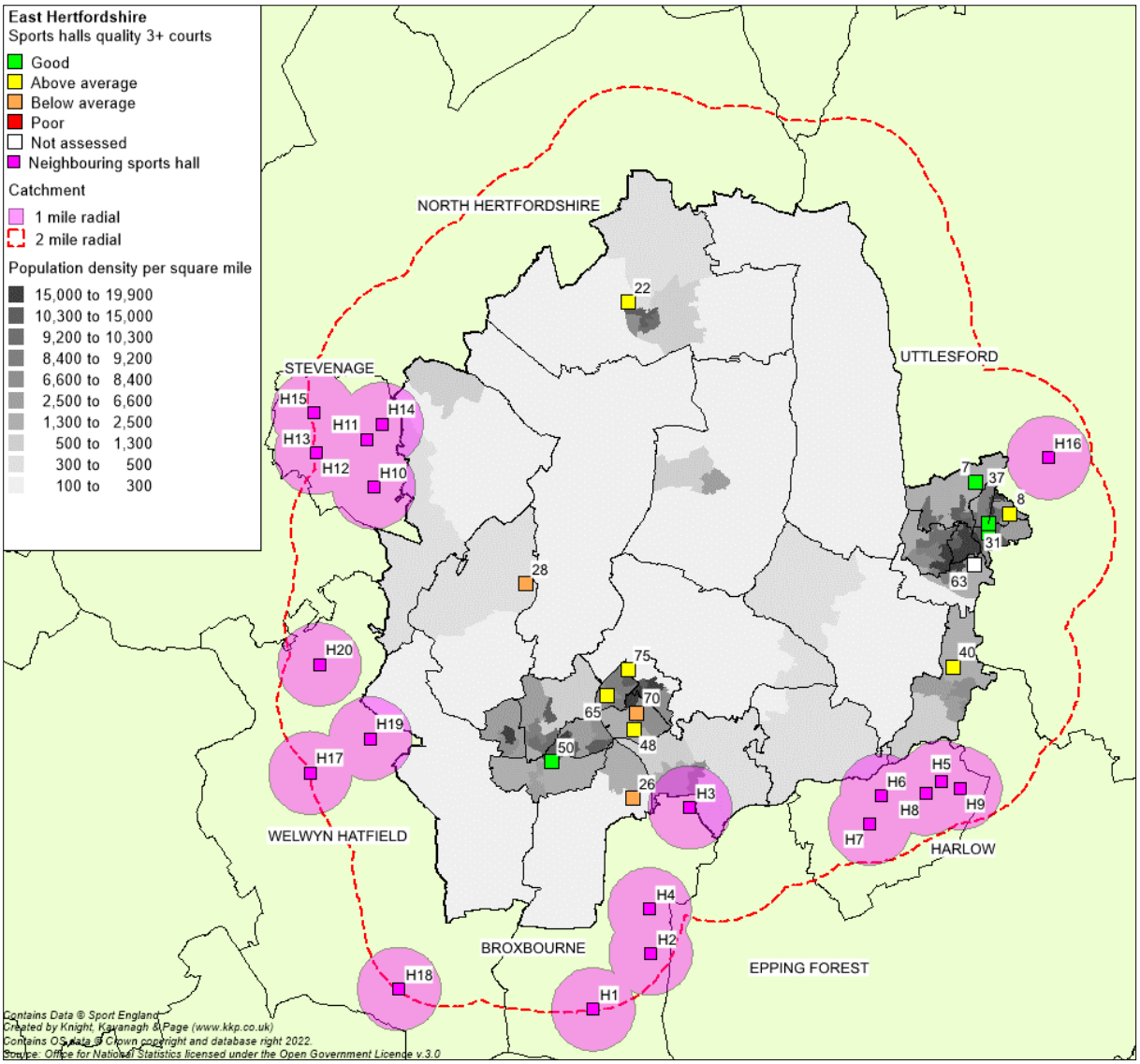


Figure 4.6: Sports halls on IMD background based on 1 and 2-mile radial catchment.



Facilities in neighbouring authorities

Accessibility is influenced by facilities located outside the authority. There are 20 sports halls with 3+ courts located within two miles (indicative of how far people may travel) of the East Herts boundary. They offer 94 courts, 16 of which are in Broxbourne, 25 in Harlow, 31 in Stevenage, 18 in Welwyn Hatfield and four in Uttlesford.

Table 4.8: Neighbouring sports halls with 3+ courts

Map ID	Site	Courts	Access	District
H1	Goffs Academy	4	Sports club / CA	Broxbourne
H2	Hertford Regional College	4	Sports club / CA	Broxbourne
H3	John Warner Sports Centre	4	Pay and play	Broxbourne
H4	The Broxbourne School	4	Sports club / CA	Broxbourne
H5	Batts Table Tennis Club	3	Sports club / CA	Harlow
H6	Burnt Mill Academy	4	Sports club / CA	Harlow
H7	Harlow Leisurezone	8	Pay and play	Harlow
H8	Mark Hall Sports Centre	6	Sports club / CA	Harlow

Map ID	Site	Courts	Access	District
H9	St Nicholas School	4	Sports club / CA	Harlow
H10	Barnwell School (Upper)	4	Sports club / CA	Stevenage
H11	Marriotts Sports Centre	4	Pay and play	Stevenage
H12	Stevenage Arts & Leisure Centre	8	Pay and play	Stevenage
H13	Stevenage Arts & Leisure Centre	8	Pay and play	Stevenage
H14	The Nobel School	4	Sports club / CA	Stevenage
H15	The Thomas Alleyne Academy	3	Sports club / CA	Stevenage
H16	Mountfitchet Romeera Leisure Centre	4	Sports club / CA	Uttlesford
H17	Gosling Sports Park	5	Pay and play	Welwyn Hatfield
H18	Queenswood School	6	Sports club / CA	Welwyn Hatfield
H19	Ridgeway Academy	4	Pay and play	Welwyn Hatfield
H20	Sherrardswood School	3	Sports club / CA	Welwyn Hatfield

(NB: Sports club/CA= Sports club / community association use)

Availability and facility management

Management and ownership vary. Twelve of the fourteen 3+ court halls are managed by the education sector, whilst EHDC does not own any such venues. Consultation with Everyone Active identified that commercial considerations have been a driving factor in the removal of sports hall spaces within public leisure sites due to limited identified demand.

All school halls are owned and managed in house. This helps to keep the cost of hiring the facilities lower but can limit usage unless dedicated roles are created to organise/drive facility bookings. There are no third-party lettings companies currently operating in relation to school sites in East Herts. The audit found the sports halls at the following sites to be unavailable for community use:

- Allenburys Sports and Social Club.
- Bishop's Stortford College.
- Saint Mary's Catholic School.
- St Edmunds College & Prep School.

Allenburys Sports and Social Club is a private members club on a long-term lease with Glaxosmithkline (GSK). It is accessible to employees of GSK, with a limit on the number friend/ family memberships. It does not currently offer community use to ensure that GSK employees can access the facility for casual use or internal competitions, which are busy during weekday evenings. It stated that it could potentially offer daytime community use to the general public in the future if this was commercially viable.

Bishops Stortford College is a boarding school and often utilises its sports hall during evenings and weekends for pupils staying on site. It has an agreement with the Marylebone Cricket Club for use of its indoor cricket nets during the winter, however, no other community use takes place. Consultation with the School suggests that this is unlikely to change.

St Mary’s Catholic School is not currently available to the community due to staffing issues, however, Stortford Archery Club has an agreement to use the sports hall on Saturdays. It has a dedicated keyholder who is responsible for opening and closing the site meaning a school staff member is not required. The School and Club have a long-standing relationship.

Desk research suggests that St Edmunds College and Prep School does not offer community use and its sports hall is retained for school use only. It did not respond to consultation requests and its disposition and future aspirations re community use are, thus, unknown.

Once privately used (community unavailable) sports halls are removed from the analysis, there are 15 sports halls in East Herts with 3+ courts. This equates to 70 available courts.

Table 4.8: Ownership and management of 3+ court sports hall facilities with community access

Site name	Ownership	Management
Avanti Grange High School	Academy	In house
Birchwood High School	Academy	In house
Freman College	Further education	In house
Haileybury Sports Complex	Independent school	In house
Heath Mount School	Independent school	In house
The Herts and Essex Sports Centre	Secondary school	In house
Hockerill Anglo-European College	Academy	In house
Leventhorpe Leisure Centre	Academy	In house
Presdales School	Secondary school	In house
Richard Hale School	Secondary school	In house
The Bishop's Stortford High School	Secondary school	In house
The Chauncy School	Secondary school	In house
Ware Drill Hall	Ware Drill Hall Association	In house
Wodson Park Sports Centre	Wodson Park Sports and Recreation Association	In house

Only two sites, Ware Drill Hall (1 hall) and Wodson Park Sports Centre (2 halls), offer daytime availability. This can be important (and attractive) for older people and shift workers. Given that the number of older people in the District is increasing, providing adequate daytime available sports hall space is essential. Both these venues are located in the south of East Herts, meaning that the more heavily populated area of Bishop's Stortford has poor access to a sports hall available for community use during weekday daytimes.

Sixteen courts are available during the daytime in East Herts, none owned or operated by the Council. The lack of sports hall space within public leisure centres puts the Council at risk of facilities closing or changing hours beyond their control, which will impact the daytime activity levels of local people.

Given the nature of school sites, their availability is limited to evenings and weekends. This significantly lowers the number of hours in which they can offer community use. Other factors such as staffing, community use agreements (CUAs) and the loss of access during exam periods and for other school events/activities often also impact this.

Table 4.9 details the total community use hours available for each sports hall. Figures are calculated using intelligence gathered via the audit and desk research. Table 4.10 details the used capacity at each site. These percentages have been determined based on booking information provided and by site information gained through consultation. It is not possible to exactly gauge used capacity due to the changing nature of bookings on a week-by-week basis, the seasonality of sports and the abovementioned variations in the accessibility of sports halls caused by school exams and other events.

Table 4.9: Opening hours and activities in sports halls 3+ courts in East Herts

Community use hours	Hours*	ID	Site	Total courts	Main sports played
0	0	1	Allenburys Sports and Social Club	3	-
0	0	10	Bishop's Stortford College	4	-
0	0	51	Saint Mary's Catholic School	4	-
0	0	55	St Edmunds College & Prep School	3	-
2	2	28	Heath Mount School	4	Junior rugby, indoor cricket
8	8	37	Hockerill Anglo-European College	4	Indoor cricket, indoor football
11	10	26	Haileybury Sports Complex	8	Badminton, table tennis, hockey, indoor cricket
12	12	50	Richard Hale School	4	Netball
17.5	15.5	65	The Chauncy School	4	Futsal, netball, basketball, indoor cricket
28	28	8	Birchwood High School	4	Futsal, basketball, badminton
34	36	7	Avanti Grange High School	4	Badminton, pickleball
39.5	38.5	40	Leventhorpe Leisure Centre	4	Badminton, karate, indoor cricket, pickleball
41	32	48	Presdales School	4	Football, basketball, badminton
43	40	31	The Herts and Essex Sports Centre	4	Handball, badminton, basketball, volleyball
46.5	38.5	22	Freman College	4	Basketball, badminton, futsal
49	41	63	The Bishop's Stortford High School	6	Netball, netball, badminton
85	40	75	Wodson Park Sports Centre	6	Badminton, pickleball, short mat bowls, netball, gymnastics, table tennis
85	40	75	Wodson Park Sports Centre	6	Badminton, pickleball, short mat bowls, netball, gymnastics, table tennis
98	46	70	Ware Drill Hall	4	Badminton, karate

(peak period)*

Heath Mount School provides two hours community use per week on Saturday mornings. This is to ensure that priority is given to those staying on site throughout term time. Other school facilities (the artificial grass pitch and swimming pool) are available for greater community use.

Hockerill Anglo-European College and Haileybury Sports Complex limit the community use hours they offer due to restrictions related to the hours during which only their boarders can access facilities. Haileybury Sports Complex is only available between 19:00 and 20:00 during the week but does provide a further five hours of community use on Sunday mornings.

The Richard Hale School would like to increase the number of hours for which it offers its sports hall to the public as there is significant demand which cannot be accommodated. When developed two years ago, the construction costs of building in a conservation area meant the School could not afford the additional VAT costs associated with building a facility available for community hire.

It is therefore limited to a total of 12 hours per week for a period of 10 years (eight remaining). Staffing issues mean that The Chauncy School cannot currently accommodate bookings on Wednesday or Friday evenings or on Sundays.

Wodson Park Sports Centre has significantly reduced its operating hours, including reducing the peak time hours available to the community. It is open between 07:00 and 22:00 Monday to Thursday, 07:00-20:00 on Fridays, 08:00-16:00 on Saturdays and 09:00-14:00 on Sundays. Prior to the adjustment to its opening hours, it was open until 20.00 at weekends. A lack of adequate staffing and limited demand to use facilities during weekday late afternoons was behind the decision to reduce opening hours.

Used capacity

Non-technical site audits identify the used capacity of each sports hall. Used capacity is the percentage of available community use hours used. Sport England identifies 80% as a 'comfortably full' benchmark so, for example, the 12 hours available at Richard Hale School are used for 100% of the time whereas the Ware Drill Hall is available for 46 peak hours and is operating at 70% used capacity.

Table 4.10: Used capacity of sports halls

Used capacity	Peak CU hours	Site
0%	0	Allenburys Sports and Social Club
0%	0	Bishop's Stortford College
0%	0	Saint Mary's Catholic School
0%	0	St Edmunds College & Prep School
40%	38.5	Leventhorpe Leisure Centre
50%	31	Avanti Grange High School
60%	15.5	The Chauncy School
65%	40	Wodson Park Sports Centre (Below average)
70%	38.5	Freman College
70%	32	Presdales School
70%	46	Ware Drill Hall
75%	28	Birchwood High School
85%	40	Wodson Park Sports Centre (Above average)
90%	10	Haileybury Sports Complex
90%	40	The Herts and Essex Sports Centre
100%	2	Heath Mount School
100%	8	Hockerill Anglo-European College
100%	12	Richard Hale School
N/A	0	The Bishop's Stortford High School

(80% -Sport England's guidance threshold which is considered to be a "comfortably full" sports hall)

School sites offering limited community use hours report having little to no spare capacity during peak hours. Richard Hale School, Hockerill Anglo-European College, Haileybury Sports Complex and Heath Mount School all report being above Sport England's threshold of 'comfortably full' but community use hours are limited at these sites. Heath Mount is reportedly at capacity based on its two hours of community use per week. These are good examples of where community use could be increased were additional community use hours to be identified during peak time.

The Richard Hale School reports turning down several bookings per week as it cannot accommodate more than 12 hours of community use per week. Badminton and basketball clubs are keen to use the facility given its quality, however, this cannot be accommodated due to planning limitations. This provides a slight contrast to the FPM findings, which suggest that the School does not currently provide community use.

The Herts and Essex Sports Centre is reportedly the only facility to offer significant community use hours (40 peak time hours) and to operate above Sports England's threshold of 'comfortably full'. The building was developed in 2019 and was part funded by Bishop's Stortford Judo and Bishop's Stortford Hockey. The School has implemented a system to enable block booking and pay and play access. Pay and play at educational sites is uncommon as it requires dedicated staffing as opposed to a site team opening and closing facilities as part of their daily duties. Whilst more expensive, it encourages more local people to use the facility. Pay and play badminton is reportedly popular. It also offers pay and play basketball sessions at weekends for young people.

Ware Drill Hall is operating at c.70% used capacity. The facility is not a dedicated sports facility, and as a result, the hall is often utilised for non-sport and leisure activities such as quiz nights, children's parties and performing arts events. The most popular sport at Ware Drill Hall is badminton. This takes place on Monday (Saracens Badminton Club & Hertford Badminton Club) and Wednesday (All Saints Junior Badminton) evenings. The United Karate Association uses the facility on Mondays and Fridays. It is also used for group exercise on Tuesday evenings.

The operator confirmed that despite being open during weekday mornings and afternoons, usage is generally low. The hall serves as a community centre given its location in the centre of Ware. Parking is limited during the day however this is eased during the evening when street parking in close proximity to the Hall becomes quieter after the high street shops close.

The better quality 6-court hall at Wodson Park Sports Centre is busier than the below average hall. The site reported a used capacity of 74.89% for the busier (above average) hall, and just under 55% for the quieter hall. When taking into consideration peak time usage only, these figures rise to 85% and 65% respectively.

Wodson Park confirmed it currently hosts 103 different sports clubs and groups across the two halls. Badminton was the most popular peak time activity. Approximately 35% of hall bookings after 6pm are badminton related. Pickleball is the most popular daytime activity, accounting for approximately 25% of daytime bookings.

Wodson Park Sports and Recreation Association is keen to ensure that users can access the facility on a traditional pay and play basis. Clubs and groups are currently allowed to use cash to pay for the facilities, and the site has no intentions of operating on a cashless basis as this does not align with its vision of creating accessible sport and leisure opportunities.

Both halls are well used during daytimes with several schools using the facilities during PE sessions. The Centre delivers sessions to encourage local people to use the facilities on a pay and play basis, particularly on weekdays. Activities such as short mat bowls and parent and toddler classes give the Centre a strong community feel. Wodson Park Sports Centre operates on a not-for-profit basis and prides itself on its ability to target those with less disposable income to access sport and leisure provision.

Presdales School, Freman College and Birchwood High School are all operating just below Sport England's threshold of comfortably full. Predales School is a key site for the Hertfordshire Badminton Association as it uses the facility every Sunday. Birchwood High School provides an opportunity to increase community use hours given the popularity of the site. It is currently only available on Saturday and Sunday mornings.

Leventhorpe Leisure Centre is actively trying to improve the number of bookings it has. It is expecting to be busier over winter months as the hall is popular with indoor cricket, particularly with Sawbridgeworth CC's junior teams. Avanti Grange High School has only recently opened to community use, and as such, is still in the process of building its client base.

Future developments

Three sites were identified during the audit where provision could increase in the future. At the time of the audit, a new sports hall was being developed at the Simon Balle School. Consultation indicated that a new 4-court sports hall will open in Spring 2025. It will feature one netball court, two indoor cricket nets, a 5-a-side football court and one basketball court. It is costing in excess of £4 million and will have a full programme of community use during evenings and weekends. The School confirmed that it is already receiving enquiries from clubs looking to hire the venue.

The Bishops Stortford College has identified a plot of land in which it could potentially use to create a community hub for sport and leisure. The land is currently used for grassroots community football, however the pitch quality is poor in comparison to other pitches located at the School. It is considering the development of a new sports hall, swimming pool or artificial pitch with a clubhouse building. The School would be keen for the new facility to offer community use and is exploring external funding opportunities to make this feasible.

As part of the Harlow and Gilston Garden Town development, 10,000 new homes will be developed at Gilston. Section 106 funding will be utilised to implement new sports and leisure provision to accommodate the housing growth, and a 4-court / 6-court sports hall will be developed as part of a new leisure centre, alongside new sports halls in the two new secondary schools. Likewise, a further two 4-court halls will be developed over the local plan period as part of new schools at the Birchall Garden Suburb and North and east of Ware development allocations.

4.2: FPM

An FPM report was commissioned by the Council in 2025 to better understand the impact of the planned housing growth in East Herts on sports hall capacity. To do this, two scenarios or 'runs' were carried out:

- Run 1 – A baseline assessment of provision in 2025.
- Run 2 – Forward assessment of demand for sports halls and its distribution, based on the projected changes in population between 2025 and 2043, and the likely implications that the addition of the following new sports halls (committed in the East Herts District Plan) have in meeting the projected demand in 2043:
    - Six-court hall at Gilston Leisure Centre to open in 2039.
    - Four-court hall at Gilston Secondary School 1 to open in 2037.
    - Four-court hall at Gilston Secondary School 2 to open in 2043.
    - Four-court hall at Birchall Garden Secondary School to open in 2043.
    - Four-court hall at North and east of Ware Secondary School to open in 2043.

This projection is based on annual housing requirement figure set out in Government Standard Method figure. This will partly be met by existing commitments set out in the adopted District Plan, however, there will also be additional sites needed to meet the required growth. These locations for growth are not known yet and will be determined as part of the new Local Plan.

Headline Strategic overview

East Hertfordshire benefits from a strong and modern supply of sports halls, and this places the district in a favourable position when compared with regional and national averages. The current network of well-located facilities is capable of meeting most of the area's demand in both 2025 and 2043, reflecting the effectiveness of recent investment and the overall quality of provision.

The addition of five new sports halls, combined with the generally modern nature of the existing stock, plays a significant role in offsetting the substantial projected increase in demand. As a result, unmet demand remains low in 2043, demonstrating that the district's supply is resilient even as population growth and participation levels rise.

However, the increase in demand and the way it is distributed across the district means that more sites are expected to operate at or near full capacity during peak times by 2043. While overall supply remains sufficient, this pattern highlights opportunities to increase availability and capacity, whether through extended hours, improved community access, or targeted enhancements at the busiest locations.

Provision in East Herts is almost entirely dependent on the education sector, which supplies the vast majority of sports hall sites. There is currently strong commitment to community use across these facilities, and maintaining this access is essential. Any reduction in availability from the education sector would have a significant impact on the district's ability to continue meeting demand effectively.

Key findings

The supply of sports hall space in East Hertfordshire is strong, with 51.9 badminton court equivalents available for community use during the weekly peak period in 2025, increasing substantially to 72.1 courts by 2043. A significant proportion of total hall space is unavailable for community use—34% in 2025 and 28% in 2043—which reflects the scale of educational provision and the varying levels of access across sites. Wodson Park Sports Centre represents the single largest contributor to capacity, accounting for 18% of all available visits in 2025 and 13% in 2043, making it a key strategic asset within the district's network.

Provision in East Hertfordshire is dominated by the education sector, which provides 74% of all available capacity in 2025 and 73% in 2043. Public sector provision is limited, accounting for only 8% of capacity by 2043. This reliance on educational sites underscores the importance of maintaining strong community access arrangements. Population growth is projected to be substantial, with a 34% increase between 2025 and 2043, leading to a 29% rise in demand for sports halls. Despite this, demand remains comfortably within the district's available supply, equating to 59% of capacity in 2025 and falling slightly to 55% in 2043 as new facilities come online.

The district performs strongly in meeting demand, with 97% of all visits satisfied in both 2025 and 2043. The number of visits met during the weekly peak period rises from 10,993 in 2025 to 14,235 in 2043, reflecting both increased demand and increased capacity. Retention levels also improve, with 78% of satisfied demand met within the district in 2025, rising to 80% in 2043. This equates to an increase in retained visits from 8,523 to 11,432 across the period. Unmet demand remains very low, at the equivalent of 1.2 courts in 2025 and 1.5 courts in 2043—just 3% of total demand in both years—indicating that spatial gaps near Birchall Garden Secondary School rather than capacity constraints are the primary cause.

Utilisation patterns show that several sites are already operating at or near capacity. Wodson Park Sports Centre is estimated to be fully utilised during the weekly peak period in 2025, while three educational sites are uncomfortably busy at over 80% utilisation. By 2043, three educational sites are projected to be operating at 100% capacity, and Wodson Park becomes

uncomfortably busy. East Hertfordshire is also a net importer of demand, bringing in 748 more visits than it exports in 2025, rising to 2,525 in 2043. This reflects the district's strong supply and its role in supporting neighbouring areas.

Intervention and next steps

The strategic focus for East Hertfordshire should be on maintaining a consistent programme of modernisation and new provision to ensure that sports halls remain attractive and capable of meeting the significant increase in demand expected by 2043. The district already benefits from high levels of community access at educational sites, with four existing schools offering between 38.5 and 41 hours of peak-time availability, and the four new educational halls planned to offer 41 hours. Given the dominance of the education sector in the supply network, it is essential that this access is protected. Community Use Agreements (CUAs) provide the mechanism to secure this, and where they are not already in place, they should be negotiated and formalised. Sport England will advise on requirements during the planning process for any new or replacement facilities, and once CUAs are established, the Council must ensure they are actively monitored.

Future modernisation of the educational estate may be necessary to sustain long-term community access, and the Council may wish to consider investment in return for guaranteed availability. Increasing peak-time availability would help relieve pressure at heavily used sites. In 2025, Haileybury Sports Complex and Hockerill Anglo-European College are both highly utilised but offer limited peak-time hours, suggesting scope for increased availability. The Bishop's Stortford High School, however, is already open for the full 41 hours and therefore has no capacity to expand.

Looking ahead to 2043, Birchall Garden Secondary School is projected to be fully utilised. Its proximity to Welwyn Hatfield means that any future increase in capacity in the neighbouring district could help reduce pressure on this site. Sport England's Use Our School resource provides further guidance to support schools in opening their facilities to the community.

Wodson Park Sports Centre remains a critical component of the district's supply and is the only site fully utilised in 2025. Increasing its peak-time availability from 40 to 46 hours per week would help reduce pressure and support its role as a major provider. There is no scope to increase availability at the public leisure centres, and Ware Drill Hall—despite offering the full 46 hours—has very low utilisation due to its age and lack of refurbishment. Consideration should therefore be given to its modernisation or replacement, particularly as it is the only public hall with extensive off-peak availability.

Gilston Leisure Centre is well positioned to meet demand arising from significant housing growth in the area by 2043. The six-court hall, alongside two new secondary school facilities, will provide substantial capacity. However, one of the new school halls may be under-utilised, and the Council may need to consider whether both should be fully available for community use. The Gilston facilities may also play a role in supporting unmet demand from Harlow, where sports halls are heavily used. If Gilston Leisure Centre were a four-court hall rather than a six-court hall, it would become uncomfortably busy at peak times. Further planned housing growth (as part of the 10,000 dwellings with outline planning permission) beyond 2043—around 1,300 additional dwellings—was not modelled but would likely increase pressure on the six-court hall, potentially leading to full utilisation or displacement of demand to school sites or neighbouring districts. It should be noted that the model does not account for housing development in Harlow, which is likely to increase demand on the new Leisure Centre.

4.3: Demand

NGB and club consultation

National governing bodies of sport (NGBs) and active clubs were consulted to ascertain current use, participation trends and the needs/challenges facing sports halls in the area.

Badminton

Badminton England (BE) is the national governing body of sport (NGB) for badminton. Its latest strategy, Discover Badminton 2017-2025 presents a vision for the sport to become one of the nation's most popular and to consistently win medals at world, Olympic and Paralympic levels. To achieve this, it has identified three key objectives:

- Grow grassroots participation.
- Create a system that identifies and develops player potential to deliver consistent world class performers.
- Build financial resilience to become a well governed organisation and demonstrate compliance with the UK governance code.

The Badminton Facilities Strategy Model 2020-2030 – East Hertfordshire overview

Badminton participation statistics

- 1.80% of adults (62.10%; male and 37.90%; female) have played badminton at least twice in the last 28 days[12]. This equates to 2,100 regular adult players.
- 6.00%[13] of juniors[12] have played badminton at least twice in the last 28 days. This equates to 534 regular junior players.
- It is estimated that 6.30% of adults have played badminton at least once in the last 12 months. This equates to 5,400 occasional adult players[14] (4.59% latent demand).

Demand

- The presumption is that regular adult players play once per week for one hour and that their average need is for 3 adults per court. This equates to a weekly requirement for 700 court hours (current demand).
- The presumption is that regular junior players play once per week for 45 minutes and that their average need is for 4 players per court. This equates to a weekly requirement for 101 court hours (current demand).
- The presumption is that occasional adult players play four times per annum for one hour and that their average need is for 3 adults per court. This requires 139 court hours (latent demand).
- To service all badminton demand there is a need for 940 court hours per week.
- Projected increase in regular demand in 2030 is 110 court hours.

Supply

- There are 18 (3+court) sports halls containing 79 courts in East Hertfordshire.
- Five hall(s) are for private use only; thus 61 courts are available for badminton.

[12] ALS states that people that have participated at least twice in the last 28 days. For modelling purposes, it is assumed that they participate every week
[13] ALS states that 6.0% of juniors nationally (14-15 year olds) have played at least twice in the last 28 days. For modelling purposes this has been extended to include 11-13 year olds.
[14] Occasional players equates to all players minus regular players

- The total number of court hours per week (3+ court sports halls) available in East Hertfordshire during stated peak time is 2,105[15]
- 62.30%[16] of badminton courts in East Hertfordshire meet the Badminton England quality threshold (above average/good) which equates to 1,267 court hours[17].
- There is a need for 74.19% of the 1,267 good quality peak time court hours, available each week, to service current and latent badminton demand.
- Additional court hours required per week in 2030 are 110.

Strategic overview

Consultation with BE outlined a strong demand for badminton in East Herts, however, BE expressed concern about the supply of suitable facilities for clubs and the county to access. It stated that several schools are unable to offer community use in sports halls/activity halls when examinations take place. This can take as many as 12 weeks per year out of the equation in some circumstances. It is actively trying to set up more badminton activity in East Herts, but accessing good quality facilities on a regular basis is hindering its ability to do this. It is investigating opportunities to asset own in East Herts to improve badminton provision.

The audit identified six badminton clubs in East Herts and two regional associations responsible for development of badminton in the County. All clubs were invited to be part of the audit consultation process. The following is a summary of the findings:

Ware Badminton Club has c.45 members and reports having a steady membership base over recent years, which is considered to be encouraging given that other clubs in the area have reportedly struggled. It operates out of Wodson Park Sports Centre on Wednesday evenings and every other Sunday afternoon. It has enquired about booking additional court time on Monday evenings but has been told that this cannot currently be accommodated.
It is happy with the playing conditions at Wodson Park but reported that the flooring can sometimes lack grip when not sufficiently cleaned.

Wodson Park Sports Centre has reduced its opening hours. This has affected when the Club is able to hire the facility. Previously, club nights were held on Sunday evenings at 18:00, however the Club was informed that it would have to move to 15:00 ahead of the Centre closing at 17:00. Further amendments have since been made to opening hours at Wodson Park, resulting in the site closing at 14:00. The Club reports that members do not wish to play that early and as such has been forced to look for alternative provision.

It has, however, as yet been unable to identify a suitable facility for weekend hire in East Herts. It has considered moving club nights to Monday evenings, but sports hall availability is poor on that evening. It is starting to look further afield, such as The John Warner School in Hoddesdon.

Much Hadham Junior Badminton Club also struggles to find suitable provision. It has 26 members, all between the ages of 7-18. It delivers one session per week at Much Hadham Village Hall, where there is only one court. It is heavily reliant on volunteers, whose time is limited. The Club does not have ambitions to deliver more sessions but would like to access a facility with more court space on a regular basis.

The cost of accessing alternative provision is limiting, as is the availability of school facilities. Approximately four times per year it hires a larger facility (previously Wodson Park Sports centre and Leventhorpe School) to run sessions at a larger venue. It cannot afford to do this on a regular basis without passing the cost onto participants, which it is reluctant to do.

[15] *Peak time hours are defined as; Monday – Friday 17:00-22:00, Saturday 09:30-17:00, Sunday 09:00-14:30 & 17:00-19:30*
[16] *National figure: 75.0%*
[17] *Assumes that all courts of all standards available during all peak hours.*

All Saints Badminton Club is based at Ware Drill Hall, which it has hired for over 20 years. It is a junior club with 36 members, of which approximately 50% are female. It is content with the facilities and times of current sessions at Ware Drill Hall. The Club acknowledges that the hall has limited run-off space and that the lighting is not of the highest quality compared to other venues. However, it meets the Club's needs. The facility is hired for two hours on Wednesday evenings, with additional times occasionally utilised in the past to meet increased demand.

It has also used Wodson Park Sports Centre for group coaching sessions. It would like to access this facility on a more regular basis, however acquiring a suitable time slot is difficult. Once members pass the age of 18, they are encouraged to transition into Saracens Badminton Club, which is also based at Ware Drill Hall.

Saracens Badminton Club and Hunsdon Badminton Club did not respond to consultation request. Desk research suggests that Hundson Badminton Club is an informal/social club is not involved in inter-club competitive badminton. It runs at Hunsdon Village Hall on Tuesday evenings between September and May.

The Hertfordshire Badminton Association is frustrated by the lack of sports halls located at public leisure sites in East Hertfordshire as this is having a negative impact on its and clubs' ability to find suitable provision. High level badminton is being most affected by this. It believes that given the popularity of badminton in the wider Hertfordshire area, East Herts would be suitably placed for a premier standard badminton hall.

It is keen to access Simon Balle School when the sports hall becomes available to the public for regional competitions. It is also frustrated by the lack of community use available at Richard Hale School. Finally, it would like to see Wodson Park Sports Centre refurbished to make it a regional badminton centre given the high level of badminton participation at the facility. One of the issues is that court layout is poor as they do not run parallel. This makes it, in its present configuration, unsuitable for high level badminton.

Netball

In November 2021, England Netball (EN) launched a ten-year 'Adventure Strategy' for the game along with a new organization brand identity. Its new strategy shares a purpose-led ambition for the game, to build on the momentum the sport has seen in recent years and to take it to new heights for the decade ahead.

The strategy outlines its intention to:

- Accelerate development and growth of the game at every level, from grassroots to elite;
- Elevate the visibility of the sport, and;
- Lead a movement to impact lives on and beyond the court.

At the heart of its purpose, EN commits to remaining dedicated to increasing opportunities for women and girls to play the game as a priority and to work to address the gender participation gap in the sport which has widened since the Pandemic. Underpinned by years of engaging with and delivering netball for female communities, EN pledges to understand, support and nurture women and girls more deeply at every life stage, at every age.

It is committed to opening the sport to new audiences in every community, so netball better represents the diversity of England, and continues to evolve, adapt and thrive in the future, helping to create a truly inclusive sport for all where everyone can belong and flourish. A recent partnership announcement with England Men's and Mixed Netball Association

(EMMNA) to help develop and grow male participation in the game, supports this commitment as EN pledges to promote difference and make the sport available to all.

Transforming netball for children and young people is a strategic priority to help protect the future of the sport. EN is working with schools and policy makers to extend physical literacy within, and after the school day with a focus on netball specific provision. It is committed to accelerating the expansion of its Bee Netball programme for young children, whilst supporting teens and young women to stay in the game.

The elite game is also a focus. EN's ambition is that the Vitality Roses will be the best female sports team in the world. It thus has to support the national team to win consistently on the world stage and to have an outstanding talent pathway in place to fuel sustainable successes on court and set new standards. Professionalisation of the game over the next decade is a priority – with a specific focus on growing world-leading international and domestic competitions and events and creating more careers in the sport.

The Adventure Strategy was developed on the back of feedback from the Netball Family, with over 3,000 members and stakeholders consulted as part of the strategic process to understand what they wanted netball to 'look like' in 2031, the plan is aspirational and ambitious, and sees EN pledge to continue as a trailblazer for women's sport.

Facility development

Facility development aspirations stated within EN's Strategy are to:

- Take a fresh look at the spaces required to support the sport, creating accessible places in every community to allow netball to be incorporated into how and where women and girls live their lives.
- Protect, enhance, and extend the network of homes that house the sport at a local and regional level.
- Develop an elite domestic professional competition that supports full-time athletes underpinned by a world-class infrastructure and environments.

For EN to achieve its ambitions to make the game accessible to wider audiences and in every community, it encourages local authorities to adopt policies within outdoor and indoor sports facilities strategies that:

- Facilitate informal netball activity within neighbourhood multi-use games areas. neighbourhood equipped areas for play (NEAPs).
- Incorporates the cultural and health needs of women and girls within any designs for improved or new facilities.
- Protects and enhances netball facilities within all primary and secondary school environments so they offer a positive first experience of the sport for students and the wider community during out-of-school hours.
- Supports the installation of floodlights on outdoor courts to increase all-year-round use.
- Facilitates the development of netball growth programmes, club training and competition within public leisure centres.
- Where appropriate, supports development of netball homes and performance environments to enable local women and girls to pursue a career in netball as an elite athlete, official, coach or administrator.

EN reports that the sport is growing fast nationally. Its YouGov[18] report indicated that the 2019 World Cup inspired 160,000 adult women to take up the sport. In addition, at the time when

[18] https://www.uksport.gov.uk/news/2019/10/02/netball-world-cup

the report research was undertaken, 71% of clubs reported that more people had shown an interest in playing netball than before the tournament started.

Netball is played both indoors and outdoors in East Herts. For outdoor provision please refer to the 2024 East Herts PPS. Current indoor provision in East Herts is as follows:

- Back 2 Netball sessions (run by coaches) are designed to re-introduce players to the sport. They are currently being held at Wodson Park Sports Centre. England Netball report the sessions to be popular but not close to capacity.
- Walking Netball (netball played at a walking pace) is designed so that anyone can play it regardless of age or fitness level. EN confirmed that currently, no sessions take place in East Herts but two take place on a weekly basis in the neighbouring authority of North Herts. Sufficient demand has not been identified to justify running a session in East Herts.

EN confirmed that the facilities at Wodson Park are sufficient, however the court is slightly smaller than standard and run off space around the court is limited. This is due to the layout of the line markings. It confirmed that indoor netball is sparse in East Herts due to the lack of availability of suitable indoor facilities and the cost associated with hiring facilities.

The audit identified eight clubs within East Herts, four of which are affiliated to EN. Clubs in East Herts compete in the Bishops Stortford Netball League or Hertford & District Netball League.

Table 4.11: Netball clubs in East Herts

Club name	Affiliated	Club response
Ware Social Netball	Yes	No
Wodson Park Netball Club	Yes	Yes
Hertford Hornets Junior Netball Club	Yes	No
Hornets Netball	No	No
Hertford Panthers	Yes	No
Hertford Heath Rangers Netball Club	No	No
Bishop's Stortford Netball Club	No	No
Swan Netball Club	No	No

EN confirmed that no commercial netball leagues are present in East Herts. This is due to its strong league system in the wider area and a lack of available facilities.

Club consultation

Each club was contacted on several occasions by both KKP and also by England Netball. A response was received from Wodson Park Netball Club. The following summary is, thus, based upon club consultation, desk research and information provided by England Netball:

Ware Social Netball predominantly utilises outdoor court space at Wodson Park Sports Centre. It is an informal netball group which operates on a pay and play basis. It utilises a social media page to arrange sessions, which are held on Thursday evenings at 20.00. It is estimated that c.20 members attend each week.

Wodson Park Netball Club has eight senior teams, two of which compete in the Hertfordshire County Netball League. Home matches are played at Wodson Park Sports centre on the outdoor courts. It has a further six senior women's and 15 junior teams competing in the local Hertford & District Netball League. It accesses multiple sites including Wodson Park Sports Centre, Presdales School, the Richard Hale School and several facilities outside of the District

including Broxbourne School and Stanborough School. It reports struggling to access adequate facilities in East Herts and would ideally like to access The Richard Hale School more frequently but reports that community use hours are limited at this venue.

Hertford Hornets Junior Netball Club creates significant demand for netball participation in the District. It has ten junior teams and a development squad with participants ranging from 9-18. It reports having a good level of access to facilities in the District and it predominantly uses the sports hall at Presdales School on Monday, Tuesday, Wednesday and Thursday evenings. It also uses Richard Hale School twice per week. This combination appears to be sufficient to meet its needs. All sessions take place on indoor courts with the exception of its U17s, who compete in the Hertford & District netball League on Wednesday evenings at Presdales School.

Those looking to progress into senior netball participation represent Hertford Hornets in one of its eight senior teams. These offer three main playing pathways: performance, development and social. Five teams compete in the Hertfordshire County Netball league and two compete in the East Regional League, which is a high standard and requires players to attend three training sessions per week. Outdoor matches are played at Haileybury Sports Centre on Sunday mornings and indoor sessions are hosted at Wodson Park Sports Centre.

Hertford Panthers has one team which competes in the Hertford & District Netball League on Wednesday nights at Presdales School. Hertford Heath Rangers Netball Club uses Presdales School for indoor training on Tuesday evenings but matches take place on outdoor courts.

The Herts and Essex Sports Centre is a key strategic site for netball in the Bishop's Stortford area. It is used by The Bishops Stortford & District Netball League, taking place on the outdoor courts, on Sunday mornings. Bishop's Stortford Netball Club utilise the indoor courts during the winter months on Thursday evenings, before moving to the outdoor courts during the summer.

Basketball (BBE)

BBE is the NGB for the sport in England. Its latest strategy, Transforming Basketball in Britain Together (2016 - 2028) aims to improve basketball from grassroots to GB teams, by adopting a whole sport approach and working closely with the basketball community. To achieve this, a series of key objectives have been identified:

- Develop successful GB teams.
- Build high-quality men's and women's leagues and teams.
- Support talented players, officials and coaches and coach development pathways.
- Drive increased awareness and profile of the sport.
- Increase opportunities to play the game at every level.
- Transform the leadership and culture of the sport.

To help increase the number of opportunities to play the game at every level, BBE has produced a facilities strategy which aims to create community hubs including, where appropriate, arenas that sit at the heart of communities and are homes for the leading British Basketball League (BBL), Women's British Basketball League (WBBL) and community clubs. The stated intent is that as part of its facilities strategy implementation, BBE will regularly monitor provision in schools, colleges, universities, clubs and at local authority sites and identify any gaps, looking to improve connections between these organisations to increase the availability and affordability of facilities of the right quality.

BBE does not have any affiliated clubs in East Herts. Three were identified via the audit and approached for consultation; the one response came from Stortford Strollers Basketball Club.

Table 4.12: Basketball club responses

Club name	Club response
Stortford Strollers Basketball Club	Yes
Ware Rebels Basketball Club	No
Stortford Vikings Basketball Club	No

Club consultation

The summary of basketball clubs in East Herts is provided based on information provided by Basketball England, club consultation and desk research carried out for the audit.

Stortford Strollers Basketball Club is a social basketball club for over 50's catering for both males and females who wish to play a low impact version of the sport. It has been providing walking basketball sessions on Sunday mornings at Birchwood High School since 2016. It reports having a steady participant base which is slowly growing through word of mouth and has no requirements for additional facilities now or in the near future.

Ware Rebels Basketball Club and Stortford Vikings Basketball Club did not respond to consultation requests. Ware Rebels hires three facilities for training purposes: Haileybury Sports Complex, Wodson Park Sports Centre and a 1-court gymnasium facility at Simon Balle School. Matches take place at Wodson Park. Stortford Vikings is actively recruiting younger participants to its sessions which take place at Birchwood High School on Thursday evenings.

Indoor cricket

The Hertfordshire Cricket Board is the overarching NGB for cricket in East Herts. Working closely with the England and Wales Cricket Board (ECB), it is responsible for the management and development of every form of recreational cricket for men, women and children in the County. The Hertfordshire Cricket Board was approached for consultation; however, no response was received. Indoor cricket is most often played between two teams of six or eight players. It can take place in any suitably sized multi-purpose sports hall, offering amateur and professional cricketers an option to play the game during winter months.

There is one dedicated indoor cricket facility in East Herts, called the Hertfordshire and Essex Indoor Cricket Centre. It hosts the Hertfordshire Indoor Cricket League in which 27 clubs from across Hertfordshire compete, including several from East Hertfordshire. It runs under 13s, under 15s and senior competitions. The audit did not identify any women's or girls or disability indoor cricket leagues. The Hertfordshire League did previously have a veteran's competition, however this ended due to reportedly limited demand. It is keen to restart this should demand increase.

The Hertfordshire and Essex Indoor Cricket Centre is also available for indoor cricket net hire. It consists of a 5-lane dedicated facility with the option to use a bowling machine. It is popular with local clubs which use it for indoor training during the winter months. It provides a high-class training environment which is reportedly superior to using non-dedicated indoor cricket facilities, such as those found at educational sites. Where clubs use 4-court sized sports halls for winter training, there is insufficient space for pace bowlers to complete a full length run up. In addition, the quality of floor surfaces at education sites is often problematic. As such, many clubs travel further afield to access good quality facilities. Indoor cricket was found to take place at the following education sites:

- The Chauncy School (No recent club usage).
- Bishop's Stortford College (Used by the Marylebone Cricket Club).
- Freman College (Used by Buntingford CC).
- Leventhorpe School (used by Sawbridgeworth CC).

- Heath Mount School (No recent club usage).

Indoor cricket nets are due to be installed at Avanti Grange High School, however this is delayed due to an issue with the contractors being unable to complete the work and two lanes are due to be installed at Simon Balle School. A further four indoor cricket lanes are going to be available at Bishop's Stortford High School.

Further information regarding East Herts' cricket clubs winter net usage is included in the Outdoor Sport and Playing Pitch Strategy (2025).

Volleyball

Stortford Stags was the only volleyball club identified during the audit. England Volleyball was contacted with regard to this assessment but did not respond. Consultation with Stortford Stags identified that facilities in East Herts are unable to cater for the level of play at which it currently competes.

It competes in the men's and mixed divisions of the Herts Volleyball Association. Home matches are played at Birchwood High School for two hours on Tuesday evenings from September through to May. This venue is reportedly sufficient for high level volleyball; however, the lack of sprung floor increases the likelihood of player injury. The quality of equipment is also problematic e.g., the posts and the lack of padding. Historically, the Club reports difficulty accessing facilities in East Herts due to a number of sports halls being technically unable to cater for volleyball clubs.

It has identified The Herts and Essex Sports Centre as a good facility for volleyball, however, the lack of spare capacity at the venue makes it difficult to book regular sessions. Avanti Grange Secondary School can accommodate volleyball, however, the equipment purchased is not of an appropriate standard for club use. Leventhorpe School has floor sockets for volleyball posts, but these have been incorrectly positioned forcing users to put weights down to keep them in place. This is unsafe and is the reason that the Club does not use the facility. The same issue was identified at Hockerill Anglo-European College. Overall, the Club expressed concerns that the facility needs of volleyball are not being sufficiently considered when sports hall developments are planned.

Notwithstanding the above, the Club reports a steady growth in membership year on year. It currently has c.22 members, with each session close to capacity. It would like to offer additional sessions but cannot find a suitable venue.

Futsal

Futsal is administered by the Football Association. Its strategy "Fast Forward with Futsal" is The FA's Futsal Strategy 2018 – 2024. The FA vision to Make Futsal the FA's - and the nation's indoor game of choice for young players with an accompanying mission to ensure that every young player experiences Futsal as part of his/her development. Targets set by the FA to achieve by 2024 are:

- Participation: 150,000 Futsal players participating regularly across genders & of all ages.
- Workforce:15,000 FA qualified Futsal coaches at FA Level 2 and UEFA 'B' (currently 900).
- Facilities: A defined network of Futsal facilities, covering every County FA
- International: An England men's Futsal team in the top 20 of the FIFA world rankings (currently 54th) and an England women's Futsal team.

Three indoor facilities currently host futsal activity. Fustal Club UK Bishop's Stortford is based at Birchwood High School. It uses both the sports hall and the 3G pitch on Saturdays for

matches. It is actively recruiting younger members to grow the age groups between under 11s and under 13s. It has teams ranging from under 9s to under 18s. Teams compete in the Essex Futsal League

Wodson Park Sports Centre and The Chauncy School both confirm that futsal activity takes place in their sports halls. Bows Soccer Academy previously utilised the sports hall at The Chauncy School, however the School was unable to confirm whether it is the current user. Desk research suggests sessions currently take place on Tuesday evenings. It has previously delivered sessions in the sports hall at Wodson Park Sports Centre. No evidence suggests that this is still ongoing and it does utilise space on the 3G pitch.

4.4: Future demand and the Sport England Sports Facilities Calculator (SFC)

The SFC helps quantify additional demand for community sports facilities generated by new growth populations, development and regeneration areas. It is used to estimate facility needs for whole area populations but should not be applied for strategic gap analysis as it has no spatial dimension and does not take account of:

- Facility location compared to demand.
- Capacity and availability of facilities – opening hours.
- Cross boundary movement of demand.
- Travel networks and topography.
- Attractiveness of facilities.

At the Council's request, 2022 ONS data has been used to inform SFC calculations as this is the dataset used to inform the production of the FPM. In addition, to quantify known housing growth between the period of the new local plan dates, the annual Standard Method figure (currently 1,223 per annum) is applied to this period to quantify the level of population increase in this period. Applying the Standard Method figure of 1,223 dwellings per annum to 2043 creates a population increase of 51,953 based on an average of 2.36 people per household.

Table 4.13: Sport England: Sports Facilities Calculator

	Population 2022: (ONS)	Population estimate: 2043
ONS population projections	155,808	207,761
Population increase	-	51,953
Facilities to meet additional demand	-	12.68 courts (3.17 4-court halls)
Estimated cost*	-	£10,476.569

(Build costs as of July 2024

This is likely to be negated by the increased sports hall provision at the Simon Balle School, Gilston Leisure Centre and new schools developed as part of the Gilston, Birchall and Ware developments. Over this period, investment should also be directed at improving the quality of existing sports hall provision to encourage clubs and groups to utilise sports halls with spare capacity. The SFC does not take account of daytime (off peak) sports hall availability, which is generally poor in East Herts given the lack of sports halls located at public leisure sites.

To ensure that future provision levels remain aligned with the scale of planned growth, the SFC should be applied as new housing sites are allocated through the emerging Local Plan. While the current growth figures reflect only the commitments within the adopted District Plan, the forthcoming Local Plan will identify additional housing sites to meet the full standard method requirement.

4.5: Summary of key facts and issues

Facility type	Sports halls	-
Elements	**Assessment findings**	**Specific facility needs**
Quantity	East Herts has 45 sports halls containing 107 badminton courts. 19 sports halls have 3+ courts (84 badminton courts).	Sports halls are generally well located in line with the areas of higher population density. Bishop's Stortford has a good supply. Residents in the west of Ware and Hertford have poorer access. Buntingford and Sawbridgeworth are both served by one sports hall of 3-courts or larger, both of which have community use and spare capacity. Simon Balle School is developing a new 4-court sports hall which is due to provide community use in late 2025. Five new community accessible sports halls are to be developed as part of developments at Gilston, north and east of Ware and Birchall Garden Suburb. This will accommodate demand from planned housing growth.
Quality	Four 3+ court sports halls are rated good quality, seven are above average, six are below average. Two could not be assessed.	Generally, sports hall quality is satisfactory. Investment is needed in the below average quality sports halls such as Leventhorpe Leisure Centre to increase demand. All main population areas are served by at least one good quality sports hall.
Accessibility	58.9% of the East Herts population lives within 1 mile of a community accessible sports hall. All residents live within a 20-minute drive of a sports hall with community use.	The size and rural nature of East Herts lowers the number of residents living within 1-mile of a community use 3+ court sports hall. Section 12 details how the use of smaller halls and community centres help to address this.
Availability (Management and usage)	Fifteen 3+ court halls provide some form of community availability. Six are currently operating at the Sport England threshold of 'comfortably full'. Eight are operating below 70% used capacity and could accommodate increased demand. Daytime availability of sports hall space is limited. Only two sites offer this. No public leisure sites feature a sports hall.	Several schools offer only very limited community use hours and are at capacity. The Council should work with schools looking to increase community hours, particularly where such venues are of high quality and are in high demand – such as The Richard Hale School. Access to facilities at public schools (e.g., Haileybury Sports Complex, Bishops Stortford College and Heath Mount School) is often limited by their need to be made available in the evenings and at weekends for pupils living on site. This increases pressure on other school sites to accommodate peak time demand. Fee paying schools should be encouraged to assess current programming to determine whether it is possible to generate any additional community use hours. The absence of Council-owned sports hall facilities leaves East Herts residents susceptible to programming variations, closures or changes to community use policy at school sites. Several clubs report not having access to school facilities during exam periods. The Council and partners should seek ways to encourage schools to ensure that facilities open all year round where possible.

Strategic summary

- Technically, East Herts has a good supply of good and above average quality sports halls, particularly in the Bishop's Stortford area. They are generally located in more densely populated parts of East Herts, however Freman College (in the north) and Heath Mount School (in the west) are well placed to serve less densely populated areas.
- Levels of car ownership levels are high and all residents live within a 20-minute drive of a publicly accessible sports hall.
- School sports halls accommodate a significant proportion of peak time demand; however, community use hours could be extended, particularly at public school sites.
- The Council should actively consider whether Everyone Active's commercially driven decision to remove sports hall provision from public leisure sites aligns with the Council's overall vision for physical activity and health and wellbeing. In addition to the pressure on peak time use, only two offer daytime sports hall availability - both of which are located in the south of the Authority. Bishop Stortford residents have poor access to sports halls available during weekday daytimes. Sites offering daytime availability should be protected to ensure that daytime accessibility does not worsen.
- Everyone Active's actions are affecting traditional sports hall sports such as badminton and netball and the situation has been made worse by the decision to reduce the number of weekend opening hours at Wodson Park. Residents (and the Council) are now also heavily reliant upon school sites accommodating weekend demand. It should be borne in mind that, in addition to delimiting weekday evening access for a substantial number of peak demand weeks every year, the use of sports hall space for examinations also often adversely affects weekend access over the same periods. The needs of netball and badminton should be prioritised if/when new provision becomes available.
- The audit identified a lack of facilities with the capacity and specification to accommodate high level badminton. BE expressed a specific interest in developing dedicated badminton provision in the area given the high levels of demand. The Council should work with and support BE with this. This could potentially tie in with the development of increased sports hall provision as part of the development of the Gilston area.
- The same issues applies to volleyball, albeit that the volume of overall demand for this sport is lower.

SECTION 5: SWIMMING POOLS

A swimming pool is defined as an "enclosed area of water, specifically maintained for all forms of water-based sport and recreation". It includes indoor and outdoor pools, freeform leisure pools and specific diving tanks used for general swimming, teaching, training and diving. Many small pools are used solely for recreational swimming and will not necessarily need to strictly follow the NGB recommendations. It is, however, generally recommended that standard dimensions are used to allow appropriate levels of competition and training and to help meet safety standards. Relatively few pools need to be designed to full competition standards or include spectator facilities.

Training for competition, low-level synchronised swimming, and water polo can all take place in a 25m pool. With modest spectator seating, pools can also accommodate competitive events in these activities. Diving from boards, advanced synchronised swimming and more advanced sub-aqua training require deeper water. These can all be accommodated in one pool tank, which ideally should be in addition to the main pool.

The NGB responsible for administering diving, swimming, synchronised swimming and water polo in England is Swim England.

Swim England's report 'A Decade of Decline: The Future of Swimming Pools in England' provides a national analysis of the current swimming pool stock across England. It notes that the average age of a pool built from 1960 onwards is 43 years. On this basis it suggests that many of these pools are now coming to the end of their lifespan.

Many pool operators were placed in a serious financial situation during the pandemic, when many local authorities provided emergency financial support through direct grants, deferred payments or loans to subsidise pool operators who had suffered loss of income due to pool closures.

UK Government's £100 million National Leisure Recovery Fund also provided assistance to enable pools to re-open once restrictions had been lifted. Despite this, Swim England reports that 206 pools (including 68 public pools) closed, either permanently or temporarily over the period of the Pandemic.

In preparing for the future, Swim England recommend that local authorities conduct analysis of their pool stock to understand if they have the right pools in the right places to meet the needs of the local community. In the light of leisure facilities accounting for over 40% cent of some councils' direct carbon emissions it advocates capital investment into renewal of pool stock in order to support efforts to reach net zero targets, alongside combating the predicted overall future deficit of water space nationally.

In 2025 the Council commissioned Sport England to produce an FPM analysis to better understand the future demand for swimming pool provision based on changes to facilities and population growth. Where relevant, data from the FPM has been included in this section.

The FPM analysis provides a theoretical approach to supply and demand levels based on locality to provision and the quality of provision (based on the age/recent refurbishment of the facility). This is used to support KKP findings, which produces findings based on site assessment, consultation with providers/operators and clubs.

5.1: Supply

This assessment is mostly concerned with larger pools available for community use (no restrictions to accessing the pool as a result of membership criteria). As such, those less than

160m^2 (e.g., 20m x 4 lanes) water space and/or located at private member clubs are deemed to offer limited value in relation to community use and delivery of outcomes related to health and deprivation. It is recognised that smaller pools can accommodate learning/ teaching sessions, but they are, for modelling/needs assessment purposes, deemed unable to offer a full swim programme and, thus, eliminated from the supply evaluation, when considering accessibility and availability later in this section.

Quantity

The audit identifies 27 swimming pools at 21 sites. This includes all pools irrespective of size and access. Overall supply, therefore, comprises five learner/teaching pools, eight lidos, and 14 main pools. Learner/teaching pools assist with programming (and income generation) at the public leisure centre sites in particular.

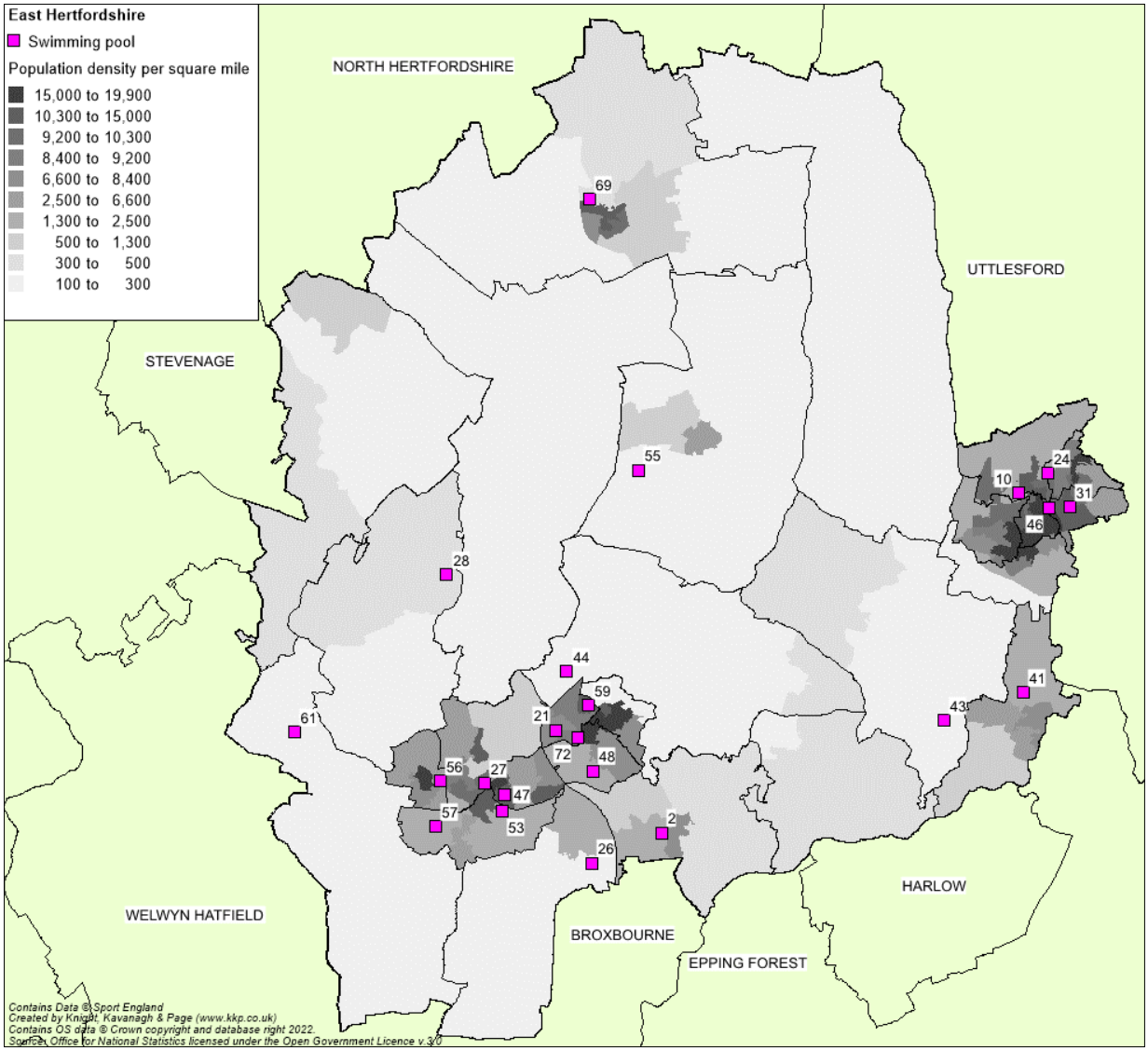
Swimming facilities are well located and distributed across East Herts. The largest settlements such as Hertford and Bishop's Stortford are all served by a mix of public leisure centre, commercially operated and school pools. The closure of Ward Freman Pool and Fanshawe Pool and Gym left no pool provision in Buntingford or Ware. The closure of Leventhorpe Pool and Gym means there is no public leisure swimming in Sawbridgeworth.

Table 5.1: All swimming pools in East Herts

ID	Site name	Facility type	Lanes/ length	Area (m^2)
2	Amwell View School	Learner/teaching/training	0 / 10	50
10	Bishop's Stortford College	Main/general	6 / 25	350
10	Bishop's Stortford College	Learner/teaching/training	0 / 14	98
21	Fanshawe Pool & Gym*	Main/general	4 / 25	250
24	Grange Paddocks Leisure Centre	Main/general	8 / 25	500
24	Grange Paddocks Leisure Centre	Learner/teaching/training	0 / 20	160
26	Haileybury Sports Complex	Main/general	6 / 25	325
27	Hartham Leisure Centre	Main/general	6 / 25	325
27	Hartham Leisure Centre	Learner/teaching/training	0 / 12	72
27	Hartham Leisure Centre	Learner/teaching/training	0 / 13	104
28	Heath Mount School	Lido	0 / 20	140
31	The Herts and Essex Sports Centre *	Main/general	4 / 25	200
41	Leventhorpe Pool & Gym*	Main/general	5 / 25	250
43	Manor Of Groves Hotel & Health Club	Main/general	2 / 20	200
44	Marriott Leisure & Country Club (Hanbury Manor)	Main/general	1 / 17	136
46	Nuffield Health (Bishop's Stortford)	Main/general	2 / 20	160
47	Nuffield Health (Hertford)	Main/general	2 / 20	160
48	Presdales School*	Lido	0 / 22	176
53	Simon Balle School	Main/general	4 / 25	200
55	St Edmunds College & Prep School	Main/general	3 / 20	200
56	St Joseph's Catholic Primary School	Lido	4 / 17	102
57	St Joseph's in The Park	Lido	0 / 15	113
59	St Marys Junior School	Lido	0 / 14	105
61	Tewin Cowper Primary School	Lido	0 / 14	98
69	Ward Freman Pool*	Main/general	5 / 25	250
72	Ware Priory Lido	Lido	2 / 30	300
72	Ware Priory Lido	Lido	0 / 10	50

*Facility is currently closed.

Figure 5.1: All swimming pools in East Herts



The Herts and Essex Sports Centre pool is no longer in use. The School reports that the cost of the upkeep of the facility is too high. It is considering plans to turn this facility into a theatre. Consultation with Presdales School identified that it had received an enquiry from a commercial swim lesson provider looking to take over the management and maintenance of the facility. The facility is an unlit, uncovered lido in need of significant refurbishment.

Ward Freman Pool has been closed since December 2023. It reportedly became unsafe for use due to cracks in the tiles caused by the expansion joints and a plant room that is no longer fit for purpose. The facility was previously used by Freman College during weekdays and managed by Everyone Active at evenings and weekends. A significant sum of money is required to bring it back into use. An action group has been set up by The Ward Freman Community Pool Group Charity. It has secured funding from Sport England, East Herts District Council and Buntingford Town Council to start to start essential repairs to install new pool tiles, improve ladder access, install a chair hoist and add a new air handling system. – The Community Group hope to reopen the pool in late 2026.

Two public leisure pools (Leventhorpe Pool and Gym and Fanshawe Pool and Gym) closed in December 2024. The operation of both was being supported by funding from the Department of Education as they were previously accessed and part funded by Leventhorpe School and The Chauncy School respectively.

The Council was informed the funding was not available from and both schools have insufficient financial capacity to continue to meet the running costs of keeping the pools open. The Council is unable to cover the funding gap caused by the withdrawal of external funding. Consultation with the Council and Everyone Active suggests that both pools were operating at close to a break-even basis prior to the withdrawal of DofE funding.

Both will necessitate significant investment to keep them available to the public. Everyone Active indicated that this could cost as much as £250,000 at Leventhorpe Pool and £150,00 at Fanshawe to make the necessary improvements to the pool area and plant room[19].

At the time of the audit the five pools discussed above were excluded from further analysis due to the insufficient information available about possible reopening dates.

Lidos, including those larger than 160m², have been omitted from this analysis since the audit identified them as seasonal facilities. While they provide valuable opportunities for both casual and club swimming during the summer months, their limited operational period restricts access to just three or four months each year.

Once facilities already closed, those which are due to close, lidos and pools smaller than 160m^2 have been removed from the analysis, ten swimming pools located across nine sites remain.

The closure of Fanshawe, Ward Freman and Leventhorpe Pools for public leisure swimming sites leaves only Grange Paddocks Leisure Centre and Hartham Leisure Centre providing a public leisure offer. Both serve the larger population areas of Bishop's Stortford, Ware, Sawbridgeworth and Hertford.

The largest of the two is Grange Paddocks Leisure Centre, situated in Bishop's Stortford to the east of the District. It is located in close proximity to Uttlesford District and is likely to be attracting use from residents of the neighbouring authority. It is a key strategic site, with a learner/teaching pool and an 8-lane 25m main/general pool. It provides a total supply of water amounting to 660m^2. Hartham Leisure Centre has three pools, totalling 504m^2.

Fanshawe Pool and Gym previously provided 55 hours of community use per week, which included public swim sessions, swimming lessons and club swimming. Leventhorpe Pool and Gym provided 37 hours per week with a similar programme of use, however, no swimming clubs utilise its pool. Both pools are only available for one hour during weekday daytimes due to school usage.

Quality

Of the ten pools included in the assessment, three are good quality, four are above average, two are below average and one could not be assessed due to a lack of response to visit/consultation request. KKP's non-technical visual assessments also encompass review of changing provision as this also plays a significant role in influencing and attracting users. In general, changing facilities are of similar standard to pool quality.

[19] In March 2026 Fanshawe Pool (Chauncy School Pool) reopened for use by Ware Swim Club, please the Indoor Sport Strategy Report for more detail.

Settlements in the east of the District such as Bishop's Stortford and Sawbridgeworth have access to good swimming pool facilities. Of the five pools in the Ware and Hertford region of East Herts, three are above average quality and two are below average.

Good quality swimming facilities are located to the east of the District in the Bishop's Stortford area. Residents to the rural north of East Herts, such as those living in the Buntingford area, have further to travel to access public swimming pool provision. Residents in this area would have accessed Ward Freman Pool prior to its closure. Quality assessments are set out below.

Figure 5.2: Swimming pools larger than 20m+ in length with quality ratings.

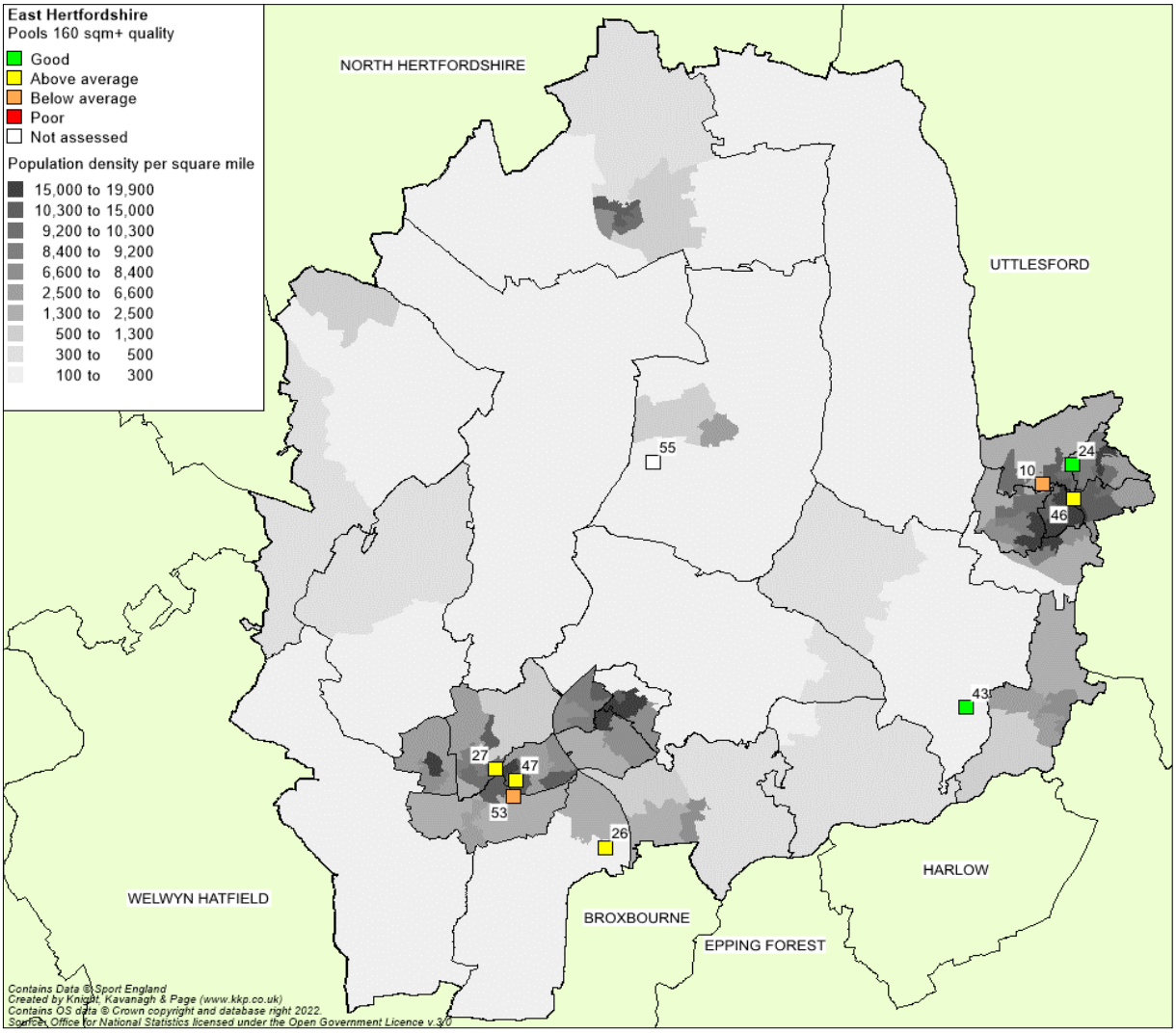


Table 5.2: Quality of 160m^2+ swimming pools in East Herts

ID	Site name	Facility type	Lanes/ length	Pool condition	Changing condition
10	Bishop's Stortford College	Main/general	6 / 25	Below average	Above average
24	Grange Paddocks LC	Main/general	8 / 25	Good	Good
24	Grange Paddocks LC	Learner/teaching	0 / 20	Good	Good
26	Haileybury Sports Complex	Learner/teaching/ training	6 / 25	Above average	Above average
27	Hartham Leisure Centre	Main/general	6 / 25	Above average	Above average
43	Manor Of Groves Hotel & Health Club	Main/general	2 / 20	Good	Good

ID	Site name	Facility type	Lanes/ length	Pool condition	Changing condition
46	Nuffield Health (Bishop's Stortford)	Main/general	2 / 20	Above average	Above average
47	Nuffield Health (Hertford)	Main/general	2 / 20	Above average	Above average
53	Simon Balle School	Main/general	4 / 25	Below average	Below average
55	St Edmunds College & Prep School	Main/general	3 / 20	Not assessed	Not assessed

Overall, the current supply of swimming pools in East Herts is well maintained and receives regular refurbishment. The good quality pools are located at a mix of commercially operated facilities and public leisure centres. Grange Paddocks Leisure Centre is the newest providing a good quality swimming offer. It opened in 2021 and features a competition pool with timing equipment and a moveable floor. It is well lit with film fitted over the windows to reduce glare. Under water cameras are in place to support lifeguards. Both pools have pool hoists.

The above average pool at Hartham Leisure Centre (Hertford) was refurbished in 2023, when its pool linings were upgraded. It was previously a 33-metre lido over which a roof was installed in the 1990s. A bridge has also been installed to create a 25m pool and an additional teaching area which is primarily used during learn to swim sessions. Diving blocks were purchased (in partnership with Hertford Swimming Club) so the facility is capable of hosting galas. LED lights and new pool covers were installed in 2021.

Only minor work has been carried out to the plant room and the venue is inefficient when compared to modern leisure centre buildings, with gas boilers in use for both the main and learner pools. A separate gas boiler is used to heat the changing rooms in which new lockers were installed in 2021. Teaching pool depth (because it was part of the main pool prior to the boom being fitted) limits the number of younger swimmers that can be accommodated on the learn-to-swim programme. EA plans to install a platform in this pool to reduce the depth and enable it to accommodate more younger swimmers.

The facility was previously a lido before a roof was installed in the 1990's. The roof only has approximately four years left on its life expectancy, which will need replacing to ensure the pool remains fit for purpose.

Haileybury Sports Complex (at Haileybury College) opened in 1997. It is still an attractive pool due to the refurbishment carried out to upgrade pool tiles, its hoist and pool cover. Changing facilities are of a similar standard due to regular refurbishment and routine maintenance. Both Nuffield Health sites are also of above average quality.

The 6-lane pool at Bishop's Stortford College opened in 2002 and was refurbished in 2023. This involved the School investing £250,000 in upgrading the poolside tiles, pumps and its filtration system, as well as installing a new pool cover and replacing the boiler. However, poolside décor remains dated. An additional £60,000 was spent on improving the changing facilities, which are now of above average quality.

The two oldest pools in the District are both at school sites (Simon Balle School and St Edmund College and Prep School). Both have been refurbished. The pool at Simon Balle School is located in an ageing part of the School. It did not report any current issues with its plant room. The boiler was repaired and several pumps replaced in 2024. The facility and décor are generally dated and in need of modernisation.

Table 5.3: Age of swimming pools (20m+) and refurbishment dates (where applicable)

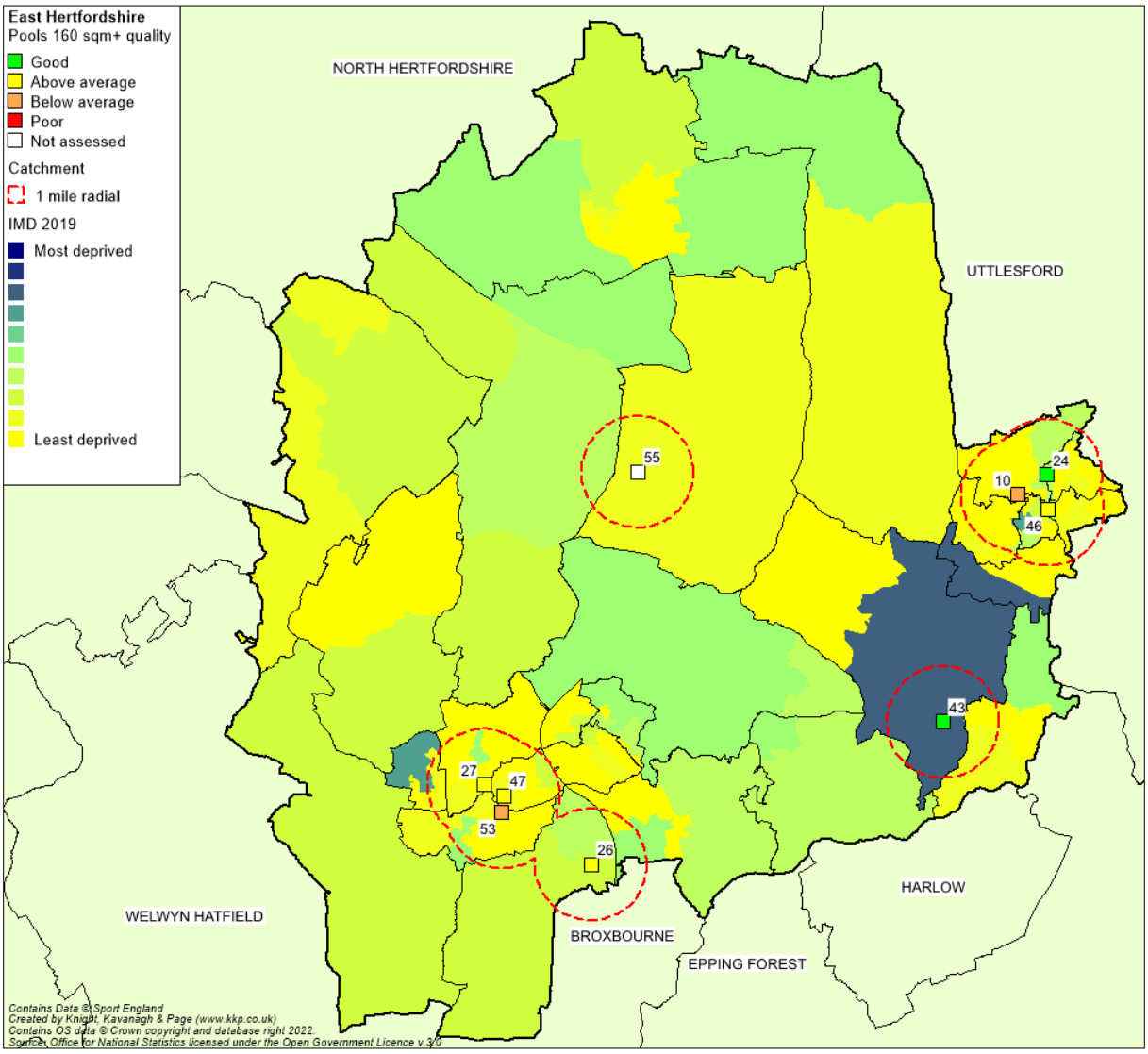
Site name	Year built/ opened	Year last refurbished	Age (years) since built/refurbished
Bishop's Stortford College	2002	-	22
Grange Paddocks Leisure Centre	2021	-	3
Haileybury Sports Complex	1997	2010	14
Hartham Leisure Centre	1990	2022	2
Manor Of Groves Hotel & Health Club	2003	-	21
Marriott Leisure & Country Club (Hanbury Manor)	1991	2004	20
Nuffield Health (Bishop's Stortford)	2001	2007	17
Nuffield Health (Hertford)	2003	2012	12
Simon Balle School	1955	2018	6
St Edmunds College & Prep School	1901	2000	24

Accessibility

Swimming pool accessibility is influenced by physical traits such as the built environment. Walk and drive-time catchments are applied to determine accessibility. The normal acceptable standard is 20-minutes' walk time (1-mile radial catchment) for an urban area and a 20-minutes' drive time for a rural area. This enables analysis of the adequacy of coverage and helps identify areas currently not serviced by existing provision. Figure 5.3 below and Table 5.4 overleaf illustrate the walk-time based accessibility of all swimming pools in East Herts.

40.8% of the population lives within one mile of a swimming pool (160m^2 or larger) that offers some level of community use. When considering fully 'pay and play' accessible pools, this falls to 24.4%. Of the 1,232 people living in areas of higher deprivation in East Herts (i.e., the 30% most deprived areas nationally), 346 live within one mile of a swimming pool. Nearly all (98.7%) of the population lives within a 20-minute drive of a swimming pool larger than 160m^2.

Figure 5.3: Accessibility of swimming pools in East Herts



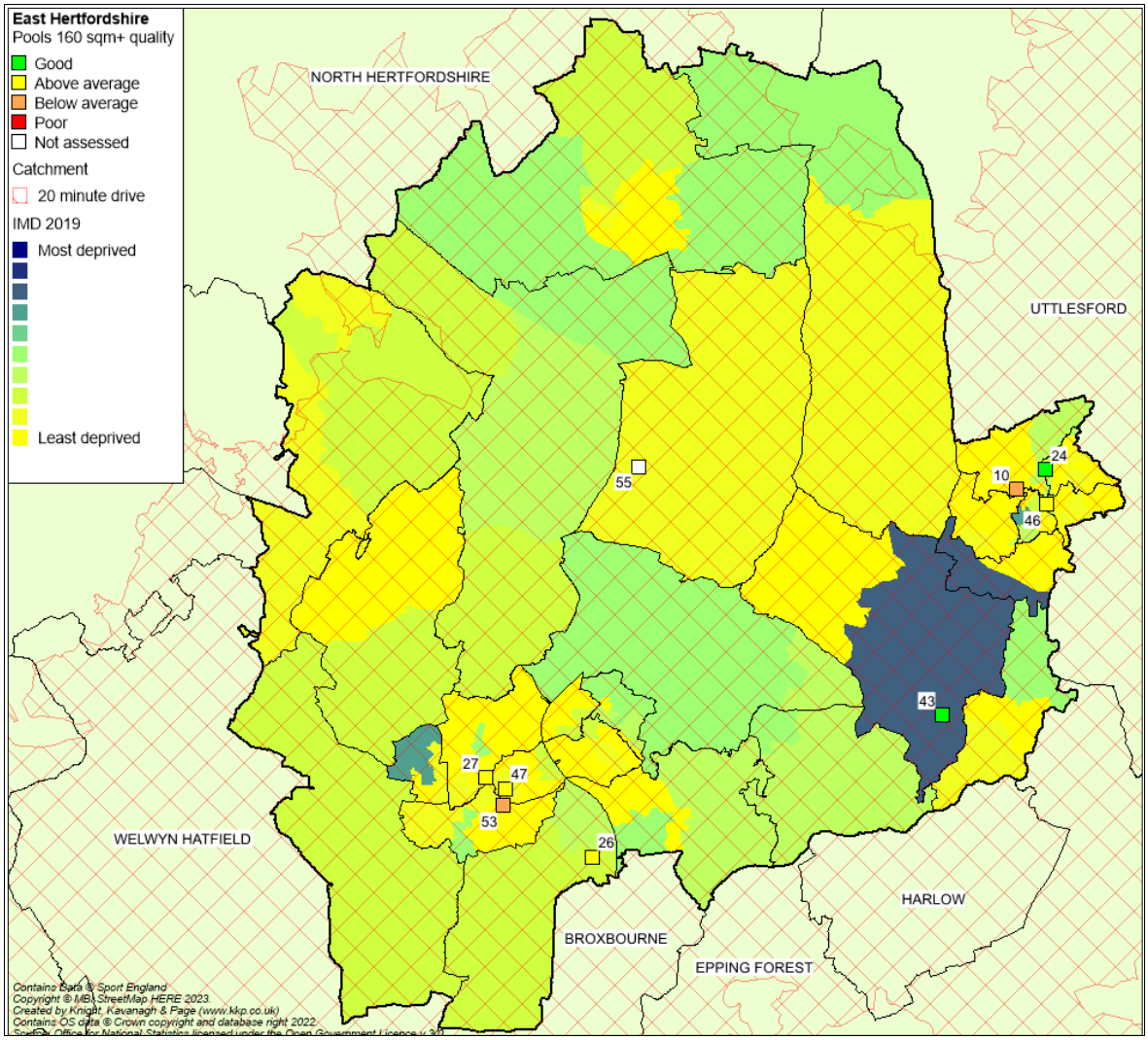
The percentage of East Herts residents living within 1-mile of a swimming pool is relatively low. The rural nature of the District and the closure of three public leisure pools since December 2023 are significant factors contributing to this figure. Following the closure of Ward Freman Pool in the north of the East Herts, residents in the Buntingford, Puckeridge and Standon area have limited access to pool provision.

Table 5.4: Accessibility of swimming pools in East Herts

IMD 10% bands	Persons	Population %	Persons inside catchment	Population inside (%)	Persons outside catchment	Population outside (%)
0 - 10	0	0.0%	0	0.0%	0	0.0%
10.1 - 20	0	0.0%	0	0.0%	0	0.0%
20.1 - 30	1,323	0.9%	346	0.2%	977	0.7%
30.1 - 40	4,332	3.0%	1,693	1.2%	2,639	1.8%
40.1 - 50	0	0.0%	0	0.0%	0	0.0%
50.1 - 60	14,154	9.8%	3,006	2.1%	11,148	7.7%
60.1 - 70	13,234	9.2%	4,895	3.4%	8,339	5.8%
70.1 - 80	17,097	11.8%	4,038	2.8%	13,059	9.0%
80.1 - 90	33,411	23.1%	15,365	10.6%	18,046	12.5%

90.1 - 100	60,937	42.2%	29,571	20.5%	31,366	21.7%
Total	**144,488**	**100.0%**	**58,914**	**40.8%**	**85,574**	**59.2%**

Figure 5.4: Swimming pools within 20 minutes' drive time



Availability of swimming pools

Swimming pool availability differs dependent upon ownership and/or management. All facilities audited offer some form of public access. The access policy for each site is detailed below.

Table 5.4: Access policy of swimming pools

Site name	Access policy
Bishop's Stortford College	Sports club / CA
Grange Paddocks Leisure Centre	Pay and play
Haileybury Sports Complex	Sports club / CA
Hartham Leisure Centre	Pay and play
Manor Of Groves Hotel & Health Club	Registered membership
Nuffield Health (Bishop's Stortford)	Registered membership
Nuffield Health (Hertford)	Registered membership

Site name	Access policy
Simon Balle School	Sports club / CA
St Edmunds College & Prep School	Sports club / CA

(NB: Sports club/CA= Sports club / community association use)

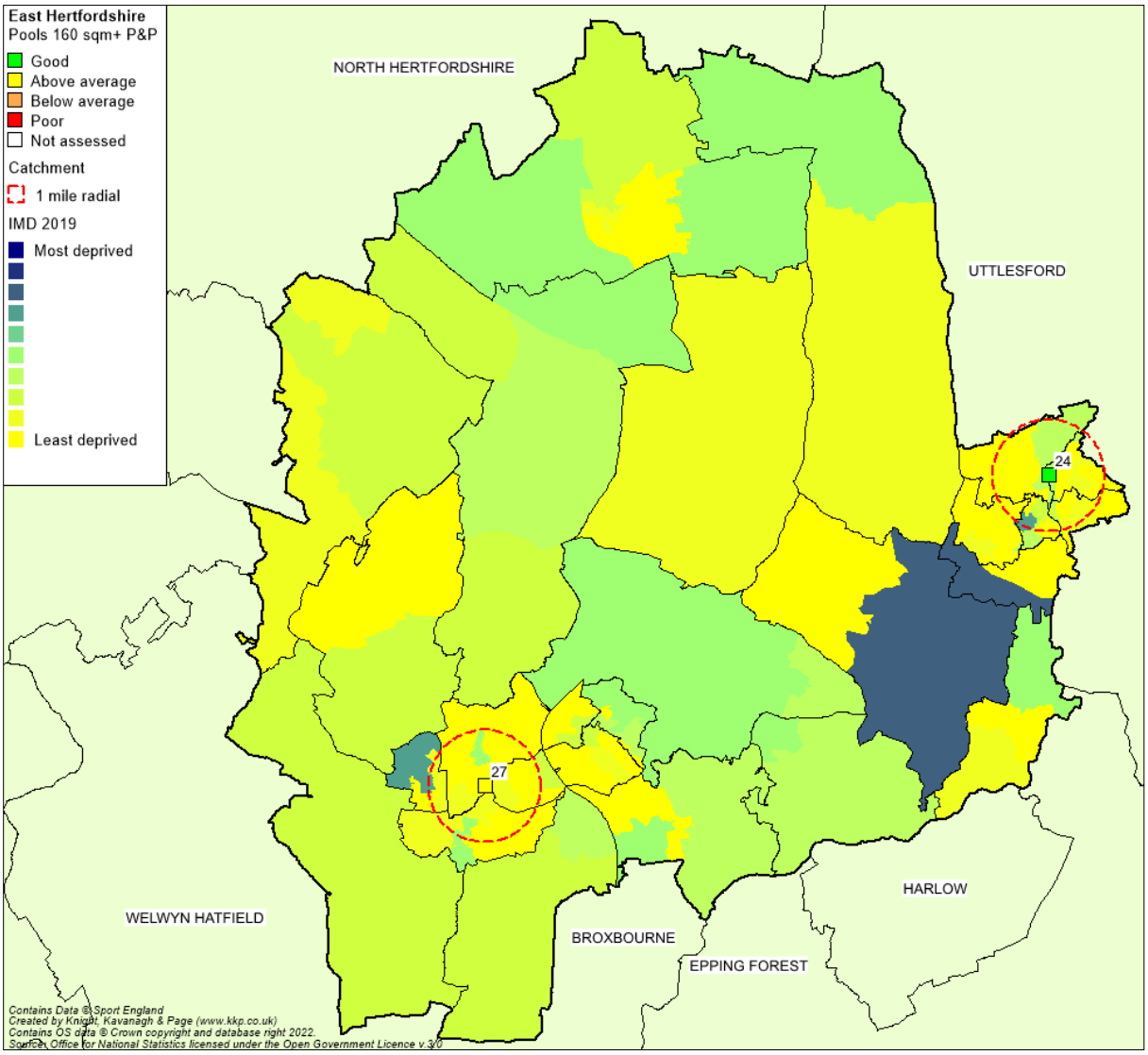
Two pools can be accessed on a pay and play basis, both are public leisure centres operated by Everyone Active. These also have membership options which are more cost-effective (for regular users) than the pay and play offer. Commercial health and fitness operators which provide pools offer access via registered membership only. This is the case for four pools in East Hertfordshire, the two Nuffield Health facilities and two hotels.

While acknowledging that commercially managed facilities can cater for specific market segments, they are not always available to all sections of the community and may not necessarily be affordable to all households. The four schools-based pools offer community use in the form of swim schools or swimming club use but do not offer individual pay and play access.

Table 5.5: Accessibility of pay and play pools in East Hertfordshire

IMD 10% bands	Persons	Population %	Persons inside catchment	Population inside (%)	Persons outside catchment	Population outside (%)
0 - 10	0	0.0%	0	0.0%	0	0.0%
10.1 - 20	0	0.0%	0	0.0%	0	0.0%
20.1 - 30	1,323	0.9%	0	0.0%	1,323	0.9%
30.1 - 40	4,332	3.0%	1,309	0.9%	3,023	2.1%
40.1 - 50	0	0.0%	0	0.0%	0	0.0%
50.1 - 60	14,154	9.8%	1,889	1.3%	12,265	8.5%
60.1 - 70	13,234	9.2%	1,616	1.1%	11,618	8.0%
70.1 - 80	17,097	11.8%	2,470	1.7%	14,627	10.1%
80.1 - 90	33,411	23.1%	11,994	8.3%	21,417	14.8%
90.1 - 100	60,937	42.2%	16,007	11.1%	44,930	31.1%
Total	**144,488**	**100.0%**	**35,285**	**24.4%**	**109,203**	**75.6%**

Figure 5.5: Pay and play pools quality on IMD 1-mile catchment



Facilities in neighbouring authorities

Accessibility is influenced by facilities located outside an authority. Eight pools (160m^2+) across seven sites are located within two miles of the East Hertfordshire boundary.

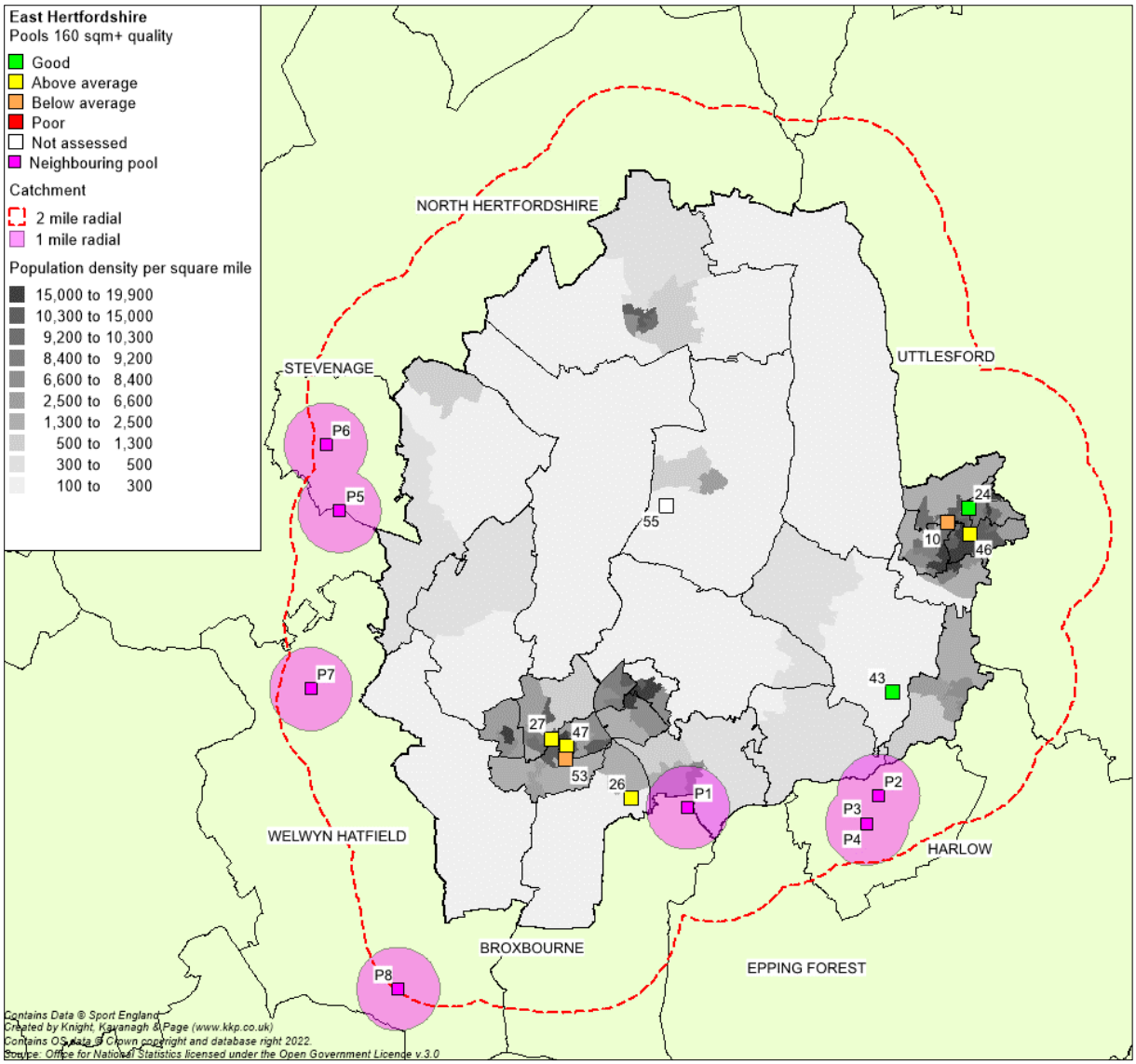
Table 5.6: Neighbouring community available pools within 2-mile radial of East Hertfordshire

ID	Site	Type	Area m^2	Access	District
P1	John Warner Sports Centre	Main/general	325	Pay and play	Broxbourne
P2	Burnt Mill Academy	Main/general	162	Sports club / CA	Harlow
P3	Harlow Leisure Zone	Learner/teaching	160	Pay and play	Harlow
P4	Harlow Leisure Zone	Main/general	400	Pay and play	Harlow
P5	Odyssey Health Club (Knebworth)	Main/general	300	Reg. membership	North Herts
P6	Stevenage Swimming Centre	Main/general	396	Pay and play	Stevenage
P7	Monks Walk School	Main/general	160	Sports club / CA	W-Hatfield
P8	Queenswood School	Main/general	225	Sports club / CA	W- Hatfield

(NB: Sports club/CA= Sports club / community association use).

Four of these sites offer pay and play access, one requires registered membership and three can be accessed via sports club or community association.

Figure 5.6: Swimming pools located within 2 miles of East Hertfordshire boundary



Source: Active Places Power 23/10/2024

Future enhancements / new developments

As part of the Harlow and Gilston Garden Town development, 10,000 new homes will be developed in the southeast of the district at Gilston, adjacent to the border with Harlow. Section 106 funding will be utilised to implement new sports and leisure provision to cater for the growth in demand created by this housing growth. It is understood that a 25m four or six lane swimming pool will be bult as part of this development at Gilston Leisure Centre to meet the needs of the increased population in this area.

Heath Mount School is considering plans to install a structure over the existing lido, extending the pool to 25m in length and developing modern ancillary provision. There are plans for the facility to accommodate community use once this work has been completed. The date of this is currently unknown.

Additionally, new leisure provision is being developed in neighbouring authorities within drivetime accessibility for East Herts residents. Stevenage Brough Council is redeveloping its public leisure provision, building a new 25m 10-lane pool. North Herts Council is also developing new provision at its Royston Leisure Centre site by creating additional learn to swim space with a new learner pool. Also, the replacement pool on the Burnt Mill Academy in Harlow will offer a new pool in close proximity to the Sawbridgeworth area. The quality and offer at these sites will like attract East Herts residents, particularly in the east and north of the district

5.2: FPM

An FPM report was commissioned by the Council in 2025 to better understand the impacts of the three public leisure pool closures and to assess future demand and level of provision to 2043. To do this, two scenarios or 'runs' were carried out, neither of which included the pools which are currently closed:

- Baseline assessment of provision in 2025.
- Forward assessment of demand for swimming pools, based on the projected changes in population between 2025 and 2043 and the likely implications that the addition of Gilston Leisure Centre has in meeting this projected demand.

Headline overview

Nearly all current and future demand for swimming pools in East Hertfordshire can be met by the available supply in both 2025 and 2043. This remains the case despite a substantial projected increase in population and demand over the period. Most demand is met within the district in both years – despite some unmet demand in parts of the district such as Buntingford, with up to a quarter of residents' demand is satisfied at facilities outside East Hertfordshire.

Public leisure centres provide the majority of swimming pool capacity and meet the most visits across the district. The addition of Gilston Leisure Centre enables East Hertfordshire to accommodate the significant increase in demand generated by planned housing growth in this part of the district by 2043.

No swimming pool site is estimated to be fully utilised during the weekly peak period, although several operate above their comfortable capacity threshold in both years. The only scope to increase availability and capacity lies at educational sites, some of which already operate above comfortable levels.

By 2043, the ageing facility stock will be considerably less attractive unless modernisation or replacement is undertaken. More than one-third of used capacity at East Hertfordshire's pools comes from outside the District, highlighting the importance of continued collaboration with neighbouring authorities to support effective strategic planning.

Key findings

Supply

Public leisure centres provide the majority of swimming provision in both years, supplying 52% of available capacity in 2025 and 61% in 2043. Total water space increases from 2,854 sqm in 2025 to 3,237 sqm in 2043, with available peak-time water space rising from 2,215 sqm to 2,598 sqm. All unavailable capacity is located at educational sites.

Facility availability

There is no scope to increase peak-time availability at the two currently open or one future leisure centre pool as all operate at maximum hours. Several educational sites operate above comfortable capacity in both years, and these are the only locations where additional availability could be created.

Population

East Hertfordshire's population is projected to increase by 34% between 2025 and 2043. This results in a 31% rise in demand for swimming pools.

Met and unmet demand

In both 2025 and 2043, 97% of demand is met. The number of visits met in the weekly peak period increases from 10,130 in 2025 to 13,239 in 2043 due to increased demand and capacity. The proportion of satisfied demand met within the District is 78% in 2025 and 75% in 2043. Unmet demand is very low, equating to 48 sqm of water in 2025 and 67 sqm in 2043, with most unmet demand arising from residents living too far from a facility.
Used capacity

Overall used capacity is 68% in both 2025 and 2043. Gilston Leisure Centre absorbs a significant share of the increased demand in 2043. East Hertfordshire is a net importer of demand, with 35–39% of used capacity coming from outside the District.

Interventions and next steps

The priority is to maintain East Hertfordshire's strong record of modernisation and replacement to ensure facilities remain attractive and competitive. Increasing peak-time availability at key educational sites will help relieve pressure on those operating above comfortable capacity.

There is no scope to increase availability at the public leisure centres, which already operate at maximum hours. Grange Paddocks Leisure Centre becomes uncomfortably busy by 2043, and modernisation and extended opening hours at Bishop's Stortford College would help redistribute demand.

Hartham Leisure Centre becomes less attractive by 2043 as the model no longer takes into account its 2022 refurbishment. A major refurbishment or replacement should therefore be considered, particularly if nearby facilities modernise or expand.

Gilston Leisure Centre is well located and the modelled six-lane pool comfortably meets demand from planned housing growth. A four-lane option would still satisfy demand, however, it would operate at a capacity deemed uncomfortably busy by the model. The further planned housing growth in Gilston beyond 2043 (around 1,300 of the total 10,000 dwellings with outline planning permission) was not modelled but will likely increase the used capacity of the six-lane pool above 70% used capacity. A four-lane pool would be fully utilised and unable to meet all of this additional demand.

The reopening of Ward Freman Pool in 2026 will increase capacity and improve access in the north of the district, helping meet the small amount of unmet demand projected for 2043.

5.3: Demand

Swim England was invited to consultation to inform the audit; however, no response was received. Consultation with the three swimming clubs based in East Hertfordshire was carried out to better understand demand.

Club consultation

Bishop's Stortford Swimming Club is based at Bishop's Stortford College and has a strong relationship with the School. It prefers to use education sites as a home base as opposed to public leisure centres as it can access peak times and can deliver its own learn to swim programmes. It has approximately 720 members, with c.153 participating on a competitive basis. Its learn to swim programme is strong, with about 400 young people attending lessons on a weekly basis.

The Club is content with the quality of the current facility and the times in which it can access it. It did express concern about the overall volume of pool space in the District, and the impact that this has on young people getting into competitive swimming. It identified a lack of competency in younger swimmers in the post-Covid era as a result of a lack of opportunities to swim from an early age.

Hertford Swimming Club is predominantly based at Hartham Leisure Centre (Wednesdays, Thursdays, Saturdays and Sundays) but also hires additional pool space within and outside the District. It currently uses Haileybury Sports Complex (Mondays, Wednesdays and Sundays), Simon Balle School (Tuesdays), Albany Leisure Centre in Enfield and Luton Sports Village (to access a 50m pool). It would like to access more pool space at Haileybury Sports Complex; however, this is not cost effective, and the Club is trying to avoid passing on the rising cost of facility hire to its members. Generally, it is happy with the amount of pool space it currently occupies but is concerned about the wider impact of local pool closures on swimming participation rates in East Hertfordshire.

The timetabling of public leisure sites causes frustration for Hertford Swimming Club. It recognises the need to offer public swim sessions, however, it notes that these are often poorly attended and take place at times when club demand is high. It experiences a similar issue when organising sessions for master's swimming and water polo training. The depth of the pool at Hartham LC and other public leisure pools is also problematic for Hertford Swimming Club's water polo section.

Ware Swimming Club has been significantly impacted by the closure of Fanshawe Pool. It previously accessed the full pool for 15 hours per week split across five days and did not use any other pools as this was (at the time) sufficient to cater for its membership. It was also given to understand that should its membership grow, additional hours could be accommodated by EA. It had invested £8,500 in new starting blocks for the facility. The Club will benefit from the reopening of this pool, should it occur.

It currently has c.170 members, the majority of which are in younger age. Several of its coaches also teach on the EA swimming lesson programme. This has enhanced the progression for participants looking to progress into club swimming from EA lessons. The Club also actively recruits from local schools and through word of mouth.

It has, thus far, identified five hours per week at an alternative facility, however more time is needed to maintain membership at current levels. It estimates that if a level of pool space to comparable to that which it previously had access to at Fanshawe, cannot be identified, membership could reduce by approximately 40% due to increased travel times and its talented swimmers moving to other local clubs to guarantee water time. The five hours already sourced are already causing logistical issues in respect of getting the its workforce to each session.

It had access to a 5-lane pool at Fanshawe, however, the most likely school pool options in the district to access alternative provision, only have four. This has an impact on the number of participants able to attend each session. The Club is part of a wider community group interested in reopening the pool. It has contacted The Chauncy School and the Council to better understand the costs associated with running and managing the facility.

Swimming lessons

Children's swimming lessons are delivered at both public leisure sites in East Hertfordshire. Current lesson volumes are as follows:

- Grange Paddocks Leisure Centre – c.2,500.
- Hartham Leisure Centre – 1,500.

Fanshawe and Leventhorpe Pools previously accommodated EA learn-to-swim programmes, with approximately 900 young people attending across both sites on a weekly basis. EA planned for those attending lessons at Fanshawe to move to Hartham Leisure Centre, while Leventhorpe swimmers transitioned to Grange Paddocks, as this made geographical sense.

Consultation with EA indicates that, while this approach was feasible, it will result in a reduced number of young people participating in learn-to-swim programmes. This was underscored by data following the closure of Ward Freman in December 2023. EA reported a significant drop in participation among swimming lesson attendees capable of completing 25 metres as many opted to discontinue lessons rather than transfer to alternative sites, largely due to the challenges associated with increased travel times and rush-hour traffic.

To accommodate those transferring to new sites, additional programming amendments have been made at Hartham Leisure Centre. This has led to EA reducing the number of public swimming hours available. Grange Paddocks Leisure Centre can support additional learn-to-swim members adapting existing pool usage without reducing club use or general swim times. EA reports that its swimming lesson programme is now close to capacity given the loss of pool space.

The audit did not identify any free swimming for over fifties at Grange Paddocks Leisure Centre or Hartham Leisure Centre. Discounted swimming sessions for over fifties take place at Grange Paddocks Leisure Centre on Monday mornings between 09:00 and 10:00, and Tuesday mornings at Hartham Leisure Centre between 09:30 and 10:30. The cost to attend each session is £2.85.

5.4: Sport England's Facilities Calculator (SFC)

As noted earlier, this assists local planning authorities to quantify additional demand for community sports facilities generated by new growth populations, development and regeneration areas. It can be used to estimate facility needs for whole area populations but should not be applied for strategic gap analysis as it has no spatial dimension as it does not take account of:

- Facility location compared to demand.
- Capacity and availability of facilities – opening hours.
- Cross boundary movement of demand.
- Travel networks and topography.
- Attractiveness of facilities.

Table 5.8: Sports facilities calculator

Factor	Population 2022: (ONS)	Population estimate: 2043 (ONS)
ONS population projections	155,808	207,761
Population increase	-	51.953
Facilities to meet change in demand	-	10.78 lanes / 2.69 pools
Estimated Cost	-	£13,603,587

(Build costs as of Q3 2024)

Calculations assume that the current swimming pool stock remains available for community use and the quality remains the same. The projected increase in population will lead to an increase in demand for swimming space of 10.78 lanes (equivalent to 2.69 4-lane pools). The development of a 6-lane pool as part of Gilston Leisure Centre will offset much of the new demand brought on by new housing sites throughout the local plan. This, in addition with supporting the re-opening of currently closed sites (such as Ward Freman Pool and Fanshawe Pool and Gym) and the transition of Heath Mount School's lido into a covered 25m pool will ensure suitable access to pool provision for East Herts residents to 2043.

In the shorter term, programming at all key public leisure sites should be investigated to ensure that the most popular activities are available at peak times. This should include opportunities for recreational (and pay and play) swimming, learn to swim programmes and club use.

To ensure that future provision levels remain aligned with the scale of planned growth, the SFC should be applied as new housing sites are allocated through the emerging Local Plan. While the current growth figures reflect only the commitments within the adopted District Plan, the forthcoming Local Plan will identify additional housing sites to meet the full standard method requirement.

5.5: Summary of key facts and issues

East Hertfordshire is in the following position with regards to its swimming pool provision:

Facility type	Swimming pools	
Elements	**Assessment findings**	**Specific facility needs**
Quantity	There are 27 pools across 21 sites of which five are closed. 11 pools larger than 160m^{2,} are open, one of which is a lido.	The two public pool venues have limited spare capacity due to recent pool closures - since December 2023. Public swimming time at Hartham Leisure Centre has been reduced to accommodate additional club and learn to swim demand. FPM findings suggest that nearly all current and future demand for swimming pools in East Hertfordshire can be met by the available supply in both 2025 and 2043.
Quality	Three pools are good quality, four are above average, two are below average and one was unassessed.	More good quality swimming pools are located in the east of the District. Improvements should be considered at the five pools located in the Hertford and Ware region, with exception to Hartham Leisure Centre which is above average in quality.
Accessibility	40.8% of residents live within one mile of a community use pool. (99%	Two school pools have closed. It is important that the two remaining school

Facility type	Swimming pools	
Elements	**Assessment findings**	**Specific facility needs**
	live within 20-minute drive-time). The re-opening of currently closed pools (such as Ward Freman Pool) will improve accessibility for residents in the north of East Herts. Pay and play access is available within a 1-mile walk for one quarter (24.4%) of East Herts' residents.	pools receive the required investment to remain open/accessible to clubs. Ware Swimming Club is at risk unless additional pool space can be found, or currently closed pools reopen.
Availability (Management and usage)	Two sites (five pools) offer pay and play use. A further three are accessed via registered membership. School pools only cater for clubs and commercial learn to swim schools.	Only two sites provide a pay and play option, one of which has reduced its public swim hours to accommodate additional learn to swim users.

Strategic summary

- Swimming pool quality in East Herts is generally good. Better quality provision is located in the east of the district with exception to Hartham Leisure Centre. Residents in the north have poor access to pool provision.
- Exiting facilities should be protected in accordance with Para 104 of the NPPF.
- The roof at Hartham Leisure Centre needs to be replaced. Funding should be allocated in the short/medium term to do this. Any risk of further pool closure should be mitigated given the current lack of spare capacity in the district.
- Providing an adequate number of pool hours for Ware Swimming Club should be prioritised. It is at risk because of insufficient pool time following closure of Fanshawe Pool.
- The closure of three public leisure centre swimming facilities since December 2023 has placed high demand on the two public leisure sites. Learn to swim lesson used capacity is high.
- New provision is required to counterbalance the loss of three public pools, ease pressure on learn-to-swim programmes, improve access for public swim users and cater for clubs. As per the FPM findings, support the community group seeking funds to re-open Ward Freman Pool to improve swimming accessibility for those in the north of East Herts such as Buntingford residents.
- Community groups are attempting to raise funds to re-open two of the three closed pools, although the actual cost of this work is unknown. EHC should support these groups to assess the likely cost and, as feasible/appropriate, with their efforts to re-open local pools.
- The development of Gilston leisure Centre will accommodate additional swimming demand generated by housing growth in the district.

SECTION 6: HEALTH AND FITNESS SUITES

According to the most recent ALS data[20], around 11.4 million adults regularly engage in some form of fitness type activity (i.e., using gym equipment, a weights session, fitness class, or interval session). The popularity of fitness activities is reflective of their taking place across wide range of facilities including larger gyms (run on behalf of the local authority by companies and/or Trusts, managed in-house or private sector operators), and also other smaller activity spaces such as village and community halls.

Fitness studios also vary in their size and function, from relatively large rooms within leisure centres often containing a sprung floor, to smaller spaces (often within community and village halls) which may serve as dedicated spinning (indoor cycling) studios or to hold virtual fitness classes. Studio based timetabled classes such as Pilates, yoga, dance, step, boxercise and Zumba usually generate a significant amount of activity within publicly operated provision and comprise a core benefit of a health and fitness membership.

In terms of trends in the market, prior to the Covid-19 Pandemic, the UK health and fitness industry was enjoying a strong period of growth. It had more gyms, more members and a greater market value than ever before. The State of the Fitness Industry Report UK for 2022 found that membership levels dropped by around 5% since 2019 as a result of the Pandemic and numbers of facilities had also reduced. This correlates with ALS data which measured regular pre-Pandemic activity levels at around 14 million. Pure Gym and GLL remain the UK's leading operators (by number of gyms and members).

Health and fitness facilities are a core element within the transitioning of public leisure facilities towards delivering on wider health improvement outcomes. A leisure operator's role in providing for people with long term health conditions, including via exercise referral is critical. Fitness studios may 'double up' as spaces where NHS services such as physiotherapy, health screening, and weight management can take place alongside gentle exercise classes.

Larger health and fitness gyms containing a mix of flexible spaces (such as cardio, free weights and boxing equipment, (80 stations +[21]) remain central to the financial viability of public sector leisure centres. When combined with multiple studio facilities offering a good mix (and sufficient number) of classes, these usually offer the most profitable spaces within a typical leisure centre.

The past decade or so has also seen a growth in the prevalence of operators offering 'functional fitness' type equipment and activities. This form of fitness is a type of strength training that readies your body for daily activities and includes lifting, loading, pushing, pulling, squatting and hauling. This is manifested both in terms of small private facilities, and the incorporation of functional fitness spaces within publicly operated health and fitness facilities.

6.1: Supply

Quantity

The 35 health and fitness gyms in East Herts contain a total of 1,761 stations and are generally, located in the local authority's more densely populated areas, such as Ware, Hertford and Bishop's Stortford. The north and west of the district are largely rural, which explains the more limited of provision in these areas.

[20] Active Lives adult survey Nov 20-21 report
[21] A health and fitness 'station' is defined as a piece of static fitness equipment – KKP normally audits facilities of 20 stations or more.

Figure 6.1: All health and fitness gyms on population density

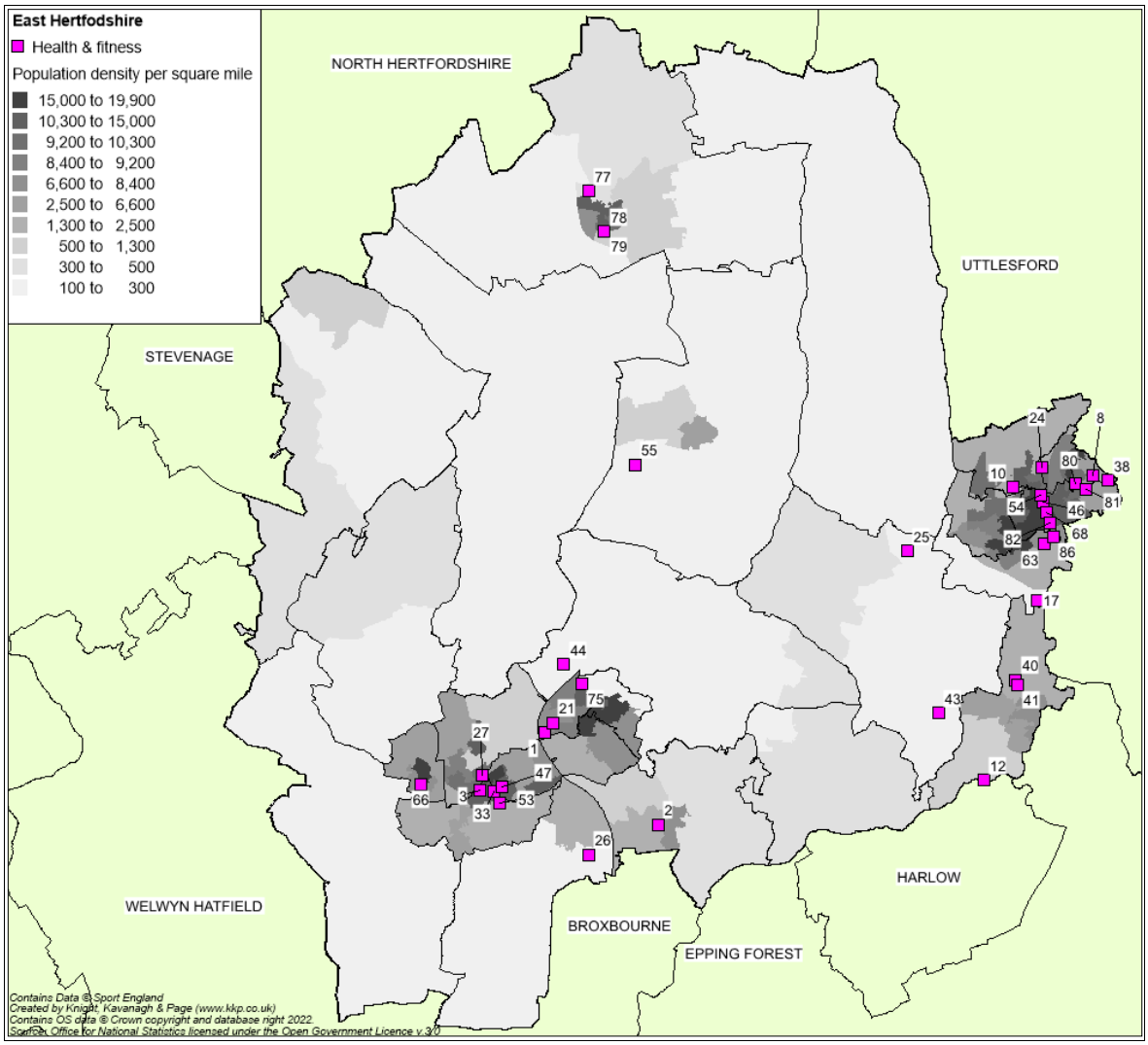


Table 6.1: All health and fitness gyms in East Herts

ID	Site name	Stations
1	Allenburys Sports and Social Club	10
1	Allenburys Sports and Social Club	35
2	Amwell View School	5
3	Anytime Fitness (Hertford)	200
10	Bishop's Stortford College	20
12	Body Active Gym	100
17	Challenge Active	106
21	Fanshawe Pool & Gym*	40
24	Grange Paddocks Leisure Centre	130
25	Great Hadham Country Club	36
26	Haileybury Sports Complex	30
27	Hartham Leisure Centre	120
33	Hertfordshire Fire and Rescue	5
38	Koru Gym	30
40	Vision Fitness (Leventhorpe)	40
41	Leventhorpe Pool & Gym*	17

ID	Site name	Stations
43	Manor Of Groves Hotel & Health Club	76
44	Marriott Leisure & Country Club (Hanbury Manor)	31
46	Nuffield Health (Bishop's Stortford)	120
47	Nuffield Health (Hertford)	75
53	Simon Balle School	24
54	Snap Fitness (Bishop's Stortford)	200
55	St Edmunds College & Prep School	9
63	The Bishop's Stortford High School	30
66	The Sele School	20
68	Vision Fitness (Bishop’s Stortford)	40
75	Wodson Park Sports Centre	45
77	Buntingford Gym	25
78	Bar and Belles	20
79	The Body Shop	40
80	AbFab Gym	20
8	Birchwood School	20
81	Prime Performance	15
82	Apex Strength and Wellness	12
86	Cre8 Gym	15
-	**Total**	**1,761**

*Facility is currently closed.

Fanshawe Pool and Gym and Leventhorpe Pool and Gym closed in 2024. Both are deemed to be too small to generate sufficient membership income to remain operational. According to Everyone Active, Fanshawe had approximately 800 health and fitness members who have now been offered a 15-month contract at the same price to use Hartham Leisure Centre. Leventhorpe (a smaller operation) has provided its members with a comparable offer to encourage transfer to Grange Paddocks Leisure Centre. Both, alongside venues with fewer than 20 stations have been discounted in respect of the further provision analysis below. This leaves 26 facilities with 20+ stations.

Table 6.2: Health and fitness suite (20+ stations)

ID	Site name	Stations
1	Allenburys Sports and Social Club	35
3	Anytime Fitness (Hertford)	200
10	Bishop's Stortford College	20
12	Body Active Gym	100
17	Challenge Active	106
24	Grange Paddocks Leisure Centre	130
25	Great Hadham Country Club	36
26	Haileybury Sports Complex	30
27	Hartham Leisure Centre	120
38	Koru Gym	30
40	Vision Fitness (Leventhorpe)	40
43	Manor Of Groves Hotel & Health Club	76
44	Marriott Leisure & Country Club (Hanbury Manor)	31
46	Nuffield Health (Bishop's Stortford)	120
47	Nuffield Health (Hertford)	75
53	Simon Balle School	24

ID	Site name	Stations
54	Snap Fitness (Bishop's Stortford)	200
63	The Bishop's Stortford High School	30
66	The Sele School	20
68	Vision Fitness (Bishop's Stortford)	40
75	Wodson Park Sports Centre	45
77	Buntingford Gym	25
78	Bar and Belles	20
79	The Body Shop	40
80	AbFab Gym	20
8	Birchwood School	20
-	**Total**	**1,633**

Seven gyms are of significant size (with 100+ stations), the largest of which are Anytime Fitness (Hertford) and Snap Fitness (Bishop's Stortford) which both have 200 stations. There is a considerable good quality local competition provision from a number of national chain providers.

Quality

All 20+ station health and fitness sites received a non-technical quality assessment. Three are rated good quality, ten above average, nine below average and two are poor. Two sites were unassessed.

Figure 6.2: Health and fitness gym quality (20+ stations)

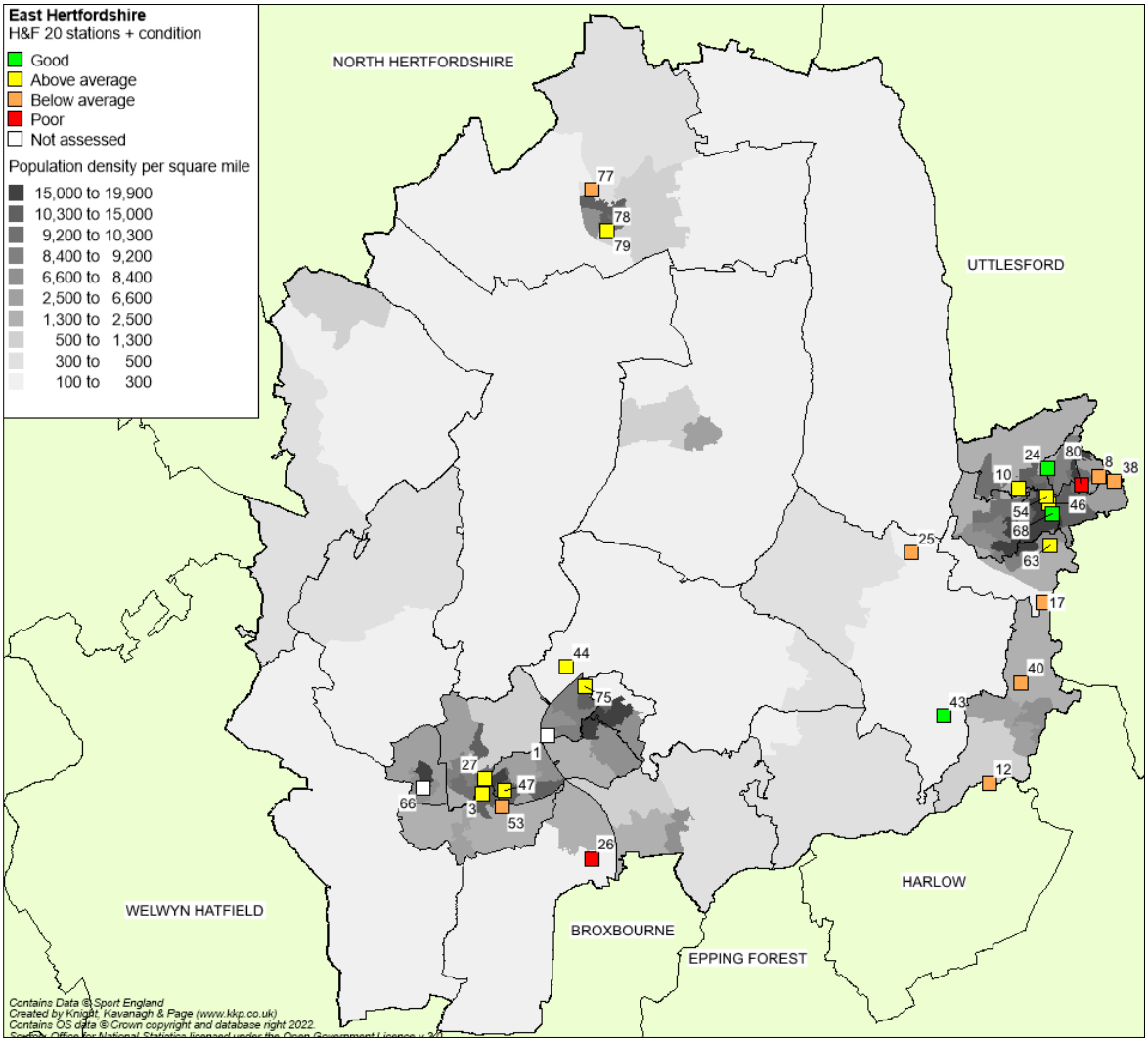


Table 6.3: Health & fitness suites with 20+ stations by condition

ID	Site name	Stations	Quality
1	Allenburys Sports and Social Club	35	Not assessed
3	Anytime Fitness (Hertford)	200	Above average
10	Bishop's Stortford College	20	Above average
12	Body Active Gym	100	Below average
17	Challenge Active	106	Below average
24	Grange Paddocks Leisure Centre	130	Good
25	Great Hadham Country Club	36	Below average
26	Haileybury Sports Complex	30	Poor
27	Hartham Leisure Centre	120	Above average
38	Koru Gym	30	Below average
40	Vision Fitness (Leventhorpe)	40	Below average
43	Manor Of Groves Hotel & Health Club	76	Good
44	Marriott Leisure & Country Club (Hanbury Manor)	31	Above average
46	Nuffield Health (Bishop's Stortford)	120	Above average
47	Nuffield Health (Hertford)	75	Above average
53	Simon Balle School	24	Below average
54	Snap Fitness (Bishop's Stortford)	200	Above average
63	The Bishop's Stortford High School	30	Above average

ID	Site name	Stations	Quality
66	The Sele School	20	Not assessed
68	Vision Fitness (Bishop's Stortford)	40	Good
75	Wodson Park Sports Centre	45	Above average
77	Buntingford Gym	25	Below average
78	Bar and Belles	20	Below average
79	The Body Shop	40	Above average
80	AbFab Gym	20	Poor
8	Birchwood School	20	Below average

Grange Paddocks provides a good quality health and fitness offer, reflective of its relatively recent construction. It has modern décor, LED lighting throughout and a spacious layout. The building is of a high standard and has generated significant public interest and use.

Hartham Leisure Centre is the only other public leisure site with a health and fitness facility with 20+ stations. In 2023, its fitness offer was expanded significantly (from 75 to 120 stations) as part of a £9 million investment which also included energy saving measures such as the installation of solar panels on the roof and an air source heat pump to reduce the sites reliance on gas. A soft play centre was also developed as part of the renovation. On the back of this the facility has had issues with persistent roof leaks. The wet changing facilities were refurbished in May 2024, when a changing village was installed.

The fitness facility at Wodson Park Sports Centre is of above average quality with a spacious layout and good quality equipment. Leventhorpe Leisure Centre (at Leventhorpe School) is of below average in quality. Machines are located in close proximity to each other, and the facility is in need of modernisation.

Generally, the facilities managed by commercial operators are of above average or good quality. Examples include the two Nuffield Health sites and Vision Fitness (Bishop's Stortford).

Accessibility

The Sport England classification of access type defines registered membership use facilities as being publicly available. For health and fitness suites, this generally means payment of a monthly membership fee which can vary considerably. Private operators have no contractual obligation to, for example, offer exercise referral nor do they necessarily actively target people/ communities who face barriers to participation. It is also acknowledged that some memberships are dear while others are cheaper than those offered by public sector venues. There is little doubt that the various private operators can take pressure off the more available public facilities.

Appropriate walk and drive-time accessibility standards are applied to health and fitness suites to determine provision deficiencies or surpluses. The normal acceptable standard for an urban area is a 20-minutes' walk time and 20-minute drive time for a rural area.

Over 66% of East Herts' population lives within 20 minutes' walk of a health and fitness facility with 20+ stations and community access. All residents in East Herts live within a 20-minuite drive of a community accessible facility with 20+ stations. 72% of people living in areas of higher deprivation live within one mile walk of a health and fitness gym in East Herts.

Figure 6.3: Health and fitness gyms 20+ stations+ with 1-mile radial catchment

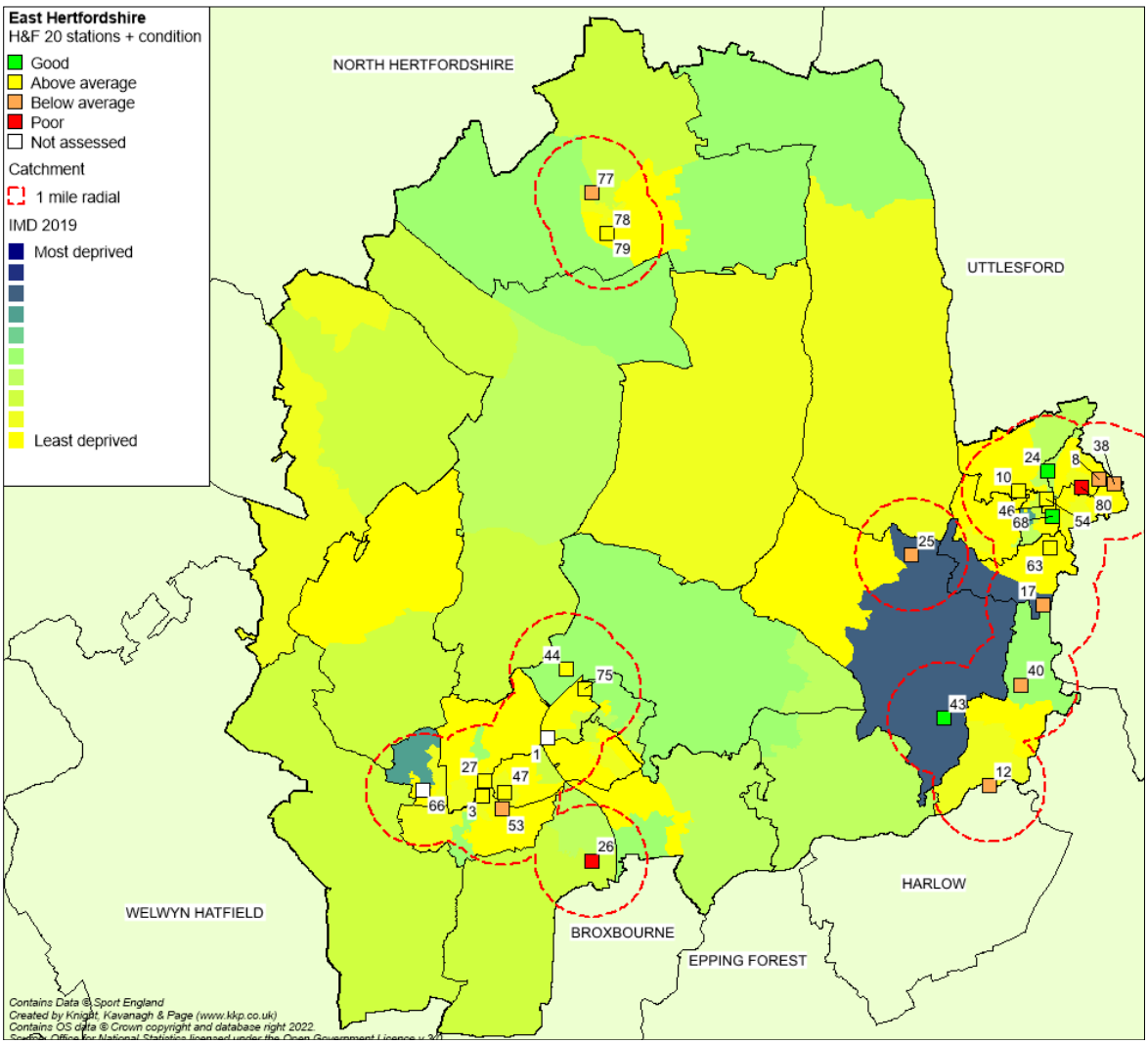
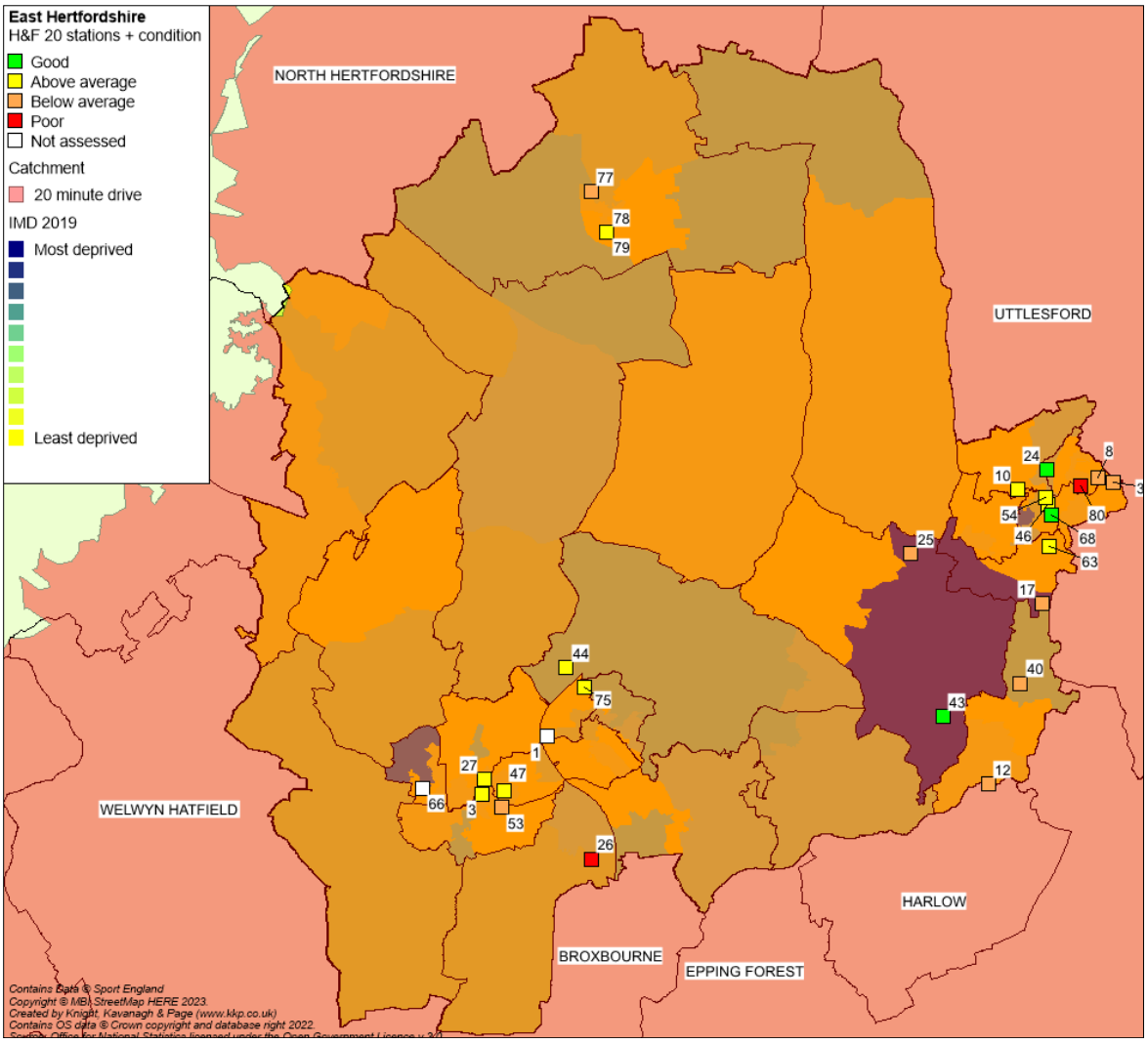


Table 6.4: Health and fitness 20+ stations with 1-mile radial catchment

IMD 10% bands	Persons	Population %	Persons inside catchment	Population inside (%)	Persons outside catchment	Population outside (%)
0 - 10	0	0.0%	0	0.0%	0	0.0%
10.1 - 20	0	0.0%	0	0.0%	0	0.0%
20.1 - 30	1,323	0.9%	767	0.5%	556	0.4%
30.1 - 40	4,332	3.0%	4,203	2.9%	129	0.1%
40.1 - 50	0	0.0%	0	0.0%	0	0.0%
50.1 - 60	14,154	9.8%	8,177	5.7%	5,977	4.1%
60.1 - 70	13,234	9.2%	6,797	4.7%	6,437	4.5%
70.1 - 80	17,097	11.8%	8,247	5.7%	8,850	6.1%
80.1 - 90	33,411	23.1%	18,897	13.1%	14,514	10.0%
90.1 - 100	60,937	42.2%	48,838	33.8%	12,099	8.4%
Total	**144,488**	**100.0%**	**95,926**	**66.4%**	**48,562**	**33.6%**

Figure 6.4: Health and fitness gyms 20+ stations+ with 20-minute drivetime



Neighbouring facilities

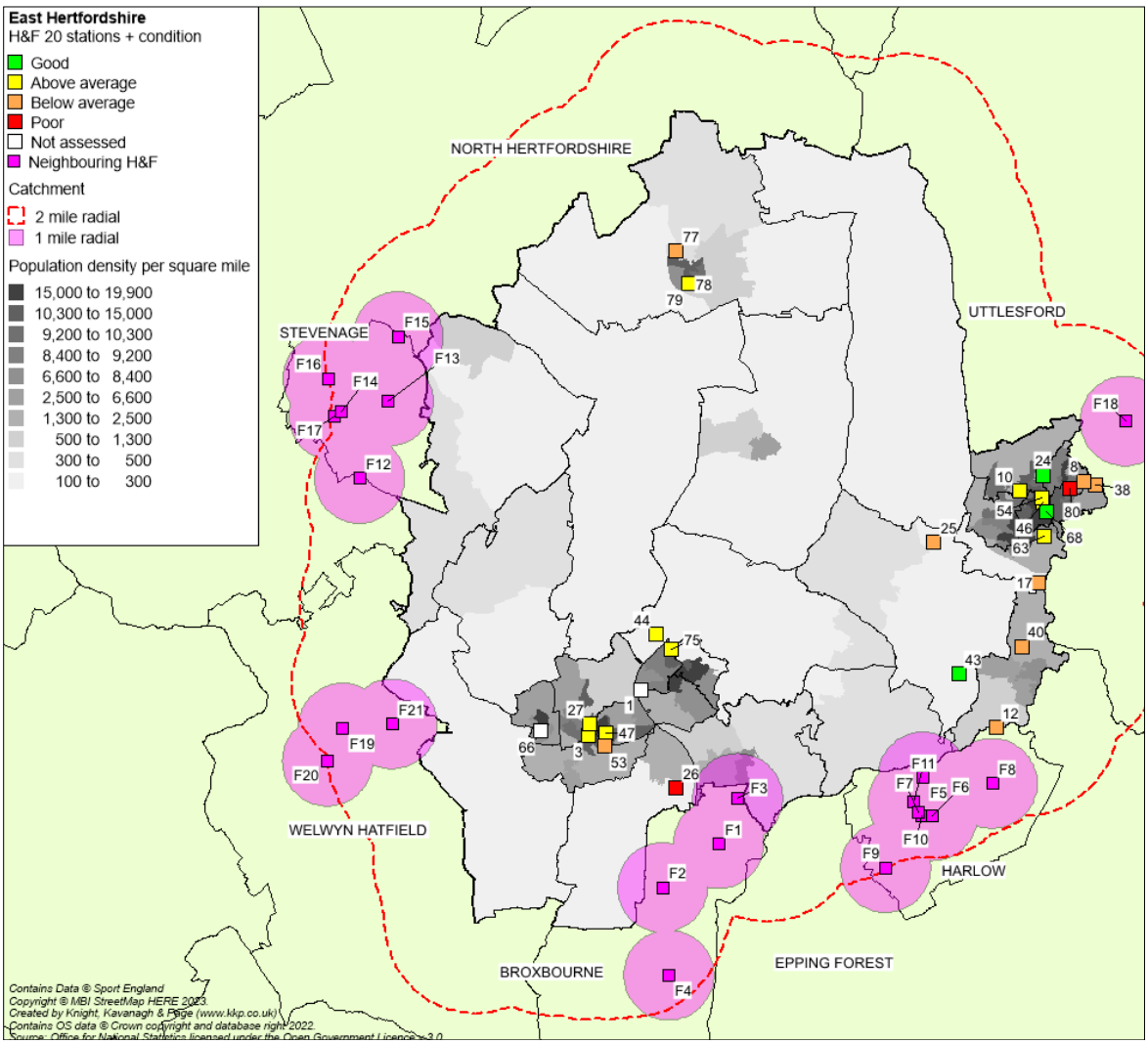
Health and fitness facility users do not just use venues in their own authority. As a consequence, those within two miles of the border are considered. There are 21 health and fitness venues within two miles of the East Herts border. Six offer pay and play access whilst the remainder all require some form of membership. Seven are in Harlow, five in Stevenage, four in Barking, three in Welwyn Hatfield, one in Uttlesford and one in North Hertfordshire.

Table 6.5: Community available health and fitness (20+ stations) within 2 miles of East Herts

ID	Site	Stations	Access	District
F1	Energie Fitness (Hoddesdon)	80	Registered membership	Broxbourne
F10	Puregym (Harlow)	220	Pay and play	Harlow
F11	Ripped Gym (Harlow)	200	Pay and play	Harlow
F12	Odyssey Health Club (Knebworth)	100	Registered membership	North Herts
F13	Marriotts Sports Centre	30	Pay and play	Stevenage
F14	Puregym (Stevenage)	220	Registered membership	Stevenage
F15	Renegade Fitness Academy	40	Registered membership	Stevenage
F16	Rise Gym (Stevenage)	90	Registered membership	Stevenage
F17	Stevenage Arts & Leisure Centre	125	Registered membership	Stevenage
F18	Mountfitchet Romeera LC	37	Sports club / CA	Uttlesford
F19	Anytime Fitness (Welwyn Garden City)	35	Registered membership	W-Hatfield
F2	Hertfordshire Golf & Country Club	50	Registered membership	Broxbourne
F20	Gosling Sports Park	100	Pay and play	W-Hatfield
F21	Ridgeway Academy	21	Pay and play	W-Hatfield
F3	John Warner Sports Centre	114	Pay and play	Broxbourne
F4	Puregym (Cheshunt Brookfield Shopping Park)	220	Registered membership	Broxbourne
F5	Anytime Fitness (Harlow)	100	Registered membership	Harlow
F6	Harlow Leisurezone	150	Registered membership	Harlow
F7	JD Gyms (Harlow)	250	Registered membership	Harlow
F8	Mark Hall Sports Centre	28	Registered membership	Harlow
F9	Paringdon Sports Club	30	Registered membership	Harlow

Source: Active Places Power 28/10/24. (NB: Sports club/CA= Sports club / community association use)

Figure 6.5: Health and fitness suites in neighbouring authorities within 2-miles of East Herts



Availability and programming

Sport England's classification of access type defines registered membership use facilities as publicly available. However, the cost of monthly membership fees can vary considerably. It is acknowledged that those which may be considered expensive offer access to different market segments and can ease pressure on facilities which offer cheaper membership options.

Of the 26 health and fitness suites with 20+ stations, six offer some element of pay and play, either via the pre-purchase of a one-day pass or payment on arrival. All five gyms offering pay and play also offer a monthly membership scheme which may work out as a more cost-effective option based on regular usage. 14 gyms in East Herts only offer access via registered membership. Six health and fitness suites with 20+ stations offer no community use, predominantly those based at educational sites.

Table 6.6: access policy of fitness gyms (20+ stations)

ID	Site	Stations	Access
1	Allenburys Sports and Social Club	35	Private use
3	Anytime Fitness (Hertford)	200	Registered membership

ID	Site	Stations	Access
10	Bishop's Stortford College	20	Private use
12	Body Active Gym	100	Pay and play
17	Challenge Active	106	Pay and play
24	Grange Paddocks Leisure Centre	130	Pay and play
25	Great Hadham Country Club	36	Registered membership
26	Haileybury Sports Complex	30	Private use
27	Hartham Leisure Centre	120	Pay and play
38	Koru Gym	30	Pay and play
40	Vision Fitness (Leventhorpe)	40	Registered membership
43	Manor Of Groves Hotel & Health Club	76	Registered membership
44	Marriott Leisure & Country Club (Hanbury Manor)	31	Registered membership
46	Nuffield Health (Bishop's Stortford)	120	Registered membership
47	Nuffield Health (Hertford)	75	Registered membership
53	Simon Balle School	24	Private use
54	Snap Fitness (Bishop's Stortford)	200	Registered membership
63	The Bishop's Stortford High School	30	Private use
66	The Sele School	20	Private use
68	Vision Fitness (Bishop’s Stortford)	40	Registered membership
75	Wodson Park Sports Centre	45	Registered membership
77	Buntingford Gym	25	Registered membership
78	Bar and Belles	20	Registered membership
79	The Body Shop	40	Pay and play
80	AbFab Gym	20	Registered membership
8	Birchwood School	20	Registered membership

Leventhorpe Leisure Centre previously worked on the basis of an arrangement with a personal trainer who hired the facility seven days a week to deliver classes exclusively for individuals enrolled in a monthly membership scheme. This hirer was unable to deliver this on the basis of a sustainable business model, leaving the facility unused. Following this, the School decided not to open the facility for individual use because of the required staffing and resources. it is open to adopting a similar agreement with a qualified individual or organisation to manage the facility and provide structured programs under a defined arrangement.

All other education sites cite staffing as a primary reason for not catering for community use in their fitness suites. In total, 19 health and fitness suites contain more than 20 stations and offer some form of community use. This equates to 1,434 stations.

Table 6.7: Pricing structure of health and fitness suites with community use and 20+ stations

Site name	Pay & play	Annual	12-month DD	Notes
Anytime Fitness (Hertford)	-	£450	£41.95	24/7 use.
Body Active Gym	£10	£425	£39.99	Concessionary rates students/ seniors
Challenge Active	£8.95	-	£24.95	-
Grange Paddocks Leisure Centre	£9.75	£499.99	£49.99	Includes private GP access, guest passes, PT session.

Site name	Pay & play	Annual	12-month DD	Notes
				Cheaper memberships also available without benefits.
Great Hadham Country Club	-	£420	£35	-
Hartham Leisure Centre	£9.75	£499.99	£49.99	Includes private GP access, guest passes, PT sessions. Cheaper memberships also available without benefits.
Koru Gym	£10	-	£42.5	-
Manor of Groves Hotel/Health Club	-	£715	£65	-
Marriott Leisure & Country Club (Hanbury Manor)	-	-	£50	-
Nuffield Health (Bishop's Stortford)	-	-	£59	Off peak membership: £50 p/m.
Nuffield Health (Hertford)	-	-	£84	Off peak membership: £71 p/m.
Snap Fitness (Bishop's Stortford)	-	-	£39.95	-
Vision Fitness (Bishop's Stortford)	-	-	£35	-
Wodson Park Sports Centre	-	-	£45	-
Buntingford Gym	-	-	£40	24/7 use.
Bar and Belles	-	-	-	Pricing structure not available online.
The Body Shop	£7.95	-	£35	Off peak membership available for £20 per month.
AbFab Gym	-	-	£74	Unlimited class use
Birchwood School	-	-	£16	Monthly rolling contract

*Pricing as advertised in September 2024

As shown, the cost of accessing health and fitness facilities varies considerably. The four sites managed by EA offer the most comprehensive membership; this includes gym, swim and class use and several other benefits depending on membership type. Prices also vary based on age. EA sites also technically offer pay and play use; however this requires online registration, and places can only be guaranteed when booked through the website. The cost to book a single adult pay and play gym session is £9.75.

The tqo public leisure sites closed since December 2023 did offer lower pricing for both pay-and-play and registered memberships compared to the remaining two venues. While EA has committed to honouring the existing membership prices for transferring members at the remaining sites on the basis of an initial offer of 15 months membership for the price of 12, uptake on this offer has been relatively low. Additionally, the closure of these sites significantly impacts individuals who previously accessed pool facilities on a pay-and-play basis, as they now face increased travel times and higher costs.

EA currently operates an exercise referral scheme in partnership with We Are Undefeatable. It comprises a 12-week programme designed to help individuals self-manage long-term health conditions such as asthma, arthritis, high blood pressure, diabetes and obesity. GP referral is currently taking place at Grange Paddocks Leisure Centre and Hartham Leisure Centre. As of May 2026, 60 referrals were made in quarter one of 2016, up by 12 on the previous quarter.

Challenge Active provides the cheapest pay and play option in East Herts at £8.95 per session. At the opposite end of the scale, Body Active and Koru Gym are the most expensive

at £10 per session. It is recognised that well run health and fitness facilities with studios can offset the costs and enhance the financial viability of other venue elements such as swimming pools and in many instances are used to cross subsidise such facilities.

Future developments

No known new health and fitness facilities are planned for the area.

6.2: Demand

EA reports demand for health and fitness membership at the two remaining public leisure to be high. The calculation of number of members per station is based upon its membership data and the number of current stations at each site. Typically, a health and fitness suite with 100 stations will have a sales target of 3,500 members (35 members per station).

As of August 2024, Grange Paddocks Leisure Centre had approximately 4,800 members and 130 stations (just under 37 members per station). This is likely to have increased given the number of members who will utilise the site following closure of Leventhorpe Pool and Gym. Hartham Leisure Centre has 5,215 members and 120 members (43 members per station). This is also likely to increase as it takes on members from Fanshawe Pool and Gym. EA expects to lose a number of 'sleeper' (i.e., inactive) memberships during the period of closure of the two sites, so not all the 1,043 members previously accessing Fanshawe (710 members) and Leventhorpe (323 members) will join/use the remaining fitness venues.

Health and fitness via exercising in a gym or class environment is a highly popular form of exercise, appealing to men and women across a range of age groups. To identify the adequacy of provision a demand calculation based upon the assumption that 'UK penetration rates' will increase slightly in the future is applied. Population increases are also factored in to enable a calculation of whether current supply will meet future demand. ONS data has been used as this allows the audit to identify demand levels from the adult population (16+).

Table 6.8: UK penetration rates; health/fitness in East Herts (ONS Data)

	Current (2018)	Future (2043)
Adult population (16+ years)	118,861	134,478
UK penetration rate	16.0%	17.0%
Number of potential members	19,018	22,861
Number of visits per week (1.75/member)	33,281	40,007
% of visits in peak time	65	65
No. of visits in peak time (equated to no. of stations required i.e., no. of visits/39 weeks*65%)	555	667
Number of stations (with comfort factor applied)	**832**	**1,000**

Model applies 1.75 visits/week by members and 65% usage for 39 weeks of the year. (Figures rounded up/down)

Based upon UK penetration rates there is current need for 832 stations in East Herts. This will grow to 1,000 by 2043, taking account of a comfort factor (particularly at peak times). When comparing the current number of community available stations (1,319) and accounting for the comfort factor, there is currently a positive supply balance of c.487 stations. This will reduce to c.319 by 2043 based on population growth and increasing penetration rates, not considering any new provision developed in this period.

This indicates that there is capacity within existing health and fitness provision to accommodate future demand from projected population growth. To counter this, the KKP audit

has identified high participation rates across the District and it is presumed that there will be some import and export of demand whereby residents in East Herts will access facilities in neighbouring local authorities and vice versa, especially in relation to larger sites.

It is not uncommon for the private sector to identify niche markets and fill them with stations which make the market appear congested. The key issue is that while some of these may be budget operators this does not necessarily make them available to people/communities who face barriers to participation and people from areas of (relative) disadvantage (as cost is only one factor which may hinder usage). It could be argued that this applies particularly to those who require transport to access such facilities.

Leisure centres in the district use a cashless system. The price point and the requirement to register, book and pay online in order to access 'pay and play' sport and leisure provision means that the option could be restrictive. It is important that people are able to access provision without barriers. Whilst centres are generally well used, there is a need to create opportunity for those that are considered to be digitally excluded.

6.3: Dance studios

Dance studios are an important element of the wider health, fitness and conditioning market. They vary in size, shape, quality of environment, access to sprung wooden floors and quality of ancillary facilities. There has been an increase in the number of people accessing fitness classes as identified in increased UK penetration rates. Activity types offered also vary from low impact classes such as Pilates and yoga to dance, step, boxercise and Zumba. It is worth noting that dance classes/clubs are key users of studio spaces throughout the country. Of the 24 studios in East Herts (across 18 sites) 22 were subject to a non-technical assessment.

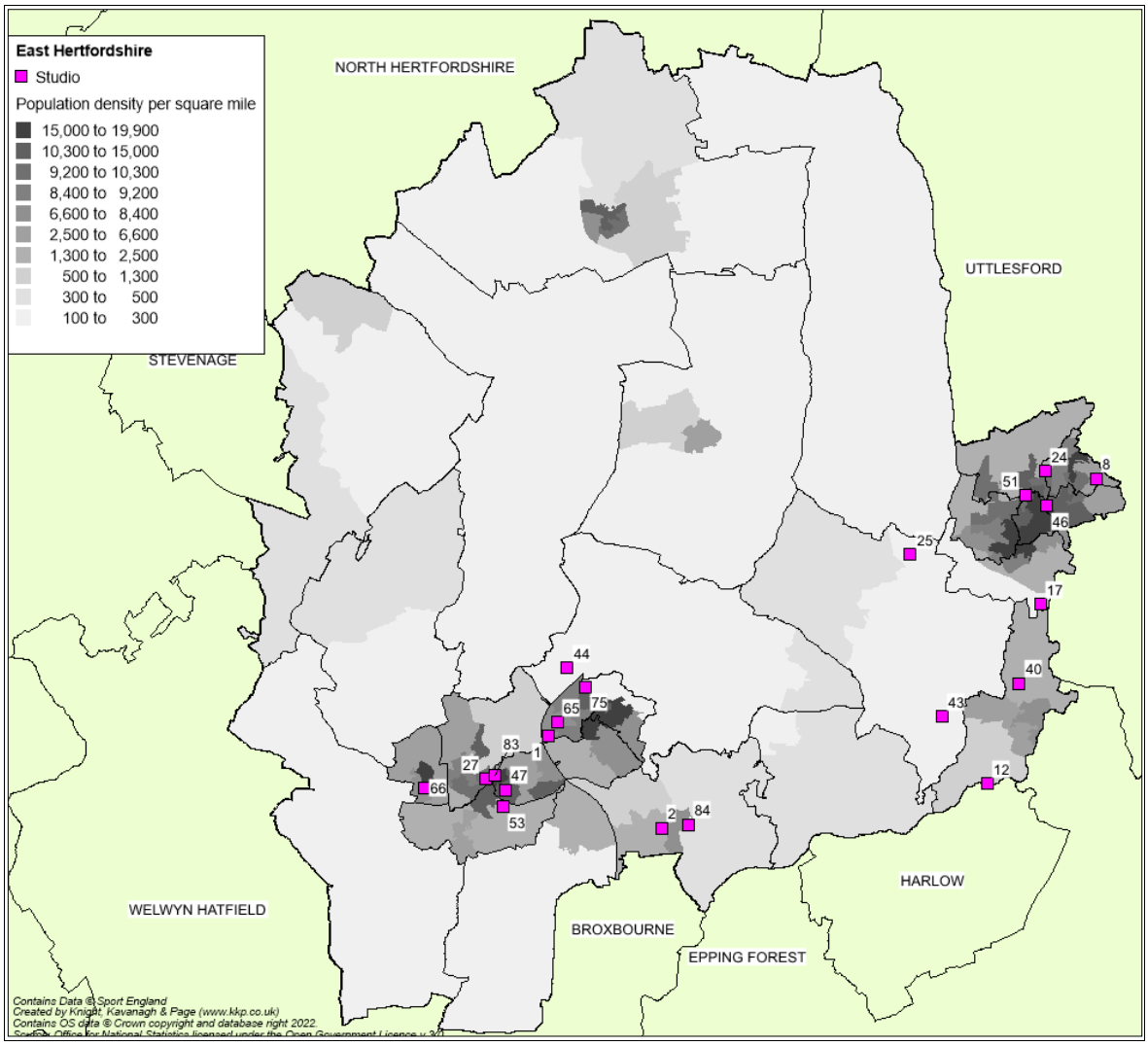
Table 6.9: Table of studios in East Herts

ID	Site	Type	Access	Condition
1	Allenburys Sports and Social Club	Fitness	Registered membership	Below average
2	Amwell View School	Fitness	Sports club/CA	Not assessed
8	Birchwood High School	Fitness	Sports club/CA	Above average
12	Body Active Gym	Fitness	Pay and play	Below average
17	Challenge Active	Fitness	Pay and play	Below average
17	Challenge Active	Fitness	Pay and play	Below average
24	Grange Paddocks Leisure Centre	Fitness	Pay and play	Good
24	Grange Paddocks Leisure Centre	Fitness	Pay and play	Good
24	Grange Paddocks Leisure Centre	Fitness	Pay and play	Good
25	Great Hadham Country Club	Fitness	Registered membership	Above average
27	Hartham Leisure Centre	Fitness	Pay and play	Above average
40	Leventhorpe Leisure Centre	Fitness	Sports club/CA	Above average
43	Manor Of Groves Hotel/Health Club	Fitness	Pay and play	Good
44	Marriott Leisure & Country Club (Hanbury Manor)	Fitness	Registered membership	Above average
46	Nuffield Health (Bishop's Stortford)	Fitness	Registered membership	Above average
46	Nuffield Health (Bishop's Stortford)	Fitness	Registered membership	Above average
46	Nuffield Health (Bishop's Stortford)	Fitness	Registered membership	Above average
47	Nuffield Health (Hertford)	Fitness	Registered membership	Above average
47	Nuffield Health (Hertford)	Fitness	Registered membership	Above average

ID	Site	Type	Access	Condition
51	Saint Mary's Catholic School	Fitness	Sports club/CA	Below average
53	Simon Balle School	Fitness	Sports club/CA	Below average
65	The Chauncy School	Fitness	Pay and play	Above average
66	The Sele School	Fitness	Private use	Not assessed
75	Wodson Park Sports Centre	Fitness	Pay and play	Above average
83	Core control Pilates	Fitness	Pay and play	Above average
84	Sculpt Studios	Fitness	Pay and play	Above average

(NB: Sports club/CA= Sports club / community association use)

Figure 6.6: Studios in East Herts



In terms of access policy, ten studios can be accessed on a pay and play basis. A further eight can be accessed via a registered membership, and five via a sports club/community association. One studio, located at The Sele School, is private use only and not available to the community.

6.4: Summary of key facts and issues

Facility type	Health & fitness	-
Elements	**Assessment findings**	**Specific facility needs**
Quantity	35 H&F suites contain 1,761 stations. 26 of these have 20+ stations (1,633 in total). 19 sites (1,434 stations) are available to the community. There are 24 studios, 23 offer some form of community access. There is a current positive supply facility demand balance in the area. The audit identified high local demand and participation rates.	There is currently sufficient supply but should the upward trend continue, there may be a need to increase provision volume the area. Grange Paddocks LC and Hartham LC have had to accommodate demand from two closing leisure sites. This should be monitored.
Quality	The majority, (12 of 21) 20+ station health and fitness suites are of good or above average quality. Nine are below average and two are poor. Two could not be assessed.	There is a need to provide high quality provision and maintain quality across the stock.
Accessibility	66% of East Herts residents live within a mile of a health and fitness suite. This increases to 100% for people living within a 20-minute drive of an accessible facility. This generally consists of people living tin the areas of Ware, Hertford, Bishops Stortford and Sawbridgeworth, where supply is good. 72% of people in areas of high deprivation live within one mile of a venue. There are 21 gyms in neighbouring authorities - within 2 miles of the East Herts boundary. These also serve East Herts residents.	The rural nature of East Herts means those living within a one-mile radius of a H&F facility is relatively low, however, car ownership levels are high and drivetime accessibility is good. There is also a strong supply of community and village halls offering similar activity types, as seen in section 12.
Availability (Management and usage)	There are Six publicly accessible pay and play health and fitness facilities with 20+ stations in East Herts. A further 14 can be accessed via registered membership.	Commercial gyms provide some budget membership options but typically do not offer concessionary rates or programmes enabling people facing participation barriers to engage. Take up of health referral is low. There is limited (no) provision to ensure that ageing/disadvantaged people have access to low-cost fitness related activity.

Strategic summary

- Despite two public leisure centre facilities closing, current and future demand is well catered for given the quantity and quality of existing provision in the District.
- Grange Paddocks and Hartham Leisure Centre are popular facilities. They have also taken on users from Fanshawe and Leventhorpe Pool and Gym. Demand should be monitored at these sites to ensure they are not oversubscribed.
- The Council and EA should consider whether current programmes align with EHC stated priorities. Public leisure sites currently provide few options for the disadvantaged and ageing population to take part in discounted cost sport and physical activity, and there is limited take up of EA's health referral offer.

- EHDC should investigate, with partners in public health and Active Herts, how the health referral pathway in the district can be improved.

SECTION 7: SQUASH

Squash is now on a new strategic path, implementing a rebrand and undergoing a major restructure. England Squash (ES) has achieved core strategic goals agreed with Sport England and is committed to supporting the traditional infrastructure of county associations, clubs, coaches and officials to grow the game via key programmes (e.g., Squash101) and campaigns (e.g., Squash Girls Can) but will be apportioning resources in a significantly different manner.

Table 7.1: England Squash strategic aims:

Element	Aim
Governance	Adhere to the highest standards of organisational governance.
Membership	Provide a membership model that caters to and provides benefits for anyone interested in playing and coaching squash irrespective of their ability.
Programmes	Enabling and supporting partners to be at the forefront of adult and player recruitment and retention.
Talent & high performance	Provide a support and development programme that identifies, develops and delivers world leading individuals and teams.
Commercial	Create a diversified and effective revenue model that minimises risk and reduces dependency on funding.

Squash In a Changing World (2021-2025) outlines the vision, principles and strategic pillars for ES. Its vision for the future of squash in England is a thriving, diverse and growing community. Its Purpose is to serve as custodians of the game's past, it's present and its future. It is to serve as a catalyst for positive change across the sporting community at home and abroad. The 2021-2025 strategy sets six key objectives:

- Drive increased participation in the game, with a radical advance in equality, diversity and inclusion.
- Inspire and train a community of world class coaches, referees and volunteers at every level, who drive participation and increase engagement in the game.
- Sustain world-leading talent pathways and programmes for high performing players who achieve success on the global stage and inspire others to realise their potential.
- Empower creativity and innovation in the game and in ES's culture, using ideas and technology to support the squash community and to engage with new audiences.
- Spearhead new and creative ways to enhance the visibility and appeal of squash at local, national and international levels, including the pursuit of Olympic inclusion.
- Provide leadership for the game nationally and internationally, including addressing the Climate and Ecological Crisis.

ES has set a benchmark of one court per 10,000 people in each local authority in order for squash to thrive. It estimates that there is currently one court per 12,617 people in England. This reflects the significant number of court closures and/or non-replacements when new facilities are developed to replace older venues - seen over the past two decades.

East Herts' current population is 148,105 (ONS 2018) and it has 14 courts. Applying the ES model would suggest that there is demand for one additional court to meet local community needs. When taking future population growth (to 2043) into account there will be demand for 17 courts.

7.1 Supply

There are 14 squash courts in East Herts across four sites. Two sites are located in close proximity to Ware, and two are in Bishop's Stortford.

Table 7.2: Squash courts in East Herts

ID	Site name	Courts	Type	Condition
1	Allenburys Sports and Social Club	2	Normal	Above average
9	Bishop Stortford Squash Club	4	Glass-backed	Above average
9	Bishop Stortford Squash Club	2	Normal	Above average
26	Haileybury Sports Complex	4	Glass-backed	Above average
64	The Bishops Stortford Sports Trust	2	Normal	Above average

Figure 7.1: Location of squash courts in East Herts with 20-minute drive time

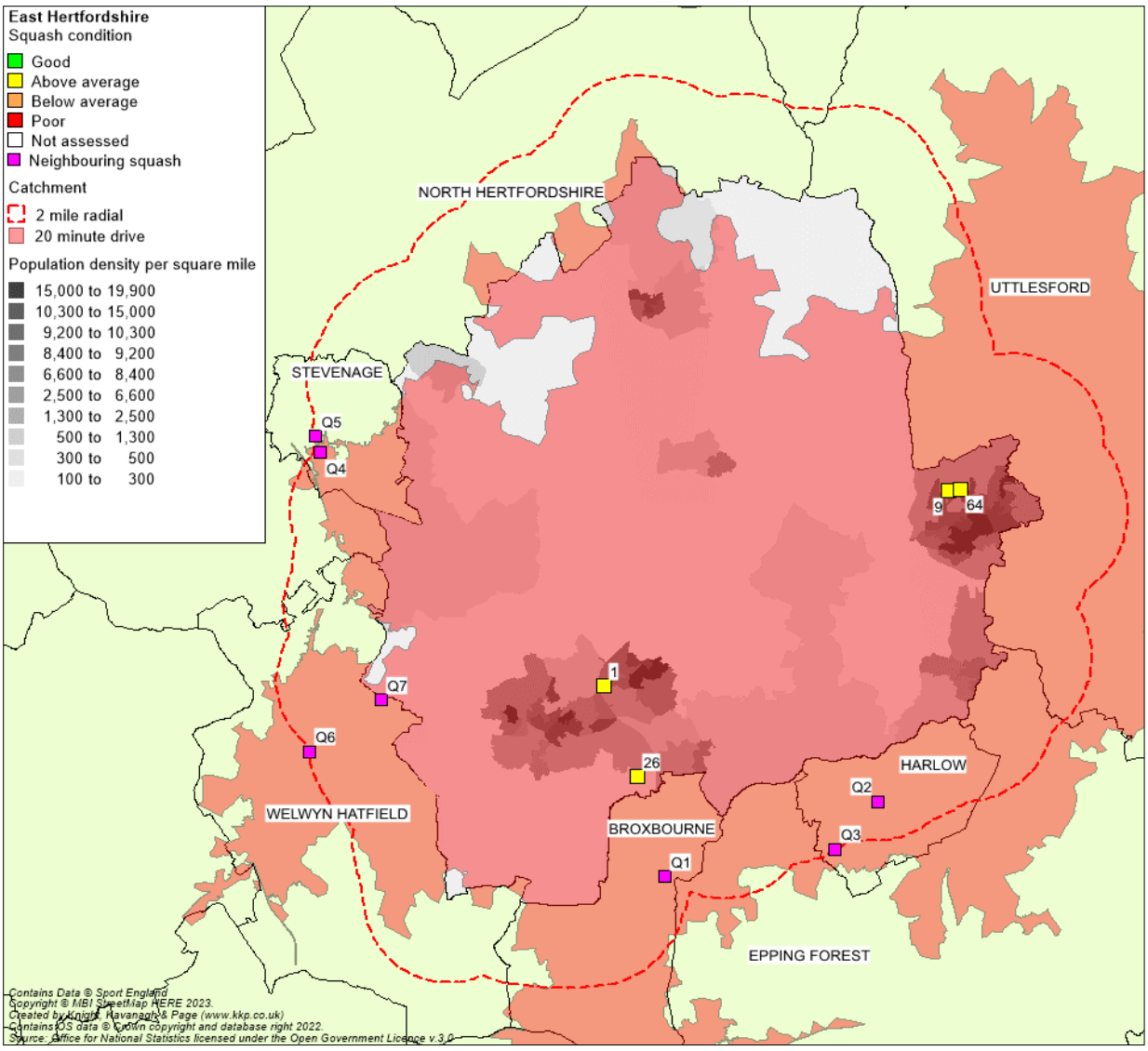


Table 7.3: Squash courts in neighbouring authorities within 20 minutes' drive time of East Herts

ID	Site name	Courts	Court type	Authority
Q1	Broxbourne Sports Club	4	Sports club / CA	Broxbourne
Q1	Broxbourne Sports Club	1	Sports club / CA	Broxbourne
Q2	Harlow Leisurezone	3	Registered membership use	Harlow
Q2	Harlow Leisurezone	1	Registered membership use	Harlow
Q3	Paringdon Sports Club	1	Registered membership use	Harlow
Q4	Glaxo Smithkline	2	Private use	Stevenage
Q5	Stevenage Arts & Leisure Centre	3	Pay and play	Stevenage
Q6	Gosling Sports Park	5	Pay and play	W-Hatfield
Q7	Panshanger Golf Complex	1	Pay and play	W-Hatfield
Q7	Panshanger Golf Complex	1	Pay and play	W-Hatfield

Source: Active Places Power 28/10/2024. (NB: Sports club/CA= Sports club/community association use)

Quality

All 14 courts located in East Herts are of above average quality. The courts at Allenburys Sports and Social Club were refurbished in 2022. This included sanding and resealing of the floors and installation of LED lights.

Bishop Stortford Squash Club undertakes routine maintenance on all its courts on an annual basis. This includes repainting walls and replastering if necessary. All lighting throughout the building was upgraded to LED in 2020. Its court one has a viewing balcony, which is often used for club events. It has a 50-year lease on the current facility. Minor repairs to the structure of the building are now required, predominantly to the roof due to the fact that some leaks have started to form above some playing surfaces. The Club has previously tapped into external funding opportunities to fund the installation of solar panels on the roof.

Haileybury Sports Complex has four above average quality squash courts. Its operator confirmed that regular maintenance is carried out to the flooring and walls. It has benefitted from an investment package of £30,000 which was used to re-paint and re-line the walls, revarnish the flooring and re-hand the glass doors.

Two above average quality squash courts are located at The Bishops Stortford Sports Trust. These are reportedly well maintained and feature a viewing balcony.

Accessibility and availability

Approximately 97.7% of East Herts' population lives within a 20-minute drive of a squash facility. In addition, 22 courts at seven sites are located within a 20-minute drive time catchment of the District.

The four courts at Allenburys Sports and Social Club can only be accessed by employees of GlaxoSmithKline with a club membership. Consultation with the Club did not indicate any intention to open these facilities up to the wider public in the near future.

The eight courts at Bishops Stortford Squash Club and The Bishops Stortford Sports Trust can be accessed via a registered membership with Bishops Stortford Squash Club and Chantry Squash Club respectively. This ensures that provision can be prioritised for club members and club nights, alongside competitive league matches. Both clubs operate on an annual membership and court fee basis.

The only courts available on a pay and play basis in East Herts are located at Haileybury Sports Complex, however, they are only available during evenings and at weekends. Weekday daytimes and weekend afternoons are retained for pupil use.

Haileybury Squash Club uses the School facilities for home matches and training nights, and as such can access courts at a discounted rate. Cost of hire for non-members is £8.45. The courts are frequently block booked by Haileybury Squash Club for club nights and matches, so pay and play time is limited, however the operator ensures that some pay and play options are available every evening. A further ten squash courts can be accessed on a pay and play basis in neighbouring authorities.

Future developments / changes to provision

No changes to squash provision were identified as part of the audit. All facilities confirmed they had no plans to increase or decrease the amount of squash provision on site.

7.2: Demand

England Squash was invited to take part in consultation with regard to squash provision in East Herts. Despite multiple attempts to contact, no response was received.

Facility consultation

Allenburys Sports and Social Club reports a reasonably high usage rate for its squash courts. Limited slots are available during weekday evenings, with the busiest time between 18:00 and 21:00.

Similar usage patterns were reported at Haileybury Sports Complex. Limited weekday evening slots are available, with the exception of Friday night which is generally quieter. The majority of bookings are attributed to Haileybury Squash Club. Saturday and Sunday are busy; however, weekend mornings can be quiet.

Club consultation

Three clubs were identified as part of the audit. Two responded to consultation request, one did not.

Haileybury Squash Club reports having a good working relationship with the School. It is able to access the facilities from 18:00 to 21:45 on weekdays, and between 10:30 and midday and 16:30 and 18:00 at weekends. It has c.100 members, a number which has increased steadily over the last five years. Annual membership is £60, which allows members to benefit from a reduced booking fee when booking courts.

Overall, the Club is content with the condition of the courts. It has contributed to the upkeep of the facilities and operates on a non-profit basis to keep costs down for members. It is concerned about tits absence of tenure on the current facilities which means that the School could decide not to offer community use at the site.

The Bishops Stortford Squash Club experiences high demand on weekday evenings between 16:00-20:00. Known for its excellent facilities, the club attracts members both locally and from surrounding areas. It has been recognised twice with the prestigious "Club of the Year" award from England Squash. Currently, it has approximately 250 members but it has capacity for up to 350 and is actively seeking to expand. In particular, it is aiming to increase the number of women players, who currently make up about 50 of its members.

7.3: Summary of key facts and issues

Facility type	Squash	-
Elements	**Assessment findings**	**Specific facility needs**
Quantity	There are 14 squash courts in East Herts, eight glass-backed. A further 22 courts can be accessed within a 20-minte drivetime.	Whilst, based on the ES benchmark, East Herts has an under supply of one squash court, which increases to three courts by 2043.
Quality	All 14 courts are above average in quality.	Continue to undertake regular refurbishment of all courts.
Accessibility	Over 97% of East Herts' population lives within a 20-minute drive of a squash facility.	-
Availability (Management and usage)	Haileybury Sports Complex provides a pay and play option for East Herts residents; however, its courts are not available during the day. A further ten pay and play access courts are located within a 20-minute drive in neighbouring authorities.	Encourage clubs, where possible, to provide a pay and play option during off-peak times. This would coincide with the pay and play courts at Haileybury Sports Complex being unavailable due to school use.

Strategic summary

- Squash provision in East Herts is sufficient despite being slightly below England Squash's recommendations of one court per 10,000 people. The audit did not identify demand for additional provision.
- Pay and play options are limited during weekday afternoons and weekends. The Council should work with clubs and England Squash to identify additional pay and play opportunities at existing club sites, particularly during weekday daytimes.

SECTION 8: INDOOR BOWLS

The five forms of bowls that are played indoors (flat/level green, crown green, long mat, short mat and carpet mat) each require a different venue and each format of the game has a different technical specification for their indoor facility.

Indoor flat/level green bowls is played on a purpose-built indoor green which complies with the laws of the sport of bowls. The NGB is the English Indoor Bowling Association (EIBA). It requires a standard bowling green; a flat area 31-40 metres long divided into playing areas called rinks. The number of these varies, depending on the width of the green.

Crown green bowls requires a standard crown green, artificial grass (carpeted) area of approximately 38m square which is crowned i.e. higher in the centre than round the perimeter. Indoor crown greens are relatively rare – substantially less common than those provided for flat green bowls. The NGB is the British Crown Green Bowling Association (BCGBA).

Carpet bowls is played on a rectangular carpet (45 x 6 feet) that is rolled out. It can be accommodated in any indoor space large enough to accommodate the mats which come in different lengths. It tends to be played at a recreational level. The NGB is the English Carpet Bowls Association (ECBA).

Short mat bowls is typically played in sports halls, parish council rooms, outdoor bowls club pavilions and on indoor flat green bowls club greens. The NGB is the English Short Mat Bowling Association (SMBA). Long mat bowls is played on a rolled carpet typically laid on a sports hall floor. There are no ditches in this game. It is typically found in areas of low flat-green supply and/or where crown green bowls is played outdoors. There is no NGB for this version of the game.

An indoor bowling centre typically comprises a single flat green with a number of rinks and ancillary accommodation such as changing rooms, lounge/bar, viewing area, kitchen, office/ meeting rooms and stores plus designated car parking. Ancillary accommodation scale varies according to the number of rinks available. A successful indoor bowls centre requires a combination of the right location, design, and financial and general management. Sport England[22] guidelines on catchment for indoor bowls centres are set out to be interpreted in the light of local circumstances:

- Assume the majority of users live locally and not travel more than 30 minutes.
- Assume that 90% of users will travel by car, with the remainder by foot.
- As a guide, calculate demand on the basis of one rink per 14,000-17,000 total population.
- The number of rinks required can be related to the estimated number of members, assume 80-100 members per rink.

EIBA stated priorities are:

- Recruitment of participants.
- Retention of participants.
- Clubs are recommended to:
  - Develop and implement a robust sports development plan
  - Actively review the Sport England ‘Buddle’ website.
  - Actively promote the club in the local community amongst those who are able bodied and disabled. Wheelchair users and visually impaired people are particularly keen on the sport of bowls.
- Retention and improvement of facilities.
- New indoor facilities in areas of low-supply and high-demand.

[22] Sport England Design Guidance Note Indoor Bowls 2005

EIBA Outline Plan 2022-2025

The EIBA plan is focused on: recruit and retain 45+ and recruit and retain 70+. Both markets require growth. The idea is that people aged 45+ need new versions/formats of the game to play and the 70+ will wish to continue with current formats. Its focus areas are:

- Getting core bowlers back playing following COVID lockdowns.
- 45-59 year old participants.
- Volunteers.
- Health and Wellbeing.
- Inclusivity – women, ethnic communities.
- Facilities: build, improve, retain.
- Youth and the family.
- Disability.
- Competitions.
- Internationals.
- Promotion.
- Commercial partnerships.

The “Recruit and Retain Strategy” is to concentrate on encouraging and supporting clubs to increase participation and improve the experience of all participants. Its objectives include:

- Growing participation across the adult population in local communities. Targeted work to increase female participation.
- Growing participation in the 12-18 age range as part of the EIBA Development Pathway.
- The provision of an excellent sporting experience for new and existing participants.
- A growth in Indoor Bowls participation by people who have disabilities.

Running alongside this is the Sport England funded development work provided jointly by the Indoor NGB (EIBA); Outdoor NGB (Bowls England) and the “Bowls Development Alliance” (BDA). Each NGB has two directors on the Board of BDA.

The Sport England funding for the 2022-2025 period, focuses on the delivery of:

- **Club hubs:** ensure that all clubs remain sustainably positioned at the heart of the communities, and there are good pathways to increase membership.
- **Communities: d**evelop healthy bowling communities, with good quality competitions, options to increase coaches and volunteers and healthy relationships between clubs.
- **Health and wellbeing:** support clubs promote health and wellbeing of members with a range of programmes and activities.
- **Inclusion:** ensure clubs are as inclusive as possible, promoting the sport to all including females and people from diverse communities.

Alongside these core objectives the BDA works with key partners on:

- **Safeguarding:** ensuring the sport is safe for everyone to play by working across all five National Governing Bodies (NGBs) [BE, EIBA, British Crown Green BA, English Short Mat BA and English Bowling Federation] to have policies and processes in place. Training is also available to support the network of Club Safeguarding Officers.
- **Disability:** the BDA works in partnership with Disability Bowls England, Activity Alliance, BE and the EIBA to ensure everyone regardless of disability can access the sport of bowls.
- **Women Can:** the BDA are driving a campaign alongside BE and the EIBA to encourage more women to play bowls, coach bowls and volunteer in bowls.
- **Equality & Diversity:** the BDA, BE and the EIBA are all striving to ensure the sport of bowls is as diverse as it can be.

8.1: Supply

Quantity and quality

There is no indoor bowling facility in East Hertfordshire. Two facilities located in neighbouring authorities can be accessed within a 30-minute drive.

Figure 8.1: Indoor bowls facilities in neighbouring authorities

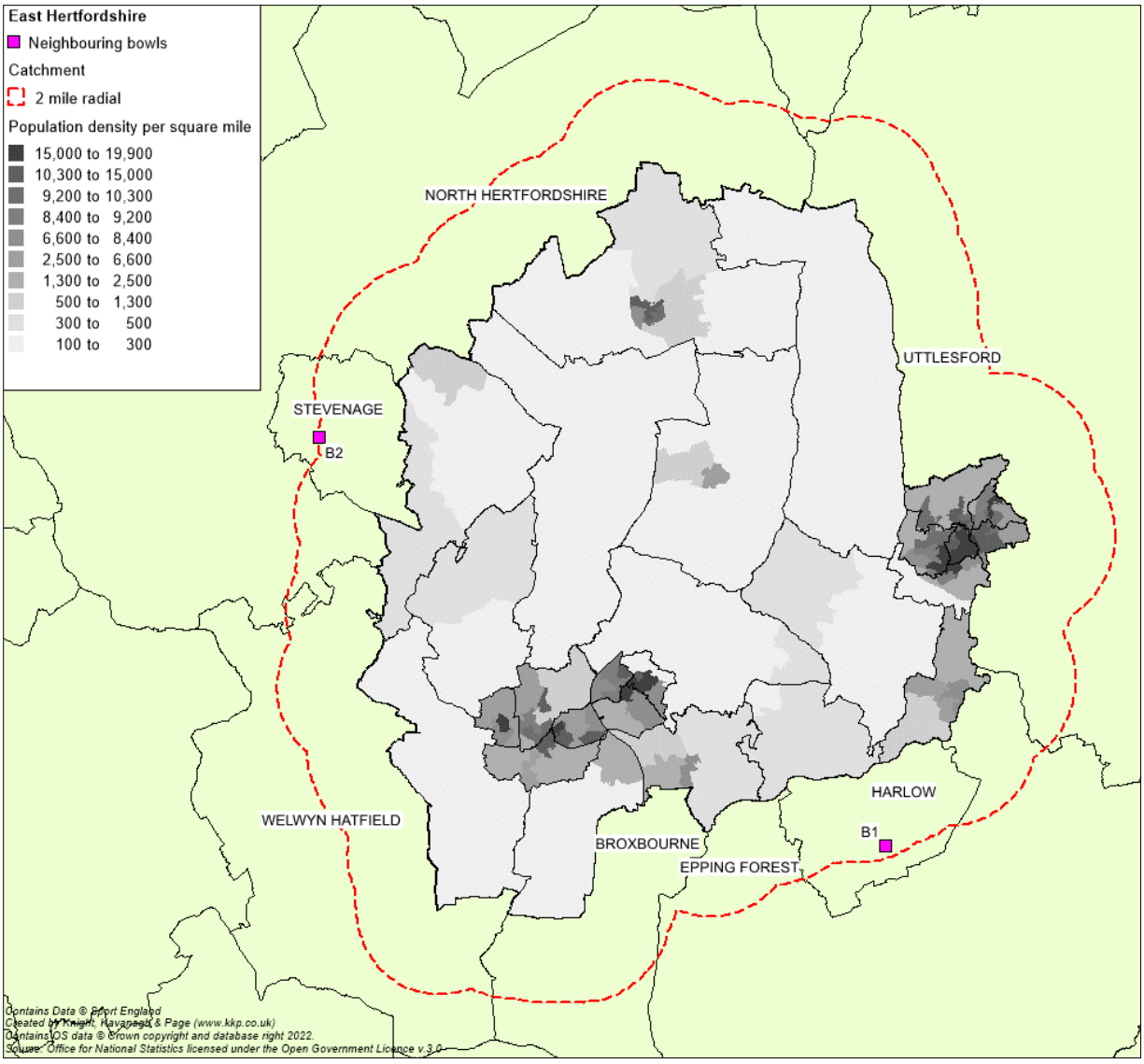


Table 8.1: Indoor bowls facilities in neighbouring authorities

ID	Site	Rinks	Access	District
B1	Tye Green Indoor Bowls Club Ltd	9	Sports club / CA	Harlow
B2	Stevenage Arts & Leisure Centre	6	Pay and play	Stevenage

(NB: Sports club/CA= Sports club / community association use)

Accessibility

Drive time catchment modelling suggests that 98.2% of the East Herts population lives within a 30-minute drive of an indoor bowls facility within the District.

Availability

Two facilities in neighbouring authorities are within a 30-minute drive of the District boundary. Tye Green Indoor Bowls Club Ltd can be accessed through membership with Tye Green Indoor Bowls Club, and Stevenage Arts and Leisure Centre can be accessed on a pay and play basis.

It should be noted that there are also several other indoor bowls facilities which fall slightly outside the 30-minute drivetime catchment in Cheshunt, Welwyn Garden City and Hatfield.

8.2: Demand

Consultation with EIBA suggests that East Hertfordshire is not currently a priority area for the development of indoor bowls provision due to the accessibility of indoor provision located in neighbouring authorities. It does recognise East Herts as an area in which clubs in neighbouring authorities can help to grow the game. Unaffiliated short mat bowls activity is taking place at Wodson Park Sports Centre, which can be accessed on a roll up pay and play basis.

Short mat bowls activity was also identified at eight village and community halls. These sessions generally take place in the daytimes and provide a physical and social opportunity for residents to take part in indoor bowls activity. Venues which currently offer short mat bowls are:

- Cottered Village Hall.
- Bramfield Village Hall.
- Antsey Village Hall.
- Benington Village Hall.
- Datchworth Village Hall.
- Hunsdon Village Hall.
- Little Hadham Village Hall.
- Stapleford Abbotts Village Hall.

8.3: Summary of key facts and issues

Facility type	**Indoor bowls**	
Elements	**Assessment findings**	**Specific facility needs**
Quantity	There are no indoor facilities located in East Hertfordshire.	-
Quality	-	-
Accessibility	Nearly all East Herts' residents live within a 30-minute drive of an indoor bowls facility.	
Availability (Management and usage)	Consultation with EIBA suggests there is currently sufficient demand to cater for East Hertfordshire residents in neighbouring authorities within a 30-minute drivetime.	Continue to monitor demand for indoor bowls participation. Should demand be identified, support outdoor bowls clubs aspiring to implement indoor provision.

Strategic summary

There is no current requirement for indoor bowls provision in East Hertfordshire. This should be monitored to ensure that any clubs considering development of indoor provision can be supported if future demand is identified. It should be noted there is a reliance on facilities in

neighbouring authorities, which means that residents' participation at these facilities might be at risk in the event of closures.

SECTION 9: INDOOR TENNIS

The Lawn Tennis Association (LTA) is the NGB for all tennis provision within the UK. It administers the sport at national and regional level. One of its key objectives is to get more people playing tennis more often. To achieve this, through its most recent Investment Framework (Vision 2019 – 2023), prioritises will be given to the following sites:

- New and existing indoor tennis centres
- Park tennis
- Tennis clubs
- Schools and other educational establishments

This will be supported through the following key funding objectives:

- Funding through interest free loans.
- Investing in venues that have a proven record of increasing participation.
- Investing where there is thorough community engagement.
- Support venues that encourage participation growth.
- Target investment that is demand led.
- Invest in venues that are financially sustainable.
- Support venues that have successfully sourced partnership funding.

Central to any investment will be the provision of a sustainable business case.

This section considers indoor tennis facilities provision in East Herts. It uses two terms to describe indoor building types:

Traditional - A permanent structure made of traditional materials using traditional construction techniques. This commonly takes the form of steel or timber portal frame spanning the full length of the court (including run backs) clad in a material to suit local conditions e.g. metal cladding, brickwork or timber boarding.

Non-traditional - A permanent or non-permanent structure made of non-traditional materials using non-traditional construction techniques. Three types of structure fall into this category:

- Air supported structures (air halls).
- Framed fabric structures.
- Tensile structures.

9.1: Supply

Indoor tennis is based on specialist facilities which appeal beyond local authority boundaries. This report considers provision within with a 30-minutes' drive time catchment. There is one indoor tennis facility in East Herts, Legends Tennis Centre - it has four courts.

Quality

The four acrylic courts at Legends Tennis Centre are of above average quality. All are marked for doubles and covered by an air hall. They were installed in 2008 but receive regular maintenance as a result of high usage. There is wear and tear to the flooring and nets, however grip underfoot is still good.

Figure 9.1 Indoor tennis facilities in East Hertfordshire and within 30 minutes' drive time

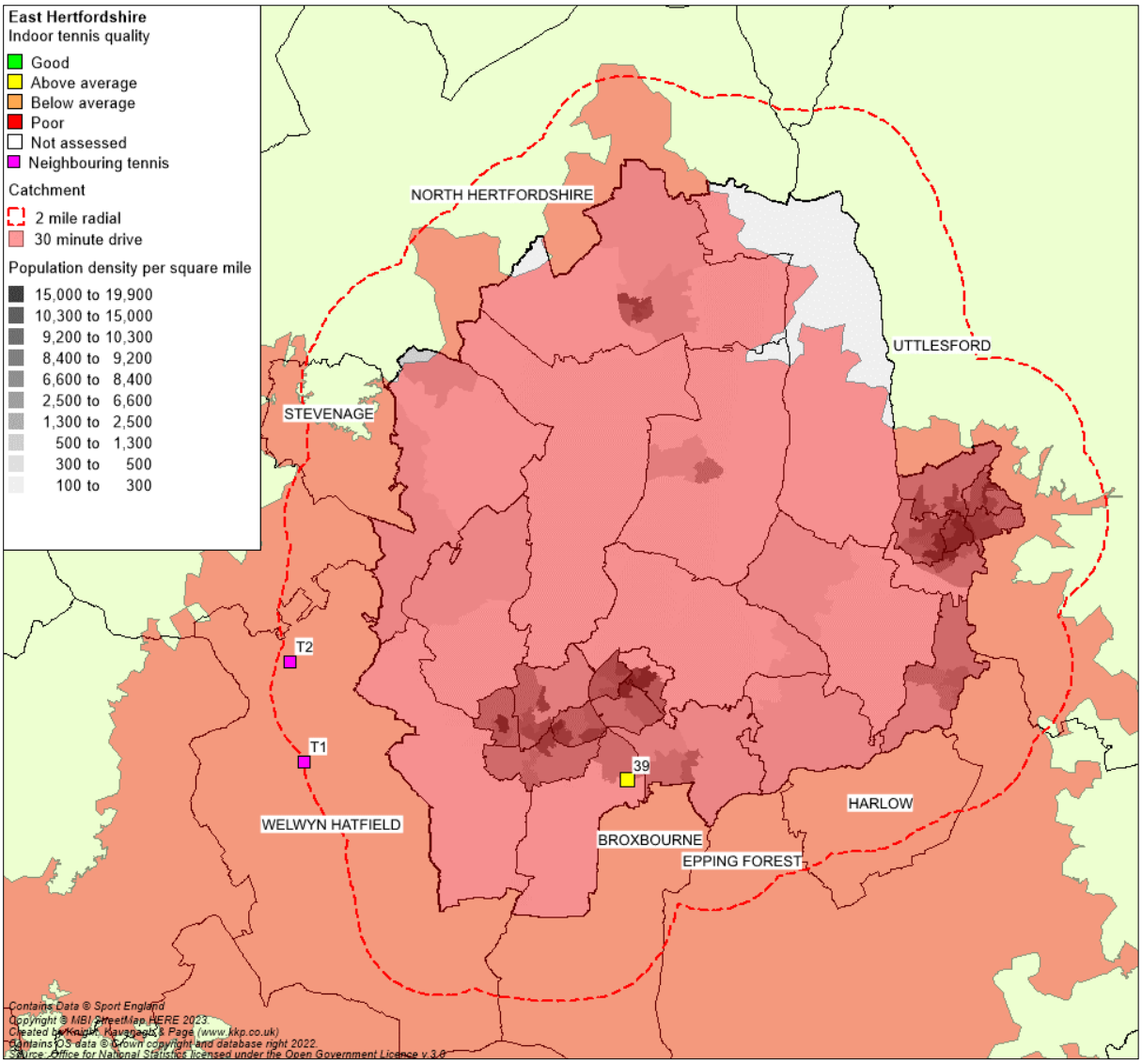


Table 9.1: Indoor tennis sites in East Hertfordshire

ID	Site name	Courts	Access type	Condition
39	Legends Tennis Centre	4	Pay and play	Above average

A further four courts, at two different sites in Welwyn and Hatfield (Gosling Sports Park and Welwyn Tennis Club) are located outside the District within a 30-minute drive.

Table 9.2: Indoor tennis provision in neighbouring authorities

ID	Site name	Courts	Access type	Authority
T1	Gosling Sports Park	1002925	Pay and play	Framed fabric
T1	Gosling Sports Park	1002925	Pay and play	Traditional
T1	Gosling Sports Park	1002925	Pay and play	Airhall
T2	Welwyn Tennis Club	1011240	Registered membership	Airhall (seasonal)

Accessibility and availability

Drive time catchment modelling confirms that 99% of East Hert's population lives within a 30-minute drive of an indoor tennis facility.

Legends Tennis Centre can be accessed on a pay and play basis, however regular users will benefit from cheaper court rates by signing up to a monthly membership. This also includes free access to club nights and one-to-one coaching. A monthly membership is available from £30.50.

9.2: Demand

The LTA has recently restructured its strategic approach to target key national focus areas, ultimately to grow participation. Future investment in facilities will be based on detailed analysis of potential demand throughout the UK. It has identified 96 priority target areas for development of new indoor courts in the UK of which East Hertfordshire is not one.

Legends Tennis Centre is well used during evenings and weekends. It reports limited spare capacity between the hours of 16:00-21:00 Monday to Thursday. Fridays and weekend afternoons are generally quieter. The site has a full programme of junior and senior coaching; however, two courts are available for pay and play users at various times each evening.

The facility is located within the grounds of Haileybury School, and therefore is only available from 16:00 on weekdays. East Herts residents looking to access an indoor tennis facility during weekday afternoons must travel to neighbouring authorities. There is a need to monitor demand for indoor tennis courts at outdoor court venues. This will be captured within the District Playing Pitch Strategy 2024.

Bishop's Stortford Lawn Tennis Club has three outdoor courts which are temporarily covered by a bubble during the winter months. This allows these courts to receive more usage during poorer weather. It reports that demand to access these courts is higher throughout winter than uncovered courts.

9.3: Padel

Padel is reportedly one of the fastest growing sports in Great Britain. Significant investment has been made in the sport since the LTA became the NGB in 2019. It is played on an enclosed court that is one third the size of a tennis court, in a doubles format - by groups of mixed ages and abilities. The rules are broadly the same as tennis, although serves are under-arm and walls are part of the game - the ball being allowed to bounce off them.

The LTA recently launched an updated LTA Padel Strategy to outline its plans for 2024 – 2029. (LTA Padel Strategy). The vision and mission align to the tennis strategy and the focus is on growing the infrastructure, increasing and diversifying the coaching workforce and building on the performance pathway as well as increasing visibility and driving participation.

There are currently over one thousand courts in GB of which 60% are indoor (March 2025). A recent LTA survey reported the following:

- An estimated 145,000 people have played padel in British venues in the past year with around half this number playing regularly/monthly.
- At present, most players are adults; juniors account for less than one in ten of the total.
- Most venues reported strong growth, with high interest in taster sessions, and players enjoying the fun/sociability offered by the sport.
- Currently demand is outstripping supply, with many venues keen to add courts, or cover existing facilities, though costs, and the complexity of local planning rules, can be prohibitive.

In terms of future supply, a variety of environments can be considered. Padel courts are often situated next to or managed by those running existing tennis facilities (tennis clubs, parks, indoor tennis centres). In addition, padel court development at leisure centre sites, golf clubs and rugby/football sites can be beneficial as provision can be tied into other sports facilities and profit from an already established operating model.

The LTA is not encouraging clubs or local authorities to convert existing tennis courts to padel courts, unless it can be shown that they have the capacity to support this. This is to ensure that the provision of traditional courts is not adversely affected.

Padel court supply and demand

To assist local authorities to strategically plan for padel provision across the authority, the LTA has estimated the number of courts that can, in its view, be sustained – based on population density and padel demand. Figures provided form a start point for conversation and strategic planning. The suggested number is neither a target nor a cap it is simply an indication that the LTA has confidence that there is sufficient demand for the number of courts identified. In areas where the sport is more established there is likely to be higher demand.

The current LTA estimate of the number of courts for which there is demand in East Herts is 12. There are currently two indoor padel courts at Country Padel Co, located in the centre of the district south of Puckeridge. These courts can be booked on a pay and play basis and no membership is required. There are also two covered courts at Bishop's Stortford Lawn Tennis Club, which can also be booked on a pay and play basis and three covered padel courts located at Bishop's Stortford Padel Club which require club membership in order to book.

9.4: Pickleball

Indoor pickleball takes place at Wodson Park Sports Centre (2 marked courts), Avanti Grange High School (1 marked court), Legends Tennis Centre (2 marked courts), The Bishop's Stortford High School (1 marked court) and Leventhorpe School (1 marked court).

Braughing and District Pickleball Club utilises both indoor and outdoor pickleball provision. Outdoor sessions take place at Hoddesdon Tennis Club on Saturday mornings. Indoor sessions are held at Wodson Park Sports Centre on Tuesday, Wednesday and Friday afternoons. Sunday morning sessions are also held at The Bishops Stortford High School.

Sawbridgeworth Pickleball Club does not currently access any indoor facilities for club nights or matches. It uses the outdoor courts located at Sawbridgeworth Tennis Club.

Consultation with school sites confirmed that with the exception of the two sites used by Braughing and District Pickleball Club, pickleball participation is generally informal between groups of friends.

9.5: Summary of key facts and issues

Facility type	**Indoor tennis**	
Elements	**Assessment findings**	**Specific facility needs**
Quantity	Legends Tennis Centre is the sole facility for indoor tennis in East Herts, with four acrylic courts.	Legends Tennis Centre is well used and reports having limited spare capacity during peak times. Courts are kept available for pay and play despite a busy coaching schedule.

Quality	The site is rated as above average quality with suitable ancillary provision. Funds are in place to replace the playing surface when needed to retain its quality.	Maintain court and changing room quality and replace playing surface when required.
Accessibility	99% of residents live within a 30 minutes' drive time of an indoor tennis facility.	-
Availability (Management & usage)	Legends Tennis Centre offers pay and play access; however, this is limited to evening and weekends.	Ensure that Legends Tennis Centre's programming continues to ensure adequate access to pay and play courts.

Strategic summary

No further indoor tennis provision is currently required. Continue to monitor demand at Legends Tennis Centre and local outdoor tennis clubs to identify future demand for additional indoor tennis facilities, including potential outdoor court conversions.

Since the audit was carried out, demand for padel provision has grown considerably. The LTA is keen to support applications to support the growth of padel, so the Council should work with clubs and commercial operators to develop suitable levels of padel provision.

SECTION 10: GYMNASTICS AND TRAMPOLINING

In 2023 British Gymnastics released its new strategy – Leap Without Limits: A New Vision for a New Era. The strategy is developed as a shared vision for gymnastics across all four home nations.

To help achieve the vision It focuses on five 'leaps':

- **The Why Leap** - Nurturing and celebrating the positive impact of gymnastics on individuals, communities and wider society.
- **The Empowerment Leap** – Supporting everyone involved in gymnastics to play their part in making a positive difference.
- **The Experience Leap** – Making positive experiences and memories central to everything we do, at every stage, in every role.
- **The Creative Leap** – Encouraging and welcoming new ideas to support meaningful change.
- **The Together Leap** – Uniting the community, existing and new partners to maximise impact, learning and growth.

To bring the vision to life, British Gymnastics are working on the following actions:

- **Membership** – Develop a new more relevant membership offer that provides value for all its members, and an improved membership system.
- **Education** - Implement a reformed and reimagined approach to supporting the learning and development of the gymnastics workforce, ensuring it feels valued and supported by British Gymnastics and the clubs and delivery environments you operate within.
- **Community** – Celebrate and recognise the contribution and stories of those in the gymnastics community on British Gymnastics channels and more widely, including further developing the British Gymnastics Awards as an annual platform for this.
- **Reform** - Deliver all of the 40 actions British Gymnastics has committed to in Reform '25 over the next two years to create safe, positive and fair experiences for all in gymnastics, including a major Safe Sport campaign.
- **Events** - Work with its Technical Committees to agree a clearly defined and sustainable long-term national event programme for each discipline and develop new competitions and events at a recreational level.
- **Disability** - Work to build international support for our ambition for gymnastics to become a Paralympic sport, with the aim of agreeing a plan and pathway for this to become a reality.

The new strategy outlines six key impacts:

- More people enjoying the sport and its benefits, across all abilities, ages, and backgrounds, and as a gymnast, coach, club owner, official or fan.
- Everyone is safe, supported and is able and confident to speak up, whatever their role or involvement in gymnastics.
- More inspirational moments that are seen, shared and enjoyed by more people.
- The NGB membership experience is a positive one, which meets your needs, is easy from start to finish. and being a member of British Gymnastics is something that provides you with both pride and value.
- Members/participants feel connected to British Gymnastics and trust it to be positive custodians of this incredible sport.
- A united sport, where everyone is working together to ensure that collectively we deliver an uplifting gymnastics experience for all.

10.1: Supply

The audit identified seven gymnastics clubs in East Herts, five of which operate out of dedicated gymnastics sites.

Figure 10.1: Gymnastics provision in East Herts

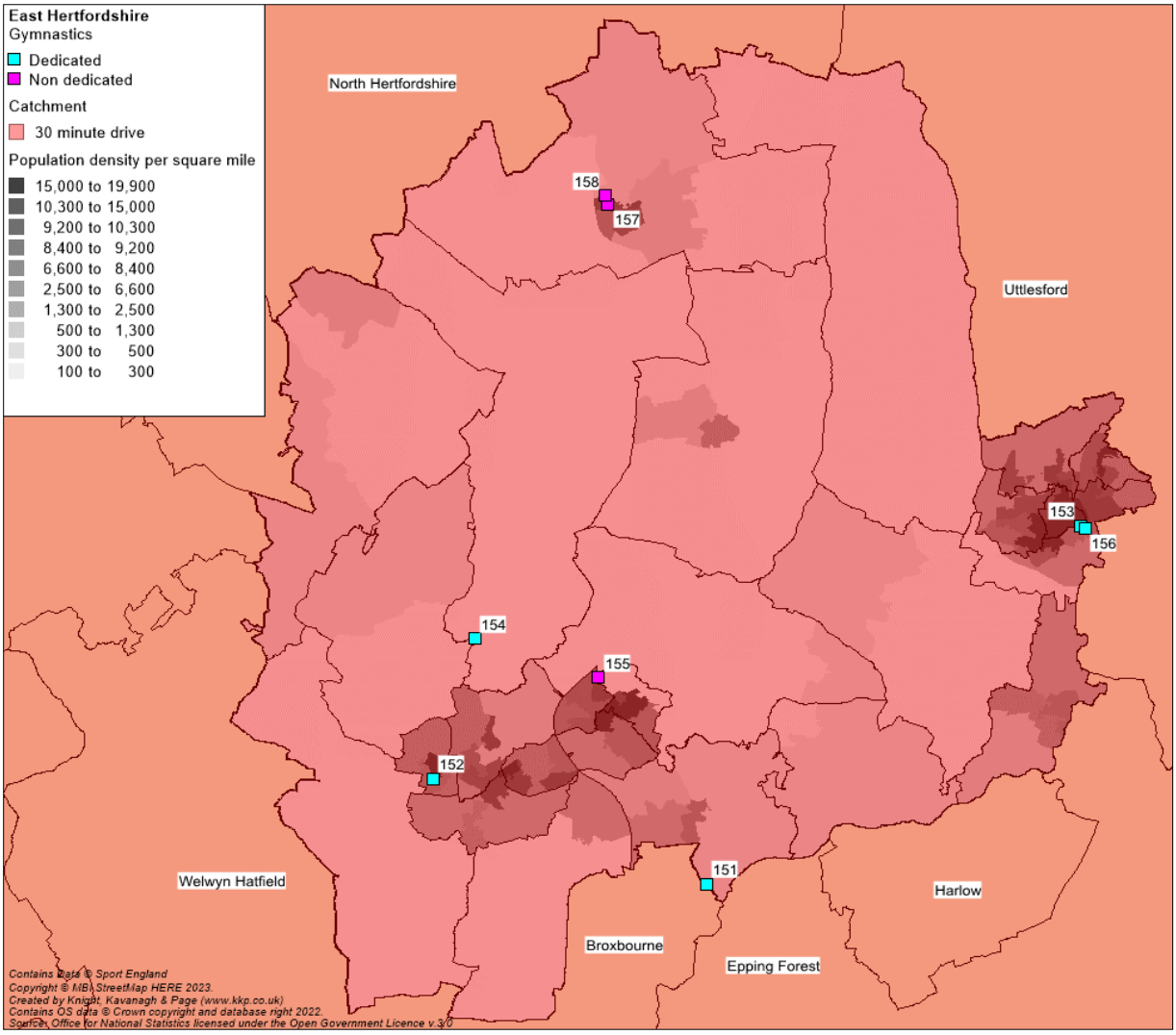


Table 10.1: Gymnastics provision in East Herts

ID	Club	Dedicated	Site name
151	Hertfordshire Gymnastics Club	Yes	
152	East Herts Gymnastics Club	Yes	
153	Stortford Gymnastics Club	Yes	
154	Hertford Gymnastics Academy	Yes	
156	Valdez Gymnastics Club	Yes	
155	Ware Gym Club	No	Wodson Park Sports Centre
157	Rib Valley Gymnastics Club	No	Edwinstree Middle School
158	Horizon Gymnastics	No	Freman College

Accessibility and availability

Gymnastics facilities appeal beyond a local authority boundary. Consequently, this report considers provision within a 30-minutes' drive time catchment to demonstrate accessibility (Sport England suggests that drive time to specialist sports facilities can be modelled at 30 minutes as opposed to the 20 minutes modelled for sports halls and swimming pools). As shown in Figure 10.1 the whole East Herts population lives within 30 minutes of gymnastics facility.

10.2: Demand

British Gymnastics reports that participation in gymnastics is increasing rapidly. It also reports substantial demand and that many clubs have waiting lists - restricting access to gymnastic activity due to lack of time within dedicated and generic facilities. As with most indoor based sports, membership levels were impacted by the Pandemic although British Gymnastics reports that the sport is experiencing a strong recovery with current membership numbers tracking c.5% below 2019 levels.

A key part of the NGB's strategy to increase participation is to support clubs, leisure providers and other partners to move to their own dedicated facilities, offering more time and space for classes. It provides a range of products and programmes and expert assistance to support local delivery; gymnastic activities which are successfully driving membership growth and retention across the country.

British Gymnastics confirmed that safeguarding existing dedicated sites within East Herts was a priority, whilst supporting clubs to increase participation and expand provision. It is aware the clubs in East Herts, as well as nationally, are experiencing issues in recruiting qualified coaches to deliver sessions.

Club consultation

All eight clubs identified in the audit were invited to be part of the consultation, three of which responded.

Hertford Gymnastics Academy is predominantly a recreational gymnastics club; however, some members have recently begun to compete in local competitions. It has c.300 members, a number which has steadily increased since moving to its current dedicated facility in 2021, when it signed a 10-year lease. It has been transformed from an old warehouse into a dedicated gymnastics site with trampolines, mats and vault equipment. It features good quality changing provision, which was refurbished during the period in which the Club could not operate during the Pandemic. Additional members could be accommodated at the facility without the need for additional space, particularly during Saturday morning sessions.

It aspires to undertake additional work at its venue. Padding is required along the back wall, and a heater is situated in the middle of the room which takes up a significant amount of space. It is estimated that approximately £30,000 is needed to deliver insulation work to the roof and install a new heating system. During summer months, the facility can reach inappropriate temperatures due to the fact that the windows do not open. This has previously caused sessions to be cancelled due to safety concerns. It has plans to extend the current track, which is expected to cost £4,000.

It expressed concern about the lack of waste collection from site. This forces staff to take waste home with them. It has contacted EHC with regard to this but at the time of the consultation had received no response.

Stortford Gymnastics Club has c.1,250 members. It predominantly focuses on recreational gymnastics due to the facility it uses having low ceilings and limited space for older gymnasts. It was able to extend in 2021. This involved removing an unused reception area to create additional floor space. The current flooring was installed in 2021 as part of the extension - it is expected to last approximately 10 years.

As the Club cannot accommodate older gymnasts, it encourages its members to join Valdez Gymnastics Club once they are ready to progress. Despite this, it still has a long waiting list. Each session can only accommodate 25 members due to the space available. The Club has been looking to find a larger facility, as it currently has a waiting list of c.500 young people. No affordable facilities suitable for gymnastics provision have, as yet, been identified.

The current facility is well used by pre-school and school groups during the daytime. Evening sessions are at full capacity each night of the week. It also delivers trampolining sessions at The Herts and Essex Sports Centre one evening per week, where it is able to store trampolines.

Though the Club is thriving in its current facility, the lack of space for additional and older gymnasts is restricting its development. In addition, the rent and rates to use the current facility total £50,000 per year. More money could be invested into equipment and staffing were this to be reduced.

Rib Valley Gymnastics Club operates out of Edwinstree School, and previously held trampolining classes at Freman College. Its trampolining classes had to cease due to a lack of qualified coaches available to deliver sessions. Horizon Gymnastics also started operating out of the same facility. The Club has developed a good relationship with Horizon, and now more talented younger gymnasts transition to Horizon to further their development.

It currently has c.110 members. A lengthy waiting list is also in place, containing c.250 young people. The size of the hall at Edwinstree limits attendance capacity. An additional night would significantly reduce the waiting list, but the Club does not have the staffing to do this. It aims to keep the cost of participation down for its members by removing its uniform policy.

It has considered looking for its own dedicated facility but does not, at present, have the resources in place to make this a reality.

Five clubs did not respond to consultation requests. Consultation with British Gymnastics did not outline any known facility issues. It provided its most recent membership data to help quantify demand:

- Ware Gymnastics Club – 98 members
- Horizon Academy of Gymnastics – 62 members
- Hertfordshire Gymnastics Club – 452 members
- Valdez Gymnastics Club – Unknown
- East Herts Gymnastics Club – Unknown

10.3: Summary of key facts and issues

Elements	Assessment findings	Specific needs
Quantity	There are five dedicated gymnastics facilities and three non-dedicated gymnastics sites in East Herts.	Stortford Gymnastics Club and Rib Valley Gymnastics Club report waiting lists and a need for larger venues. Support should be given to clubs to find larger facilities to reduce waiting lists.
Quality	Hertford Gymnastics Academy's dedicated facility is not fit for purpose during period of hot weather. The heating system is also outdated.	Support Hertford Gymnastics Club to undertake the necessary renovations to its facility.
Accessibility	All East Herts residents reside within a 30-minute drive time of a club/venue within the Authority.	-
Availability (Management & usage)	Two clubs in East Herts report having capacity issues due to the size of the current facility and staffing.	Support clubs to find larger, dedicated facilities to decrease waiting lists and increase participation.

Strategic summary

- Work with British Gymnastics to help to ensure that clubs can gain access to suitable facilities to accommodate their operation and help reduce waiting lists.
- Consider supporting the development of new provision linked to housing growth (e.g at Gilston) in the feasibility of considering dedicated indoor gymnastics provision.

SECTION 11: COMBAT SPORTS

This section focuses on the supply and demand position for combat sports in East Herts. Supporting data sets for provision of combat sports clubs and facilities are limited and as such KKP undertook a desk research exercise to identify combat sports activity present at facilities in the District. Below is summary outlining various forms and definitions of each martial arts discipline[23]:

Karate

Karate originated in Japan. It emphasises striking techniques, such as punches, kicks, knee strikes, and elbow strikes, as well as open-handed techniques like palm strikes and knife-hand strikes. Karate training also includes blocking, evading, and grappling techniques. It has both physical and mental aspects. It promotes physical fitness, strength, flexibility, and co-ordination, while also focusing on discipline, respect, self-control, and personal development.

It is often practiced as a competitive sport and has been included in the Olympic Games since 2020. Different styles exist including Shotokan, Goju-Ryu, Wado-Ryu, Shito-Ryu, and Kyokushin, each with its own unique techniques, training methods, and philosophies. Karate in England is governed by The English Karate Federation, Karate England, and the Karate Union of Great Britain.

Tai Chi

Tai Chi, also known as Tai Chi Chuan, is an ancient Chinese martial art that combines gentle physical movements, deep breathing, and mental focus. It is practiced for its health benefits, meditation, and self-defence. The philosophy behind Tai Chi is rooted in Taoism, an ancient Chinese philosophy that emphasizes harmony, balance, and the cultivation of internal energy or "qi" (pronounced "chee"). By practicing Tai Chi, individuals learn to redirect and neutralize incoming attacks using circular and yielding movements, rather than relying on brute force.

There are several different styles of Tai Chi, with the most widely practiced ones being the Yang, Chen, Wu, Sun, and Hao styles. Each style has its own distinctive characteristics, forms, and training methods, but they all share the fundamental principles and philosophy of Tai Chi. The recognised governing bodies for Tai Chi in England are The Tai Chi Union for Great Britain and the British Council for Chinese Martial Arts (BCCMA).

Taekwondo

Taekwondo is a Korean martial art which involves a combination of physical training, self-defence techniques, forms or patterns (known as "poomsae" or "hyeong"), sparring, and breaking boards or other materials to demonstrate power and precision. Taekwondo practitioners also focus on discipline, respect, and mental and physical strength. In addition to its martial arts aspects, Taekwondo is also an Olympic sport. It made its debut as a demonstration sport in the 1988 Seoul Olympics and became an official Olympic sport in 2000. Olympic Taekwondo competitions involve sparring matches between two opponents, with points awarded for kicks and punches delivered to specific target areas on the opponent's body.

Taekwondo in England is governed by the English Taekwondo Association, British Taekwondo and GB Taekwondo.

[23] Descriptions were sourced via desktop research utilising world federations websites.

Judo

Judo originates in Japan and is a recognised Olympic Sport. It primarily focuses on throws and grappling techniques to overcome an opponent. The goal is to take down the opponent to the ground and immobilise them with pins or submission holds. Judo practitioners, known as judoka, aim to achieve victory through technique, leverage, and timing rather than relying solely on brute strength.

Training comprises practicing techniques, throws, grappling manoeuvres, and learning to fall safely (known as "ukemi"). It also includes the study of "katas," which are formal exercises that simulate self-defence situations. Judo places great emphasis on discipline, respect, mutual welfare, and personal development. In England, Judo is primarily governed by England Judo, which sits under the umbrella of British Judo.

Ju-Jitsu

Ju-Jitsu is a Japanese martial art and self-defence system that focuses on close combat techniques. Techniques include strikes, kicks, joint locks, throws, sweeps, grappling, and ground fighting. It involves using leverage, timing, and technique to overcome an opponent regardless of their size or strength. Practitioners learn to efficiently utilise joint manipulation, pressure points, and immobilisation techniques to control or incapacitate an adversary.

Modern Jujitsu encompasses a wide range of styles and approaches. Some styles focus more on stand-up techniques, throws, and strikes, while others emphasise ground fighting, submission holds, and grappling manoeuvres. Brazilian Jiu-Jitsu, a popular variant, is known for its emphasis on ground fighting and submission holds. Ju-Jitsu in England is governed by Great Britian Ju-Jitsu.

Mixed Martial Arts (MMA)

MMA is a full-contact combat sport that allows a wide range of fighting techniques from various martial arts and combat sports disciplines. MMA combines striking techniques (such as punches, kicks, knees, and elbows) with grappling techniques (such as throws, takedowns, joint locks, and submission holds) both standing and on the ground.

In modern MMA competitions, fighters compete inside an octagonal cage or a ring, and they wear gloves specifically designed for striking and grappling. Matches are typically divided into rounds, and fighters aim to win by knockout, submission, or judges' decision based on criteria such as effective striking, grappling, aggression, and control. MMA requires fighters to be well-rounded and proficient in multiple aspects of combat. Many MMA athletes train in various martial arts disciplines, such as Brazilian Jiu-Jitsu, Muay Thai, boxing, wrestling, judo, and others, in order to be prepared for different situations and opponents.

It has gained global popularity primarily through the success of Ultimate Fighting Championship (UFC). MMA in England is governed by the English Mixed Martial Arts Association (EMMAA).

Kickboxing

This is a combat sport that combines elements of boxing with kicking techniques. It involves both punches and kicks, making it a hybrid striking-based martial art. Kickboxing originated in the 1960s in Japan and the United States and has since gained international popularity. Participants use a combination of punches (using fists) and kicks (using legs and feet) to strike their opponents. Techniques employed are derived from various martial arts styles, including karate, boxing, and Taekwondo. The rules and regulations of kickboxing can vary depending on the organisation or governing body overseeing the sport.

Competitive kickboxing matches typically take place in a ring, similar to boxing. Participants wear protective gear, such as gloves, shin guards, and mouthguards. Matches are typically divided into rounds, with fighters aiming to score points by landing strikes on specific target areas of the opponent's body, such as the head, torso, and legs. The sport is governed by Kickboxing England.

Boxing

The NGB for Boxing in England is England Boxing. It governs the sport at national and regional level. There are currently 900+ affiliated boxing clubs containing over 21,000 formal members. EB has 11 regional boxing associations, which work with clubs across the full spectrum of development matters. It employs a team of club support officers (one per region), to help assist clubs with the day-to-day facility operation, seeking and securing funding for new projects that range from providing mental health awareness and tackling knife crime to putting on sessions for individuals with disabilities.

The vision of EB's new strategic plan[24] (2022-2027) is "inspiring and transforming lives through boxing", to achieve this it has identified four key objectives which are accompanied by specific strategies. The objectives are:

- A thriving boxing community.
- An inclusive, diverse and accessible sport.
- An inspirational and aspirational competition and talent pathway.
- A respected and valued NGB.

Table 11.1: EB strategies attached to the four key objectives

Objective	Strategies
A thriving boxing community	Strong resilient clubs An enhanced and diverse workforce Engaged, supported and valued volunteers Accessible environments and facilities
An inclusive, diverse and accessible sport	Inclusive boxing opportunities Increased membership and servicing Non-contact/recreational opportunities
An inspirational and aspiration competition and talent pathway	An enhanced competition framework An inclusive and accessible pathway An enhanced and diverse talent workforce
A respected and valued NGB	Governance, leadership and integrity Partnerships and collaboration Insight, research and innovation Driving profile and income

11.1: Supply

KKP's audit identified 18 sites where combat sport activity is taking place, four of which are dedicated. Table 11.2 overleaf outlines activity across the District. Combat sports facilities are not included within Active Places database as a facility type, and thus this report focuses on facilities within East Herts only.

[24] Link to England-Boxing-2022-27 Strategy

Figure 11.1: Combat sports facilities in East Herts with drive time catchment (30-minutes)

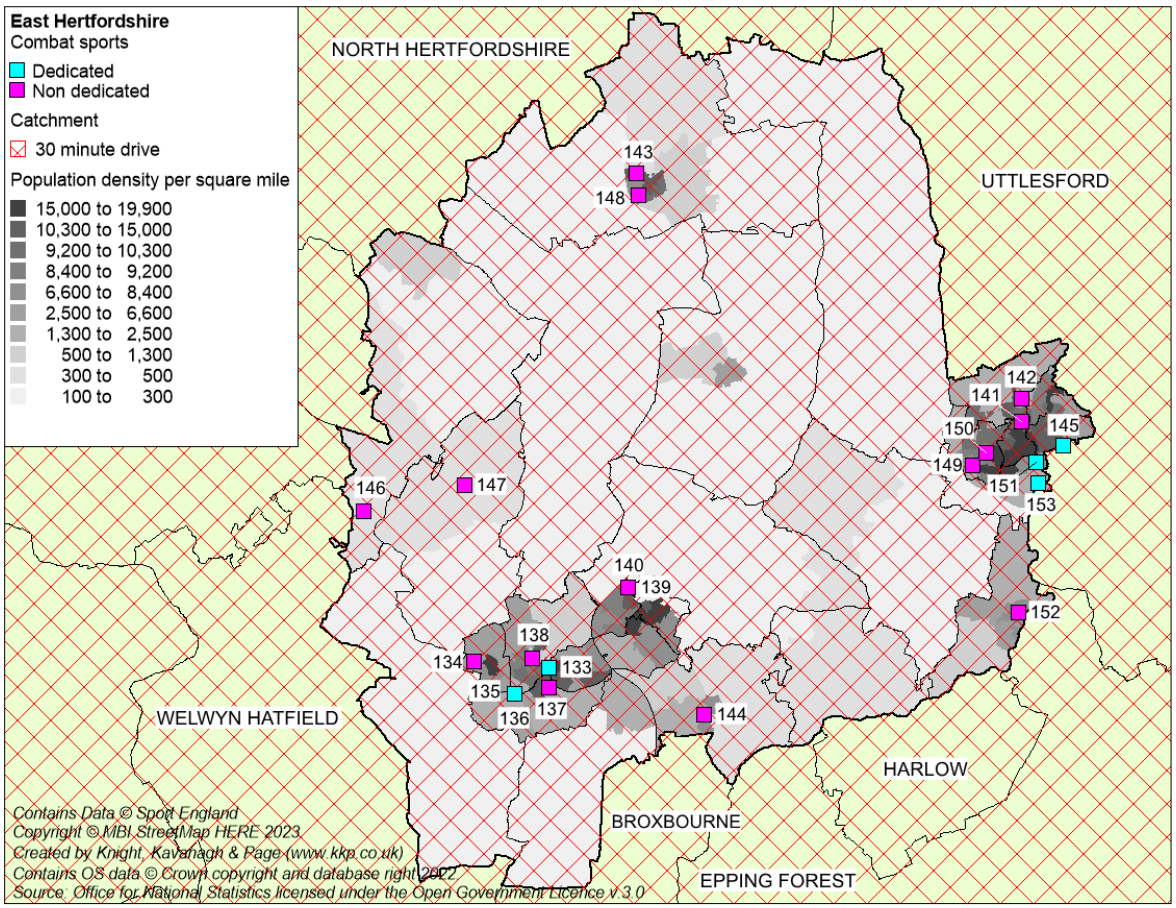


Table 11.2: Dedicated combat sports facilities in East Herts

ID	Name	Dedicated	Site name
133	Krav Maga Elite Hertford	Yes	
145	Bishop's Stortford Judo	Yes	
135	Gracie Barra Hertford	Yes	
136	Hertford Combat Academy	Yes	
134	Freestyle Martial Arts Hertford	No	Sele Farm Community Centre
137	Lee Valley Karate Academy	No	St Johns Hall
138	United Karate Association	No	The Bengeo Club
139	Shen Chi Do Karate	No	Wodson Park Leisure Centre
140	Ware Karate Club	No	Wodson Park Leisure Centre
141	Kids Kung Fu Bishop's Stortford	No	Jackson Square Shopping Centre
142	Hertfordshire Kung Fu Academy	No	Grange Paddocks Leisure Centre
143	Buntingford Shotokan Karate	No	Edwinstree Middle School
144	Kokoro Kai jujitsu club	No	Nigel Copping Community Building
146	Datchworth Village Hall	No	Kenyukan Dojo Stevenage
147	Shotokan karate	No	Nigel Poulton Community Hall
148	KSTSK Karate	No	Seth Ward Community Centre
149	Bishops Stortford Kung Fu	No	St Michael's Mead Community Centre

ID	Name	Dedicated	Site name
150	Shotokan Karate Ryu	No	Thorley Community centre
151	Strongbox Gym	Yes	
152	Pro Karate Academy	No	Bishops Park Community Centre
153	Graft Boxing Gym	Yes	

There is what would appear to be a good supply of combat sports facilities in East Herts, with each of the main residential areas well catered for. There are fewer facilities in the north and west of the District reflecting, to a degree, the fact that they are more sparsely populated.

Bishop's Stortford Judo's dedicated facility was built in 2019 and was part funded by England Judo. Its dojo is located on the first floor of the Herts and Essex Sports Centre and features a purpose-built facility with a 22 x 12-metre mat area, 50mm contest mats and a seated spectator area.

Accessibility and availability

All East Herts residents live within a 30-minute drive of a combat sports facility. All facilities are accessible via pay and play or membership arrangements via the resident club/operator at each venue.

11.2: Demand

Despite several attempts to contact clubs, limited responses were received. Only Grace Barra Hertford and Lee Valley Karate Academy responded.

Lee Valley Karate Academy delivers several sessions every week across Hertfordshire and Essex. The session in East Herts takes place at St Johns Church Hall in Hertford on Thursday evenings from 16:30-19:30. It reports a strong demand for combat sport activity in the area, however, more members could be accommodated at the current facility across all skill levels.

Grace Barra Hertford trains students in Brazilian Jiu-Jitsu. It has a dedicated combat sports facility on an industrial estate which has been adapted to meet its needs. It offers a full adults and juniors programme and features a full programme of scheduled activities, which includes women only sessions. The Club is actively recruiting both participants and staff as each session has capacity to take on additional members.

Consultation with The Herts and Essex Sports Centre suggests the judo facility at Bishop's Stortford Judo Club is well used seven days per week. It offers introductory membership, a club membership and a squad membership depending on ability levels. Pay and play is also an option for those looking to participate on a more casual basis, however, British Judo Association membership is required.

11.3: Summary of key facts and issues

Elements	Assessment findings	Specific needs
Quantity	There are 18 combat sport facilities in East Herts, four of which are dedicated.	No clubs reported issues with facility size.
Quality	No quality issues were reported.	-
Accessibility	All East Herts residents live within a 30 minutes' drive time of either a dedicated or non-dedicated combat sports facility.	-
Availability (Management & usage)	Clubs/operators generally operate on the basis of pay & play access with memberships available for regular participants.	There is a need to support clubs to expand provision where possible to meet demand.

Strategic summary

- Combat sport facilities are well spread across the District and all main population areas can access provision. Given that clubs tend to be commercial operations, scope for support is limited however, it should be recognised that combat sports providers offer alternative routes into sports and physical activity and should therefore be supported where possible.
- There is a need to ensure that, where possible, combat sports clubs have security of tenure, good quality facilities that are fit for purpose and are able to meet the demands of the population.

SECTION 12: COMMUNITY AND VILLAGE HALLS

12.1: Introduction

Community and village halls often fulfil an important role in providing informal physical activity opportunities, often for residents who are unable or lack the confidence/means to access larger more formal leisure facilities. They are usually multi-functional, providing places for meetings, socialising and for sports and recreational clubs and activities. In more isolated areas, a church hall or a sports pavilion can also serve a range of functions depending on its size.

In East Herts, a largely rural district with dispersed communities, local activity spaces such capable of operating as as fitness studios, dance schools and martial arts centres play an especially important role in enabling regular physical activity. Their presence across towns, villages and smaller settlements helps bridge the accessibility gap that can arise when residents live far from major leisure centres. These community-based venues provide flexible, affordable and varied opportunities for people of all ages to participate in sport and exercise, supporting grassroots engagement that might otherwise be limited by travel distance, cost or availability

12.1: Supply

The audit identified 57 such halls in the Authority. They are well spread, often serving smaller settlement areas which are less densely populated as shown in Figure 12.1. All were subject to physical or virtual assessment and consultation was undertaken to evaluate community use. Where this was not feasible, desk research informed the audit.

Figure 12.1: Village and community halls in East Herts

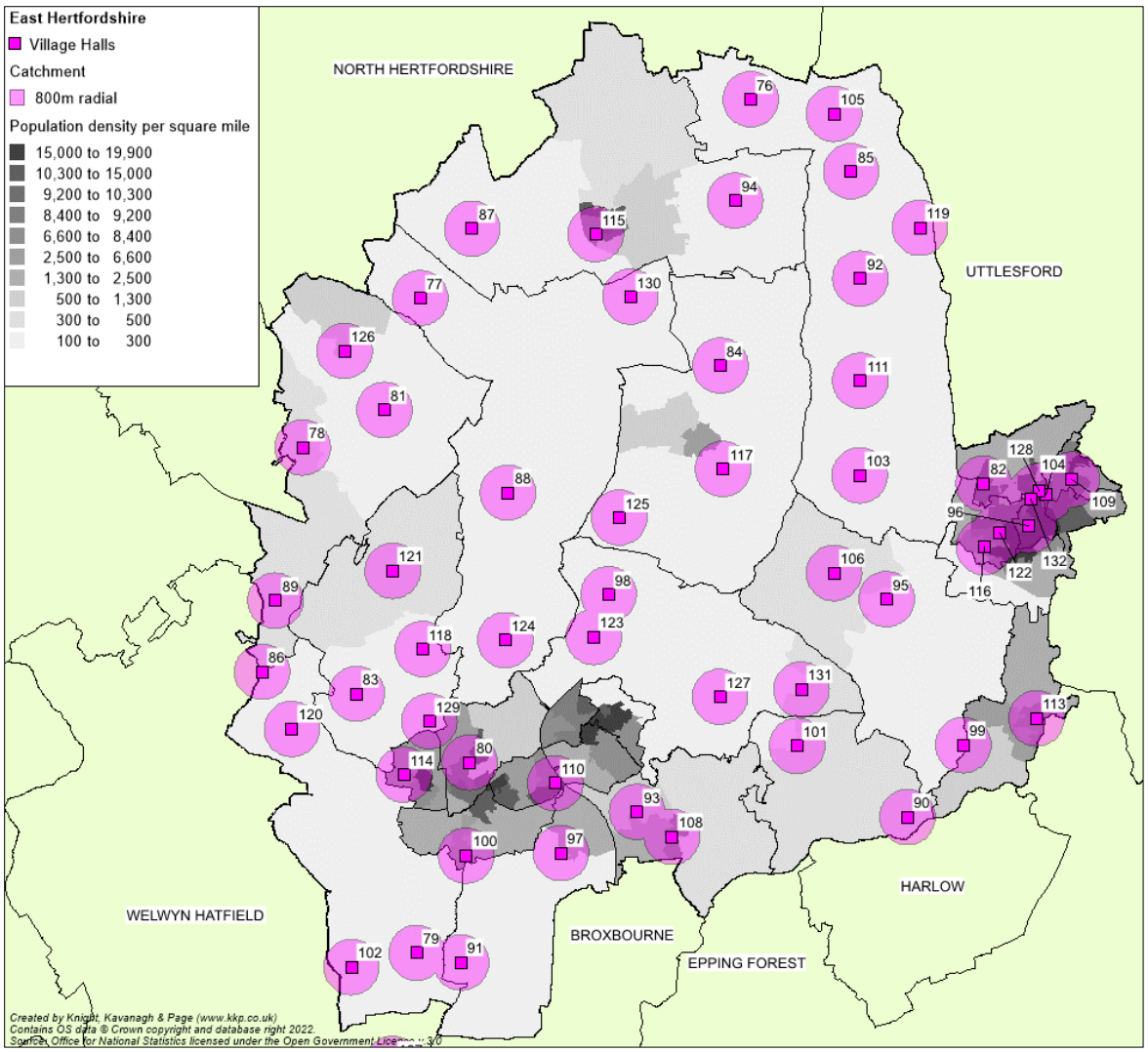


Table 12.1: Smaller halls in East Herts

ID	Name	ID	Name
76	Antsey Village Hall	105	Meesden Village Hall
77	Ardeley Village Hall	106	Much Hadham Village Hall
78	Aston Village Hall	107	Newgate Street Village Hall
79	Bayford Memorial Village Hall	108	Nigel Copping Community Building
80	Bengeo Church Hall	109	Parsonage Lane Community Centre
81	Benington Village Hall	110	Pinehurst Community Centre
82	Bishop's Park Community Centre	111	Saint Mary's Albury
83	Bramfield Village Hall	112	Sandon Village Hall
84	Braughing St Mary's Church - Old Boys School	113	Sawbridgeworth Memorial Hall
85	Brent Pelham Village Hall	114	Sele Farm Community Centre
86	Burnham Green Village Hall	115	Seth Ward Community Centre
87	Cottered Village Hall	116	St Michael's Mead Community Centre
88	Dane End Village Hall	117	Standon Village Hall

ID	Name	ID	Name
89	Datchworth Village Hall	118	Stapleford Abbotts Village Hall
90	Eastwick and Gilston Village Hall	119	Stocking Pelham Village Hall
91	Fanshaws Room (Brickendon)	120	Tewin Memorial Hall
92	Furneux Pelham Village Hall	121	The Nigel Poulton Community Hall
93	Great Amwell Parish Hall	122	Thorley Community Centre
94	Great Hormead Village Hall	123	Thundridge Village Hall
95	Green Tye	124	Tonwell Village Hall
96	Havers Community Centre	125	Colliers End Village Hall
97	Hertford Heath Village Hall	126	Walkern Sports and Community Centre
98	High Cross Village Hall	127	Wareside Village Hall
99	High Wych Memorial Hall	128	Water Lane United Reformed Church Hall
100	Hornsmill Community Centre	129	Waterford Village Hall
101	Hunsdon Village Hall	130	Westmill Village Hall
102	Little Berkhamsted Village Hall	131	Widford Village Hall
103	Little Hadham Village Hall	132	Windhill Churches Centre
104	Markwell Studio	133	Barnabus Centre
134	Emmaus Centre		

All 57 sites provide some form of community use. Radial catchment modelling demonstrates the good access to village and community hall provision in East Herts; approximately 41.2% of the population lives within 800 metres (approximately a 10-minute walk) of a village or community hall with community access. These facilities can potentially offer different types of physical activity which are relevant to the local communities which they serve.

Investment in village and community hall stock is generally good. Bramfield Village Hall installed new changing rooms in 2018 at a cost of £29,000. Funding was secured from the Biffa Award, which is used to help build local communities. The development included creating additional storage space for local sports clubs and the adjacent church. Colliers End Village Hall has also received recent investment.in a hall renovation project (carried out in 2022). This received a £15,207 of Biffa Award funding. Prior to the renovation it was in poor condition, the roof was prone leaks and it looked dated. New double windows have been installed, new flooring installed in the hall and a modernised kitchen has been fitted.
The Markwell Studio in Bishops Stortford was rebuilt and modernised in 2023 to make it a more attractive option for community use. This included installing a projector to enable it to host functions of up to 60 people. Wareside Village Hall has a sprung dance floor to help it to cater for the dance and performing arts groups which use the facility on a weekly basis.

Some halls, contain line markings for traditional sports hall activities. One example is the Nigel Poulton Community Hall in Watton-at-Stone, which features a badminton court. Line markings in community halls increases the number of activities which can take place.

Availability

A wide range of providers own/operate village/community halls across the faith, charitable and education sectors providing a similarly wide range of physical activity, arts and cultural activity across the district. Patterns of community use vary according to geographic location, local demand and provider agency orientation. Community and village halls are likely to provide community use opportunities during daytimes when key sites such as those located at schools are not available. They also receive substantial weekend use and are often more cost effective than hiring facilities on school sites.

13.2 Demand

Table 12.2: Village and community hall usage

Site name	Settlement	Activities
Antsey Village Hall	Anstey	Table tennis, carpet bowls and yoga.
Ardeley Village Hall	Ardeley	Unknown.
Aston Village Hall	Aston	Table tennis, badminton.
Bayford Memorial Village Hall	Bayford	Ballroom dancing.
Bengeo Church Hall	Bengeo	Group exercise.
Benington Village Hall	Benington	Chair exercise group, badminton, table tennis, short mat bowls.
Bishop's Park Community Centre	Bishop's Stortford	Baby yoga, group exercise, dance.
Bramfield Village Hall	Bramfield	Group exercise, short mat bowls, book club.
Braughing St Mary's Church - Old Boys School	Braughing	Unknown.
Brent Pelham Village Hall	Brent Pelham	Seasonal fairs.
Burnham Green Village Hall	Welwyn	Youth groups.
Cottered Village Hall	Cottered	Short mat bowls, group exercise, pickleball.
Dane End Village Hall	Dane End	Unknown.
Datchworth Village Hall	Datchworth	Table tennis, group exercise, short mat bowls.
Eastwick and Gilston Village Hall	Harlow	Chair exercise, group exercise.
Fanshaws Room (Brickendon)	Brickendon	Unknown.
Furneux Pelham Village Hall	Furneux Pelham	Group exercise classes
Great Amwell Parish Hall	Great Amwell	Unknown.
Great Hormead Village Hall	Great Hormead	Yoga, Pilates.
Green Tye	Much Hadham	Parent and toddler groups, bellringing.
Havers Community Centre	Bishop's Stortford	Baby ballet, seated cycling, indoor football.
Hertford Heath Village Hall	Hertford Heath	Seasonal fairs, parties.
High Cross Village Hall	High Cross	Group exercise.
High Wych Memorial Hall	High Wych	Table tennis, yoga, Pilates, Scottish dancing, baby ballers.
Hornsmill Community Centre	Hertford	Pilates.
Hunsdon Village Hall	Hunsdon	Group exercise, short mat bowls, badminton.
Little Berkhamsted Village Hall	Little Berkhamsted	Table tennis, yoga.
Little Hadham Village Hall	Little Hadham	Group exercise, chair yoga, short mat bowls.
Markwell Studio	Bishop's Stortford	Pilates, U3A events, group exercise.
Meesden Village Hall	Meesden	Unknown.
Much Hadham Village Hall	Much Hadham	Pilates, ballroom dancing, badminton, ballet.
Newgate Street Village Hall	Newgate Street	Table tennis.
Nigel Copping Community Building	Stanstead Abbotts	Combat sports.

Parsonage Lane Community Centre	Bishop's Stortford	Parent and toddler groups.
Pinehurst Community Centre	Hertford	Dance.
Saint Mary's Albury	Albury	Unknown.
Sandon Village Hall	Sandon	Group exercise, dance.
Sawbridgeworth Memorial Hall	Sawbridgeworth	Youth Club activities, group exercise, U3A events.
Sele Farm Community Centre	Hertford	Pilates, combat sports, U3A events.
Seth Ward Community Centre	Buntingford	Line dancing, martial arts, yoga.
St Michael's Mead Community Centre	Bishop's Stortford	Martial arts, yoga, Pilates, music lessons.
Standon Village Hall	Standon	Group exercise, cheerleading.
Stapleford Abbotts Village Hall	Stapleford	Short mat bowls, badminton.
Stocking Pelham Village Hall	Stocking Pelham	Unknown.
Tewin Memorial Hall	Tewin	Group exercise, badminton.
The Nigel Poulton Community Hall	Watton-at-Stone	Badminton, martial arts, group exercise, archery.
Thorley Community Centre	Bishop's Stortford	Dance, indoor football, martial arts.
Thundridge Village Hall	Thundridge	Group exercise, art exhibitions.
Tonwell Village Hall	Tonwell	Group exercise, bingo.
Colliers End Village Hall	Colliers End	Unknown.
Walkern Sports and Community Centre	Walkern	Group exercise.
Wareside Village Hall	Wareside	Dance.
Water Lane United Reformed Church Hall	Bishop's Stortford	Unknown.
Waterford Village Hall	Waterford	Group exercise, U3A events.
Westmill Village Hall	Westmill	Group exercise, dance.
Widford Village Hall	Widford	Unknown.
Windhill Churches Centre	Bishop's Stortford	Unknown.

The Markwell Pavillion is one of the busier facilities in the District. Spare capacity is limited to Tuesday evenings and weekday afternoons as the facility is used by a mixture of sporting and non-sporting activities. The Nigel Poulton Community Hall is used for a range of activities targeting the over 50s community such as table tennis, badminton, yoga and archery.

Sawbridgeworth Memorial Hall has two halls available for hire. The larger of the two can accommodate approximately 45 people undertaking group exercise, with the smaller being suitable for approximately 20. The larger hall has limited spare capacity but could generally accommodate an additional booking on Thursday evenings. The smaller hall is less frequently booked.

Little Hadham Village Hall also has two halls on site. It reports having spare capacity in the main hall on weekends, with exception for when hired for private events such as parties as no block bookings take place on Saturdays. In the week it has spare capacity on Monday and Tuesday evening. The smaller hall is infrequently used for sport and leisure activities.

12 sites were identified as offering regular opportunities for sport and/or physical activity but it was not possible to identify which activities or the level of community access currently taking place. Most venues have adopted a modern booking system whereby users can book and pay the facility hire online.

Several small halls sites report having community access but that they are rarely used for sport or physical activity. Examples include Brent Pelham Village Hall and Parsonage Lane Community Centre, which are frequently used for activities such as fairs, parent and toddler groups and other community gatherings.

The audit suggests that demand for smaller halls is strong in East Herts. A range of services and activities take place at these sites, showing their importance to the local community, especially for local people who may not have access to more strategic facilities. All report having some spare capacity to take additional bookings, predominantly during weekday daytimes and at weekends. There is outline planning permission for a new community hall in the neighbourhood centre at Bishop's Stortford South development. Likewise new halls will be provided at developments North and East of Ware, Birchall Garden Suburb and at Gilston.

12.3 Summary of key facts and issues

Elements	Assessment finding	Specific facility needs
Quantity	There are 57 village and community halls in East Herts. They are well spread across the District, generally serving smaller population areas.	Ensure that smaller halls located within community centres continue to serve the local community – and that sport and physical activity is part of the offer made.
Quality	No quality rating has been produced for any site. Several halls have been refurbished having received Biffa Award funding.	A suggested next phase of work is to identify halls requiring improvement in order to facilitate increased opportunity for physical activity.
Accessibility	There is a good level of accessibility; 41.2% of the population lives within 800m of a smaller hall.	Increase accessibility via identifying opportunity to make more use of existing and/or to develop new community provision to serve current and future population-based demand.
Availability (Management and usage)	All sites report some level of spare capacity. Daytime availability is good,	Support the work of hall management to ensure that realistic usage levels are

Elements	Assessment finding	Specific facility needs
	which is imperative given the lack of public leisure sports hall space.	optimised and that activities at each reflect/support the need of local people. Consider whether health referral activity could take place in village hall settings.

SECTION 13: SUMMARY: STRATEGIC CONSIDERATIONS

The strategy which follows will take account of the findings of this needs assessment, the district's demographic make-up and the Council's vision. There is a general requirement to continue to invest in sports facilities in East Herts to ensure that they are fit for purpose for the 21st Century (e.g., welcoming, clean, attractive, flexible spaces, wide programme offer, ability to learn to swim cost-effective to manage and operate etc). This should lead to increased participation and a more active District. Strategy recommendations are likely to be predicated upon some or all of the following:

- In line with The District Plan's carbon reduction targets, ensure that existing facilities are made as energy efficient as possible, and that new development considers energy efficiency as a high priority.
- Given that a high percentage of sports hall space is located at educational sites, the Council should collaborate with schools and Active Herts to ensure that sports hall quality remains at/rises to an appropriate standard and that they continue to be made available for community use.
- Several clubs report losing access to facilities located within educational sites for as many as 12 weeks of the year. This has significant impact on clubs participating in league competitions and is worsened by the absence of public leisure sports hall provision.
- The two public leisure sites do not contain sports hall provision. Daytime access is provided by community managed facilities, however, this puts the Council at risk of closures/changes of programming and opening times beyond its control, such as at Wodson Park Sports Centre.
- Five new sports halls are due to be developed over the course of the new local plan period. FPM analysis suggests that new sports hall provision, which includes a new 4 or 6-court hall within Gilston leisure Centre, will provide strong supply levels to the growing population by 2043. The Needs Assessment findings and FPM conclusion support the development of a 6-court hall to accommodate greater demand brought on by housing growth and potentially support sports currently limited in space such as gymnastics.
- EHDC should consider working in partnership with Badminton England to address the shortfall in high quality badminton provision in the wider Hertfordshire region.
- There has been significant loss of public swimming pool provision since December 2023. The remaining two public leisure sites have accommodated those on learn-to-swim programmes; however, they are operating close to capacity and public swim time has been reduced. Additional pool space is required to support growing learn-to-swim programmes, competitive club swimming and general public swim sessions.
- The planned four or six lane pool at Gilston leisure Centre will be well placed to accommodate future demand from new housing provision.
- The future of Ware Swimming Club should be prioritised when additional pool provision is considered.
- The Council should prioritise the maintenance work due to be carried out to the roof at Hartham Leisure Centre to avoid further pool closures.
- ONS figures suggest a significant rise in the number of residents over the age of 65 by 2043. Programming at public leisure sites needs to reflect the need to keep the ageing population in the District active, as outlined in the East Herts Community Health and Wellbeing Plan 2023-2028.
- Access to pay and play sport and leisure provision is generally low - across all facility types. The Council should encourage more sports hall, swimming pool, Health & Fitness and squash operators to provide a pay and play option.
- Several clubs in different sports in the district report difficulty in gaining access to facilities due to availability or cost. Sports to which this applies include badminton, netball, volleyball and gymnastics.
- Gymnastics demand is high. Club consultation suggests as many as 750 young people are currently on waiting lists across several clubs, all of which are considering alternative

provision to accommodate demand. There is a need to consider opportunities for further growth of gymnastics in new provision.

- Ensure that the pricing, level of leisure card based discounting, and means of access to memberships and activities are accessible to older residents, those living in the rural areas of the District and the relatively small number of people living in EHDC who would be classified as being financially disadvantaged (I.e., they receive income support, are on benefits of in receipt of, for example, disability allowance). This might also, pending the disposition of the Council and its stakeholders, extend to including specific arrangements for carers and others performing key, socially essential community roles.
- This should be considered in the context of the fact that the current cost of activity inclusive memberships (and pay and play access for activities such as swimming or fitness) at the District's public leisure facilities is relatively high. Arguably, this legitimately reflects the overall net spending power of the District's more affluent resident base. The Council should, working closely with Everyone Active, Public Health, Active Herts and other interested parties, evaluate the extent to which low-cost opportunity (and low opportunity cost) options to take up memberships or casually take part in sport and physical activity at the District's facilities can be more proactively encouraged.

EAST HERTS DISTRICT COUNCIL
INDOOR SPORT NEEDS ASSESSMENT & STRATEGY

STRATEGY

JUNE 2026

QUALITY, INTEGRITY, PROFESSIONALISM

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EAST HERTS INDOOR SPORTS STRATEGY REPORT

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PART 1: INTRODUCTION

This is the East Herts District Council (EHDC) Indoor Sport Strategy and Action Plan focussing on built sports facility provision. It builds upon the conclusions identified in the indoor sport needs assessment report which was originally produced in 2024, with later amends due to the production of an FPM, finalised in 2026. A summary of needs assessment report findings can be seen in section 1.3.

EHDC's District Plan commits it to ensuring that infrastructure and services are delivered to meet the needs of its growing population. The East Herts Community Health and Wellbeing Plan 2023-2028 recognises the need to support residents to get the best start to life, maintaining healthy lifestyles and improving mental health. It also focuses on providing targeted support for people living with dementia, long-term health conditions, and physical disabilities, while also supporting their families. By 2043, over a quarter of East Herts' residents will be over the age of 65 (ONS).

Sport and physical activity play a crucial role in achieving the council's goals. However, to be effective, it requires modern facilities and inclusive programmes which encourage and support physical activity for all residents. Based on the needs assessment, EHDC is in a position to make informed decisions to ensure that facilities are located in the right places to enable the maximum number of local people to take part in regular, meaningful sport and physical activity. The strategy provides EHDC with a comprehensive assessment of the current level of facilities available and future supply and demand needs for facility provision over the next 17 years. Built on a clear evidence base it incorporates recommendations to inform their future development and/or consolidation, partnership development opportunity and funding applications.

The commission of a Sport England Facilities Planning Model (FPM) assessment to add an extra layer of analysis of need in respect of swimming pools and sports halls meant that the time period between the production of the needs assessment and this strategy is longer than usual. During this time, changes to the original provision levels evaluated have occurred. Where these are known, they have been described out in section 1.4 of this report.

The FPM provides a structured, data-driven framework that evaluates how well existing and future facilities can support organisational demand, enabling more accurate, transparent, and strategic decisions about space, capacity, and investment. It has been used in conjunction with the KKP audit to understand how the current facility stock needs to grow to accommodate future population growth.

1.1 Local policy

East Herts District Local Plan

Adopted in 2018, this sets out how the district will grow and develop to 2033. Its vision is that "East Herts will be a high-quality environment with a good supply of jobs and housing to meet all needs." In relation to leisure, it emphasises the ambition to maintain and improve existing facilities and deliver new provision to support arts, culture, community activity, leisure, entertainment, recreation, faith and health. These aims sit alongside wider objectives to protect the district's natural and historic environment and ensure that growth is supported by appropriate infrastructure.

New Local Plan

EHDC is reviewing its Local Plan to create a new planning framework, reflecting increased housing requirements and updated national policy. Now the Government has published the Local Planning Regulations (2026), the Council will commence formal work on the New Local Plan in late 2026. The emerging plan is being shaped around six themes: People, Place, Economy, Environment, Infrastructure and Movement, with a strong focus on sustainable growth, climate responsibility and protecting the distinctive character of East Herts.

1.2 Housing and population growth

Work on the new Local Plan is now starting and whilst the location for growth has not yet been determined, the Council can use the Government's standard method for calculating housing growth to provide an indicative estimate. The latest standard method figure for East Herts is 1,223 dwellings per year. On the basis of an average of 2.36 people per dwelling[1], it is estimated, by 2043, that East Herts' population will grow to 207,761 from 155,808 in 2025, an increase of 51,953.

The Sports Facilities Calculator (SFC) is a modelling tool designed to assist local planning authorities to quantify how much additional demand is generated by increasing populations and new housing areas. It has no spatial qualities or dimensions and is only used to estimate facility needs for whole-area populations.

It draws upon information that Sport England has gathered on facility users and applies this to the population profile of the local area. This ensures that calculations take account of the area's demographic characteristics (e.g., age, gender). The SFC then converts this estimated demand (visits per week) into the equivalent quantity of facilities needed to accommodate this. For swimming pools, the units of provision are 25-metre lane equivalents, and for sports halls, the measure is the number of badminton courts.

In the case of East Herts, Table 1.1 calculates the level of new provision required for sports included in the SFC based on the population growth scenario of 51,953 residents which would mean that, by 2043, the district will have an overall population of 207,761 people.

NB, when arriving at investment decisions, the SFC should not be used to determine the need for sports facilities solely from the perspective of single or stand-alone developments. Calculations should be considered in tandem with overarching strategy recommendations and combined with application of the Planning Gain Contributions Toolkit (see Appendix 2) when arriving at investment decisions. (Indicative costs are based on Q3 2025 build costs).

Table 1.1: SFC calculations based on housing growth scenarios in East Herts

Facility type	Total SFC requirement	Cost
Sports halls	12.68 courts (3.17 4-court halls)	£10,476.569
Swimming pools	10.78 lanes (2.69 4-lane 20m pools)	£13,603,587

The above recommendations are based on the theoretical model and should, therefore, be considered alongside KKP recommendations. For example, running the SFC for indoor bowls provision based on housing growth in East Herts would evidence a need for more indoor bowls provision. Given current membership and usage levels at existing sites, it is likely that existing sites will accommodate any growth in demand brought on by the growing

[1] ONS household rate for East Hertfordshire in 2025 from the 2018-based projections

East Herts population. It is therefore recommended that existing sites are supported as opposed to developing new provision.

despite housing growth, there is no need to consider developing new indoor bowls provision

This calculation has been completed for the whole of East Hertfordshire; and can be updated as required to reflect changes in housing requirements/ growth, as set out in the emerging Local Plan. It can also be undertaken at a more local level, for example, for the Gilston development, and should be carried out for any additional planned developments which the Council is yet to identify.

1.3: Needs Assessment summary

Sports halls

The audit identified 45 sports halls containing 107 badminton courts in East Herts. 19 sites have 3+ court halls (84 courts). In quality terms, four 3+ court sports halls are rated good quality, seven are above average, six are below average. Two could not be assessed.

58.9% of the East Herts population lives within 1 mile of a community accessible sports hall. All residents live within a 20-minute drive of a sports hall with community use. The size and rural nature of East Herts lowers the number of residents living within 1-mile of a community use 3+ court sports hall.

Fifteen 3+ court halls provide some form of community availability. Six are currently operating at the Sport England threshold of ‘comfortably full’. Eight are operating below 70% used capacity and could accommodate increased demand. Several schools offer only very limited community use hours and are at capacity. The council should work with schools looking to increase community hours, particularly where such venues are of high quality and are in high demand – such as The Richard Hale School. Daytime availability of sports hall space is limited. Only two sites offer this. No public leisure sites feature a sports hall.

Overall, East Herts has a good supply of good and above average quality sports halls, particularly in the Bishop’s Stortford area. They are generally located in more densely populated parts of the district, however Freman College (in the north) and Heath Mount School (in the west) are well placed to serve the more rural neighbourhoods.

Five new community accessible sports halls are to be developed as part of developments in Gilston, north and east Ware and Birchall Garden Suburb. This will help significantly to accommodate demand from planned housing growth.

East Herts commissioned a Facilities Planning Model (FPM) in 2025 to assess how planned housing growth will affect sports hall capacity, using a 2025 baseline and a 2043 forecast that includes five new halls committed in the District Plan. The modelling is based on Government Standard Method housing figures, with additional growth locations to be identified through the new Local Plan. Overall, East Herts has a strong, modern supply of sports halls that meets 97% of demand in both 2025 and 2043, supported heavily by the education sector, which provides around three-quarters of all capacity.

New facilities help offset a 34% population increase and a 29% rise in demand, keeping unmet demand very low and improving retention of visits within the district. However, several sites already operate at or near full capacity, and by 2043 more schools and Wodson Park are projected to be fully utilised, highlighting the need to protect and expand community access, modernise ageing facilities, and increase peak-time availability where

possible. Key priorities include securing Community Use Agreements, addressing gaps in Hertford, planning for pressures at Birchall Garden Suburb and Gilston, and considering refurbishment or replacement of older public facilities such as Ware Drill Hall to maintain a resilient and accessible network through to 2043.

Swimming pools

Assessment findings show that East Herts has 27 pools across 21 sites, although five are currently closed. Only 11 pools are large enough to meet community needs, and the two public leisure centres now operate with very limited spare capacity following multiple pool closures since December 2023. Public swim hours at Hartham Leisure Centre have already been reduced to accommodate rising club and learn-to-swim demand.

Pool quality is generally good, with the strongest provision in the east of the district. However, several pools in the Hertford and Ware area require improvement, and the roof at Hartham Leisure Centre needs replacing in the short to medium term to avoid further disruption. Accessibility is uneven: while almost all residents live within a 20-minute drive of a pool, only 40.8% live within one mile of a community-use pool, with accessibility lower in the north and west of the district. Just 24.4% live within a one-mile walk of a pay-and-play facility – with poor access to pay and play provision across the district with exception to Bishop's Stortford and Hertford. The closure of two school pools has further reduced access, placing pressure on the remaining school sites to stay open.

Availability is constrained, with only two sites offering pay-and-play swimming. As noted above, one of these is already reducing public hours. Strategically, existing facilities should be protected, and new provision is required to offset recent losses, support clubs, and improve access for residents—particularly in the north of the district. Reopening Ward Freman Pool would significantly improve access in the north. In the longer term, the planned Gilston Leisure Centre will help meet additional demand generated by housing growth.

East Herts' 2025 Facilities Planning Model (FPM) assessed the impact of recent public pool closures and forecast future swimming pool demand to 2043, modelling a 2025 baseline and a 2043 scenario that includes the new Gilston Leisure Centre. The findings show that 97% of demand is met in both years, with most residents' needs accommodated within the district despite some unmet demand in areas such as Buntingford and around a quarter of satisfied demand being exported to neighbouring authorities. Public leisure centres provide the majority of capacity, and total water space increases as Gilston comes online, enabling the district to absorb a 34% population rise and a 31% increase in demand. No pool reaches full utilisation, though several sites operate above comfortable levels, and only educational sites offer scope to increase availability.

By 2043, ageing facilities will require modernisation or replacement to remain attractive, and East Herts' role as a net importer of demand highlights the need for continued cross-boundary planning. Key priorities include maintaining investment in modernisation, increasing peak-time access at busy educational sites, addressing pressures at Grange Paddocks and Bishop's Stortford College, planning for future upgrades at Hartham, ensuring Gilston's pool is sized to meet long-term growth, and recognising the positive impact of the Ward Freman Pool reopening in improving access in the north of the district.

As set out in section 1.4 below, since the audit and FPM work, the Chauncy School has re-opened the swimming provision at Fanshawe Pool and Gym in 2026, which is now back

accommodating Ware Swimming Club for club use and swimming lessons. It can be assumed that this will help meet localised demand in the Ware area.

Health & fitness

Assessment findings indicate that East Herts has a strong supply of health and fitness provision, with 32 suites containing 1,719 stations, of which 19 sites (1,434 stations) are accessible to the community. Demand is high, but current supply meets need. However, continued growth in participation may necessitate development of additional provision. Grange Paddocks and Hartham Leisure Centre have absorbed users from recently closed sites, and usage levels at both should be monitored.

Quality across the district is mixed. While most 20+ station gyms are rated good or above average, a significant number are below average or poor. Maintaining and improving quality will be important to ensure the network remains fit for purpose. Accessibility is generally strong, with 66% of residents living within a mile of a facility and full coverage within a 20-minute drive. Access is particularly good in Hertford, Ware, Bishop's Stortford and Sawbridgeworth, although rural areas rely more heavily on car travel.

Availability varies by operator. Six large facilities offer pay-and-play access, while most others require membership. Commercial gyms provide budget options but rarely offer concessionary rates or targeted programmes for residents facing barriers to participation. Take-up of exercise/health referral schemes is low, and there is limited provision tailored to older or disadvantaged residents.

Strategically, despite recent leisure centre closures, current and future demand is well served by existing provision. The council and Everyone Active should review programme alignment with health and inclusion priorities, particularly around discounted access and health referral pathways. EHDC should work with public health partners to strengthen referral routes and support the delivery of health and fitness provision within the planned Gilston leisure facility to support future population growth.

Squash

East Herts has 14 squash courts, including eight glass-backed courts, with a further 22 courts accessible within a 20-minute drive. Although the district falls slightly below England Squash's benchmark of one court per 10,000 residents, all clubs report some spare capacity, and no unmet demand was identified. Court quality is acceptable across the board, with all facilities rated above average.

Accessibility is high, with more than 97% of residents living within a 20-minute drive of a squash facility. Pay-and-play access is available at Haileybury Sports Complex, although daytime access is restricted due to school use. Additional pay-and-play courts are available in neighbouring authorities, helping to supplement local provision.

Availability is limited during weekday afternoons and weekends, when pay-and-play options are reduced. Encouraging clubs to offer casual access during off-peak periods would help address this gap, particularly when Haileybury's courts are unavailable.

Strategically, squash provision in East Herts is sufficient despite being marginally below national benchmarks. The council should work with clubs and England Squash to expand

levels of pay-and-play opportunity, especially during weekday daytime hours, to maximise community access and support participation.

Indoor bowls

There is no indoor bowls facility within East Hertfordshire. Despite this, accessibility is relatively good, as almost all residents live within a 30-minute drive of an indoor bowls venue located in neighbouring authorities. Consultation with the English Indoor Bowling Association indicates that existing provision outside the district is sufficient to meet current levels of demand from East Herts residents.

Availability is therefore dependent on facilities beyond the district boundary and participation is vulnerable to any future closures or capacity issues at these neighbouring sites. At present, no unmet demand is identified, and there is no requirement for new indoor bowls provision within East Herts.

Indoor tennis

Legends Tennis Centre is the only indoor tennis facility in East Herts, providing four acrylic courts that are well used and operating with limited spare capacity at peak times. Despite a busy coaching programme, the centre continues to make courts available for pay-and-play use. The site is rated above average in quality, with appropriate ancillary provision, and funding is already in place to replace the playing surface when required.

Accessibility is strong; 99% of residents live within 30-minutes' drive of an indoor tennis facility, either within East Herts or in neighbouring authorities. Pay-and-play access at Legends Tennis Centre is available during evenings and weekends, though daytime access is limited due to programming demands.

National and local demand for padel is rising rapidly, and the Playing Pitch Strategy identifies a need for 12 outdoor courts to meet this growth—highlighting that padel should be a key consideration when assessing future development proposals. The suggested number is neither a target nor a cap it is simply an indication that the LTA has confidence that there is sufficient demand for the number of courts identified. In areas where the sport is more established there is likely to be higher demand.

There are currently seven indoor/covered padel courts in East Herts, located in Bishop's Stortford and near Puckeridge. The two indoor padel courts at Country Padel Co, located in the centre of the district south of Puckeridge, can be booked on a pay and play basis and no membership is required. There are also two covered courts at Bishop's Stortford Lawn Tennis Club, which can also be booked on a pay and play basis and also three covered padel courts located at Bishop's Stortford Padel Club, which require club membership in order to book.

Pickleball provision is more established, with a mix of indoor courts across several school and leisure sites and active club use at Wodson Park, Avanti Grange, Legends Tennis Centre, The Bishop's Stortford High School, Leventhorpe School, and outdoor courts at Hoddesdon and Sawbridgeworth tennis clubs. Outside of organised club activity, most pickleball participation at schools is informal. Together, these patterns show strong and growing demand for emerging racket sports—particularly padel—which should be factored into planning decisions and applications for new or enhanced provision.

Gymnastics and trampolining

East Herts has five dedicated gymnastics facilities and three non-dedicated sites. Two major clubs report waiting lists and a need for larger venues, indicating that current capacity is insufficient to meet demand. Hertford Gymnastics Academy also faces quality issues, with its dedicated facility becoming unusable during hot weather and its heating system in need of replacement.

Accessibility is strong, with all residents living within a 30-minute drive of a gymnastics venue. However, availability is constrained: two clubs report capacity issues linked to limited facility size and staffing, which restricts participation growth and contributes to waiting lists.

Strategically, the council should work with British Gymnastics to help clubs secure access to larger, fit-for-purpose facilities and support necessary upgrades at Hertford Gymnastics Academy. As housing growth continues, including at Gilston, the feasibility of providing new dedicated gymnastics provision should be explored to meet future demand and reduce pressure on existing clubs.

Combat sports

There are 18 combat sport facilities in East Herts including four dedicated venues. No clubs reported issues with facility size, and no quality concerns were identified. Accessibility is high, with all residents living within a 30-minute drive of either a dedicated or non-dedicated combat sports facility.

Availability is generally good, with most clubs operating on a pay-and-play basis and offering memberships for regular participants. There is a need to support clubs to expand provision where possible to meet growing demand and ensure long-term sustainability.

Strategically, combat sport facilities are well distributed, providing good access for all main population areas. Although many clubs operate commercially, they play an important role in offering alternative routes into sport and physical activity. The council should, thus, support providers where feasible, ensuring that they have security of tenure, access to fit-for-purpose facilities and capacity to meet the needs of the local population.

Community and village halls

Assessment findings show that East Herts has 57 village and community halls, well distributed across the district and serving smaller population areas. All sites report some spare capacity, with good levels of daytime availability — an important asset given the limited public leisure sports hall space. Around 41.2% of residents live within 800 metres of a smaller hall, indicating strong local accessibility.

Quality information is limited, as no formal ratings have been produced, though several halls have recently benefited from Biffa Award-funded refurbishments. A logical next step is to identify which halls require improvement to better support physical activity and community use.

Availability is generally positive, and halls have the potential to play a greater role in meeting local sport and physical activity needs. Supporting hall managers to optimise usage, tailor programmes to local demand, and explore opportunities such as hosting health-referral activity would help maximise their contribution.

Strategically, village and community halls are an important part of East Herts' facility network. Ensuring that they continue to serve local communities, and that physical activity remains part of their offer, will be essential. The council should explore opportunities to expand use of existing halls and ensure planning policies are in place to deliver new provision where needed to meet current and future population demand.

1.4: Key challenges

Key challenges, with updates about the facilities since the production of the needs assessment, where necessary, are as follows:

Loss of key facilities and insufficient capacity in the remaining leisure estate

The closure of Leventhorpe Pool and Gym, Fanshawe Pool and Gym and Ward Freman Pool in recent years has re-shaped the stock of Everyone Active managed swimming provision, from five to two. This has caused demand issues whilst alternative provision or timetabling can be sourced. For example, learn to swim participants which used the three former sites have had to be accommodated at existing provision, such as Grange Paddocks Leisure Centre, whilst Ware Swimming Club has had to find alternative pool provision outside of the district.

This places greater emphasis on ensuring that remaining leisure centre provision stays open. For example, the roof structure at Hartham Leisure Centre requires maintenance. If this issue was to force the pool to close, only Grange Paddocks Leisure Centre of the public leisure stock would be left available.

Since the production of the needs assessment, it has come to light that two previously owned council pools may re-open in 2026. The Chauncy School has re-opened the swimming provision at Fanshawe Pool and Gym in 2026, which is now back accommodating Ware Swimming Club for club use and swimming lessons. Ward Freman Pool could also potentially re-open in 2026. The Ward Freman Community Pool Group has successfully crowdfunded, in addition to receiving grants from EHDC, to carry out the required work and bring the venue back into use. It can be assumed that these pools re-opening will help meet localised demand in the Ware and Buntingford areas.

Heath Mount School has plans to extend its current 20m lido to 25m, with a covered structure implemented and ancillary provision developed. It has applied for planning permission to complete this. The development of a covered pool at this site would lead to increased access for community groups in the east of the district.

Heavy reliance on school-based facilities and limited pay and play opportunities

Needs assessment and FPM findings confirm that a high percentage of sports hall provision in East Herts is located on education sites. While this provides essential capacity, it also creates vulnerability. Several clubs report losing access to school facilities for up to 12 weeks per year, severely disrupting league fixtures and training schedules. This issue is compounded by the fact that the two public leisure centres do not contain sports halls, leaving the district wholly dependent on school and community-managed venues. Quality varies across sites, and EHDC must work with schools and Active Herts to ensure standards are maintained and community access is protected.

Since the production of the needs assessment, Simon Balle School has opened its new 4-court sports hall for community use. It is reportedly well used, with limited spare capacity.

Reportedly, the School does not have a community use agreement in place, which should be implemented to secure access for local clubs and groups.

Growing population pressures, especially from major housing developments

As noted above, ONS projections indicate a significant rise in the number of residents aged 65+ by 2043. This is likely to increase demand for age-friendly programming and accessible facilities. At the same time, major housing growth, particularly at Gilston, will place additional pressure on existing leisure infrastructure.

Sport England Facility Planning Model (FPM) findings indicate that the impact of estimated population growth will be felt in terms of making existing swimming pools and sports halls much busier. In addition, it estimates that the four new school sports halls planned as part of site allocations in the adopted District Plan (two at Gilston, one at Birchall Garden Suburb and one North of Ware) and the new leisure centre in Gilston, will be critical to meeting additional future demand. To meet future housing needs the new Local Plan will need to allocate additional sites. At this stage, the strategy and location of additional housing growth in the new Local Plan have not been determined. However, EHDC must ensure that further new development delivers the right type and scale of provision to meet future need.

Rising demand from clubs requiring increased access to provision

Several sports report difficulty accessing suitable, affordable space. Gymnastics demand is particularly acute, with around 750 young people on waiting lists across multiple clubs, all of which are exploring alternative provision. Badminton England has also identified a shortfall in appropriate quality badminton provision across Hertfordshire. Without intervention, these sports will continue to face growth constraints, limiting participation opportunity for children, young people and adults.

The new, potentially 6-court hall, which will be developed as part of Gilston Leisure Centre, provides an opportunity to ease demand levels on these two sports to provide regular gymnastics and badminton opportunities for local people.

Access issues and affordability barriers for residents

Access to pay-and-play sport and leisure opportunities is limited across sports halls, swimming pools, health/fitness suites and squash courts. This issue is particularly prevalent in the north of East Herts, where a lack of provision is amplified by the rural nature of the authority. Village and community halls are well placed to tackle this issue, providing pay and play options for exercise classes, combat sport activities, dance groups and other group activities.

Several clubs also report difficulty accessing facilities due to availability or cost. This affects sports including badminton, netball, volleyball and gymnastics. Membership and casual activity prices at public leisure centres are relatively high, reflecting the district's overall affluence, but this creates barriers for older residents, rural communities, people living in poverty and facing other forms of financial disadvantage. There is a clear need to ensure that pricing, discount schemes and membership pathways are accessible and inclusive.

PART 2: VISION AND STRATEGIC RECOMMEDATIONS AND ACTION PLAN

Building on its commitment to place physical activity, health and environmental sustainability at the centre of community wellbeing, EHDC has a clear opportunity to plan for the long-term future of its sport and leisure provision. As it prepares the new Local Plan and responds to significant housing growth, the council can ensure that high-quality, modern and sustainable facilities remain central to improving health outcomes, tackling inequalities and supporting active, connected communities.

This strategy is based on the need to address the recent loss of public swimming provision, invest in the quality and resilience of existing facilities, and secure meaningful contributions from new development—particularly in major growth areas such as Gilston. It also recognises the importance of maximising community access to non-council facilities, including school sites, village halls and commercial operators, to meet the needs of a growing and ageing population while supporting families, clubs and existing users.

Current provision is unevenly distributed, with strong access in the main towns but gaps in the north and rural areas. As housing growth comes forward, the strategy must ensure that spaces for sport, physical activity and community wellbeing—whether council-owned or delivered through partners—are attractive, accessible, sustainable and capable of accommodating future demand.

EHDC's partnership with Everyone Active, alongside its work with the Herts Sport and Physical Activity Partnership, provides a strong platform for aligning facility programming with wider health and inclusion priorities. The current planning framework- national policy, adopted District Plan and the Open Space, Sport and Recreation Supplementary Planning Document all reinforce the need for coordinated planning to secure high-quality leisure infrastructure that supports sustainable growth.

Looking ahead, the council has an opportunity to reshape the stock of sport and leisure provision through targeted investments and contributions linked to major developments. This should include a strong core offer of swimming, health and fitness, flexible community spaces and facilities that support health referral, active ageing and inclusive participation. Ensuring that all facilities contribute to the council's carbon-neutral ambitions will be important. It is essential that the strategy and policies in the emerging new Local Plan provide a continued framework to protect, provide and enhance sport facilities.

Together, these actions will enable East Herts to deliver a resilient, future-proofed leisure network that supports healthier lifestyles, strengthens communities and enhances the district as a great place to live, work and be active.

The vision for sport and leisure provision in the area reflects a clear ambition to ensure that facilities are attractive, accessible and fit for purpose with a wide range of programming to meet the needs of all residents. It is:

> *To support and sustain sport and leisure facilities that meet the needs of all East Herts residents, aiming to increase participation, support healthier and more active lives, address health and age-related inequalities, and ensure that everyone can access opportunities to be active within their community, now and as the district grows."*

2.1: Overarching strategic recommendations

Invest in both new and existing leisure facilities to ensure they meet the needs of the growing population, while also ensuring that all facilities operate in a sustainable and responsible way.

The reduction in the number of public leisure facilities has left EHDC with a more manageable estate to maintain but has also increased pressure on the centres that remain. Essential maintenance, such as the roof replacement at Hartham Leisure Centre, should be prioritised to prevent further closures and to ensure that facilities remain attractive, fit for purpose, and accessible to the local community.

Use the planning process to ensure new development supports the provision and enhancement of indoor sport facilities. The composition and proposed programmes at new leisure developments, including the proposed Gilston Leisure Centre, should be guided by needs assessment and FPM findings to determine the appropriate scale of provision required to meet demand for sports hall space, swimming, and health and fitness facilities. Based on current projections, an (at least) 6-court sports hall and a 6-lane swimming pool would accommodate the growing demand by 2043. Smaller provision, such as a 4-court hall or 4-lane pool would already be uncomfortably busy by 2043.

Once the scale and location of growth is confirmed in the emerging Local Plan, officers should use this assessment and strategy, alongside the toolkit in appendix 2, to reassess demand associated with housing growth.

The reopening of Fanshawe Pool and potential reopening of Ward Freman Pool will also have a positive impact on accessibility for the current and future population.

In line with the District plan's carbon-reduction commitments, the council should prioritise improving energy efficiency at all existing leisure centres, where possible, while ensuring that any new development meets high environmental standards. This includes upgrading building fabric, heating systems and plant, and embedding sustainability principles into all future capital projects from the outset.

Strengthen partnerships with schools and community groups to secure long-term, high-quality community access.

Given that virtually all sports hall capacity sits on educational sites, EHDC should work closely with schools and Active Herts to maintain and improve facility quality and ensure consistent, all year round, community access. This should include formalised agreements to minimise disruption caused by school closures (which can currently last up to 12 weeks), protect evening and weekend access, and ensure that new school sports halls, such as at Simon Balle School and those planned through the Local Plan, are designed with community use in mind.

The five new sports halls due to be delivered by 2043 should all be supported by robust community use agreements (CUAs) that guarantee a minimum of 50 weeks of weekday evening community access per year. These agreements should set clear expectations around programming, pricing, safeguarding, and operational responsibilities to ensure that local residents benefit fully from the increased provision and that facilities remain accessible, reliable, and well-managed.

The council should also support the reintroduction of key community facilities, including Fanshawe Pool and Gym (through The Chauncy School) and Ward Freman Pool (through

the Ward Freman Community Pool Group). This support may include providing guidance on governance models, assistance with funding pathways and collaboration to ensure that any reinstated facilities meet modern standards for safety, accessibility, and sustainability.

Similarly, the council should monitor the situation at the currently closed Leventhorpe pool, and support any attempts to bring it back into use from local schools or community groups with suitable plans in place to support the work required and running costs of opening the pool.

Reopening these sites would help address local gaps in provision and strengthen the overall leisure network across East Herts.

Improve affordability, pay-and-play opportunities and dedicated spaces across all facility types.

The fact that there are only two publicly operated leisure facilities in East Herts places greater emphasis on them being affordable and accessible to the broadest cohort of residents. (For example, fewer than one quarter of residents live within one mile of a public swimming pool). EHDC should work with Everyone Active, Public Health, Active Herts and other partners to expand low-cost and flexible access options, particularly for older adults, rural residents and those on low incomes or disability benefits. This should include reviewing concession schemes, leisure card discounts, and pricing structures, and exploring targeted offers for carers and other key community roles.

Providing access to sports hall space during the day is a particular challenge. With a growing population of residents aged over 65, demand for daytime physical activity is increasing, yet provision is limited. These facilities also play an important role in providing opportunities for shift workers, the unemployed or the growing number of people working flexibly.

The absence of a sports hall at Grange Paddocks Leisure Centre places additional pressure on community venues, leaving Ware Drill Hall and Wodson Park Sports Centre as the only facilities offering daytime access. As neither site is under council control, EHDC is exposed to risks around pricing, programming and potential changes to opening hours. The council should, thus, explore options to secure more reliable daytime access through strengthened agreements with existing providers and via future projects that could help address this gap directly, such as the development of Gilston Leisure Centre.

EHDC should also work proactively with national governing bodies of sport (NGBs) to ensure that dedicated space is available to support club development and reduce waiting lists. The council should, in particular, work closely with Badminton England (which has expressed direct interest in establishing dedicated provision within Hertfordshire) and with British Gymnastics to identify opportunities to reduce the combined gymnastics waiting list, which currently exceeds 750 young people. Strengthening provision for these high-demand activities will help broaden participation, support talent pathways and improve the overall resilience of the local club network.

Where dedicated provision cannot be developed, ensuring that clubs with high demand levels have appropriate access to new provision developed over the plan period is essential.

Support programming and facility development that reflects the needs of an ageing population.

ONS projections show a significant increase in residents aged 65+ by 2043. EHDC should ensure that programming at public leisure sites supports active ageing, in line with the East

Herts Community Health and Wellbeing Plan. This includes offering more daytime sessions, low-impact activities, accessible pricing options, and targeted health-referral pathways. New facilities should be designed with accessibility, social spaces and health-and-wellbeing functions built in.

EHDC should help its residents to make greater use of the district's community halls, which are well distributed across urban and rural areas, to extend access to physical activity opportunities for residents who live beyond typical travel distances of the main leisure centres. These halls offer a valuable platform for delivering programmes in rural areas such as GP referral and other health-based activities, helping reach communities that are otherwise underserved. Despite limited transport links in more remote parts of the district, these venues remain highly accessible locally, actually/potentially providing an effective and sustainable way to broaden participation and improve health outcomes.

Consider forming a cross-border strategy implementation group with North Herts District Council, Stevenage Borough Council and Broxbourne Borough Council.

Needs assessment findings highlighted a high level of cross-border reliance in respect of East Hertfordshire residents accessing sports facilities in North Herts and Stevenage and vice versa. Given the presence of the same leisure operator in each of the three authorities, a working group comprising representatives from each district and Everyone Active could be created to consider cross-border issues in relation to the implementation of each authority's indoor facility strategy. This could examine issues such as respective programming and discretionary pricing arrangements across facility stock, and the comparative findings of the FPM analyses conducted for each area. Broxbourne Borough Council could also be included given the cross-boundary relationship.

2.2 Action plans

EHDC should support the following strategic recommendations. Please note, responsibility for actions set out in the plan are not solely the council's responsibility and are assigned to a number of agencies including the Herts Sport & Physical Activity Partnership, schools, National Governing Bodies (NGBs) and sports clubs. This reflects the fact that, while the strategy was commissioned by EHDC, it requires a partnership approach to deliver its recommendations.

The following action plan contains two sections:

- Overarching recommendations.
- Built sports facilities action plan.

In respect of timescales, short term refers to 1-2 years; medium is 3-5 years and long-term equates to 5-10 years. Action plan priorities are categorised either as protect, enhance or provide in line with Sport England objectives. The Sport England definitions for these 'headings' are as follows:

- **Protect** - to protect the right opportunities in the right places.
- **Enhance** - to enhance opportunities through better use of existing provision.
- **Provide** - to provide new opportunities to meet the needs of current and future generations.
- **Overarching** - roughly works across all three of the above

2.2.1: Overarching recommendations

Strategic objective	Action	Timescale	Responsibility
Invest in both new and existing leisure facilities to ensure they meet the needs of East Herts' growing population, while also ensuring that all facilities operate in a sustainable and responsible way. **Enhance / provide.**	Prioritise essential maintenance across the remaining leisure estate to prevent further closures and maintain facility quality. Prioritise replacement of the roof at Hartham Leisure Centre. Ensure new developments are guided by this assessment and strategy to address demand by delivering new and/or enhanced provision. Utilise the toolkit provided in appendix one to understand contribution requirements for future housing growth linked provision which falls outside of the current District Plan. Work with developers to ensure delivery of Gilston Leisure Centre. Based on current population growth calculations, this should involve the development of an (at least) 6-court sports hall and a 6-lane swimming pool at Gilston. Improve the energy efficiency of all existing leisure centres in line with District Plan carbon-reduction commitments.	Long	EHDC, Everyone Active, Gilston Area Developers.
Strengthen partnerships with schools and community groups to secure long-term, high-quality community access. **Protect.**	Work with schools and Active Herts to improve facility quality and secure consistent community access to sports halls. This should include the introduction of CUAs for school sports halls, guaranteeing at least 50 weeks of community access per year, including new halls built by 2043. Support the reinstatement of Fanshawe Pool and Ward Freman Pool via collaboration with their respective school and community groups.	Short	EHDC, Herts Sport and Physical Activity Partnership, schools.

Strategic objective	Action	Timescale	Responsibility
Improve affordability, pay and play opportunities and dedicated spaces across all facility types. **Enhance / provide**	Expand low-cost and flexible pay-and-play options by reviewing concessions, pricing structures and targeted discounts with key partners. Secure more reliable daytime access to sports halls through strengthened agreements with existing providers and future projects such as Gilston Leisure Centre. Work with Badminton England and British Gymnastics to increase dedicated space and reduce waiting lists for high-demand club activity. These are priority sports with scope to broaden participation, support talent pathways and improve accessibility for the local club network.	Medium	EHDC, Everyone Active, NGBs, Developers.
Support programming and facility development that reflects the needs of an ageing population. **Enhance / provide.**	Expand active-ageing programmes by increasing daytime sessions, low-impact activities, accessible pricing and targeted health-referral pathways. Ensure all new facilities are designed with strong accessibility, social spaces and health-and-wellbeing functions built in. Use the district's community halls to deliver physical activity and GP-referral programmes in rural communities which have poorer access to public leisure provision.	Long	EHDC, Parsh/town councils, Everyone Active.

Strategic objective	Action	Timescale	Responsibility
Consider forming a cross-border strategy implementation group with Broxbourne BC, NHDC and Stevenage BC. **Provide.**	Establish a joint working group with neighbouring Hertfordshire local authorities focused on cross border issues in relation to the implementation of respective facility strategies. This should consider issues such as programming and pricing arrangements and combining forces to commission new and/or assessing comparative findings of existing FPM analysis. This is particularly prevalent with Stevenage BC, which is in the process of building a new leisure centre featuring a 10-lane pool, health and fitness gym and 6-court sports hall. The presence of the same leisure operator across North Herts, East Herts and Stevenage is an opportunity to jointly implement a consistent 'cross-boundary' leisure card-based process, a wider exercise referral programme and to collaborate with NGBs seeking to invest in the Hertfordshire area such as England Badminton.	Long	EHDC, NHDC, SBC, BBC Herts Sport and Physical Activity Partnership
Planning **Overarching**	Endorse this strategy as an evidence-based document supporting the Local Plan and development management decisions. Use the recommendations in this Strategy to protect existing facilities which meet community needs and inform the need for proposals for new/enhanced provision. The use of the Sports Facility Calculator is advocated for calculating demand and contributions towards indoor sports facilities.	Medium	EHDC, developers.
Monitor and review **Overarching**	Complete a light touch annual strategy review and deliver a complete review within 5 years of adoption. Keep this strategy relevant and up to date.	Medium	EHDC

2.2.2: Site specific recommendations

Facility	Management	Overview	Action	Lead agency(s)	Timescale
Allenburys Sports and Social Club	Glaxosmithkline (GSK)	A 3-court sports which is rated below average. Use of the facility is currently limited to GSK employees.	Work with the club to consider options for community use during typically quieter periods, such as weekday daytimes – to increase the number of facilities available during these time periods	GSK/ EHDC	Short/medium
Avanti Grange High School	Avanti Schools Trust	A recently opened 4-court sports hall. It has significant court runoffs, attractive blue décor and good quality lighting.	Maintain hall quality and encourage the school to ensure that it remains available for 50+ weeks of the year.	Avanti Schools Trust	Long
Birchwood High School	Birchwood High School Academy Trust	The school recently refurbished its 4- court sports hall, which is rated above average quality. It accommodates futsal, basketball, badminton and operates close to capacity.	Maintain the facility at its current standard to ensure that it continues to cater for the sporting needs of authority residents.	Birchwood High School academy Trust	Long
Bishop ‘s Stortford Squash Club	Bishop Stortford Squash Club	Registered members club with six above average quality squash courts. It does not offer pay and play access.	Work with the club to scope whether it can offer pay and play access. This would provide a pay and play squash venue in Bishop Stortford.	Bishop Stortford Squash Club	Short/medium
Bishop's Stortford College	Bishop's Stortford Educational Trust	Private boarding school which has a 4-court above average quality sports hall. Site does not offer community access apart from Marylebone Cricket Club, which uses the sports hall cricket nets.	Explore options to permit additional community use in the sports hall.	College/EHDC	Long
The Bishop's Stortford High School	Bishop's Stortford High School Academy Trust	A 6-court hall that was being built at the time of site assessment and has since opened.	Ensure that the hall is available for up to 50+ weeks of the year.	The Academy Trust/EHDC	Short/medium
East Herts Gymnastics Club	East Herts Gymnastics Club	Dedicated gymnastics facility located to the north of Hertford.	Support the club, where possible, with any facility requirements.	East Herts Gymnastics Club	Long
Freman College	The Freman College (Academy Trust)	4-court (above average quality), 2-court and 1-court sports halls, all available for community use. The floor was recently upgraded to a vinyl surface. It accommodates Horizon Gymnastics in one of the smaller halls.	Maintain quality of site and keep programme of use under review to maximise usage and relevance to local residents.	The Freman College (Academy Trust)	Long

Facility	Management	Overview	Action	Lead agency(s)	Timescale
Grange Paddocks LC	Everyone Active	A key strategic sport/leisure site in Bishop's Stortford which opened in 2021. It has an 8-lane 25m pool; rated good quality, a 130-station fitness facility; rated good quality and three studios: all rated good quality This site has taken on much of the displaced demand on its learn to swim programme caused by other pool closures. It is operating close to capacity.	Maintain venue quality and keep programme of use under review to maximise usage and relevance to local residents. Work with Everyone Active and other partners to increase numbers on the health referral programme and allocate provision accordingly.	Everyone Active/ EHDC	Long
Haileybury Sports Complex	Haileybury School	Below average quality 8-court sports hall. The worn flooring requires modernisation. Community use is restricted as the school prioritises boarders. It is available on a block booking basis. It has four above average quality squash courts, which are available on a pay and play basis.	Upgrade hall to a modern sprung floor surface. Work with the school to increase its sports hall community hours of use. Ensure that squash courts remain pay and play accessible as this is currently the sole pay and play squash venue in the district.	Haileybury Sports Complex/EHDC	Short Medium/long Short
Hartham Leisure Centre	Everyone Active	33m indoor pool (plus two learner pools), 120-station fitness facility, group studio, Pilates reformer studio and soft play. Pool and fitness facilities are above average quality. Pay and play access is available. Investment in the pool in 2023 included a boom to create a 25 m pool, with diving blocks. However, the roof over the pool needs to be replaced.	Allocate funding to replace the pool hall roof to ensure the pool remains open. Due to the currently low take-up levels for the health referral programme, work with Everyone Active and other partners to increase numbers and allocate provision in the centre accordingly.	EHDC/Everyone Active	Short
Heath Mount School	Heath Mount School Trust Limited	A below average quality 4-court sports hall, which is 'tired' with a worn wooden floor. Décor is old fashioned and lines need to be remarked. The School has plans to cover the current lido, extend it to a 25m pool and create ancillary provision to house community groups and clubs. It has applied for planning permission to complete this.	Invest in upgrading the sports hall, to include a modern sprung surface and new court lines. Support the School to develop pool provision which could benefit the wider community, particularly in the east of the district.	Heath Mount School Trust Limited	Short/medium

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Facility	Management	Overview	Action	Lead agency(s)	Timescale
Hertford Gymnastics Academy	Hertford Gymnastics Academy	A dedicated gymnastics facility. The club is keen to install a good quality air handling unit, as the site does gets warm in the summer months. A new roof would also be required as part of the upgrade.	Work with British Gymnastics (BG) and the club to identify funding options to upgrade the roof and heating system. This could potentially come from BG's Club Capital Programme.	Hertford Gymnastics Academy	Long
The Herts and Essex Sports Centre	Herts & Essex Multi-Academy Trust	Popular 4-court sports hall rated good quality. Site operates at 90% capacity, and supports handball, badminton, basketball and volleyball.	Maintain facility quality and consider options for extending community use hours.	Herts & Essex Multi-Academy Trust	Medium/long
Hertfordshire Gymnastics Club	Hertfordshire Gymnastics Club	A dedicated gymnastics facility at Rye House Stadium in Hoddesdon.	Support the club, where possible, with any facility requirements.	Hertfordshire Gymnastics Club	Long
Hockerill Anglo-European College	Hockerill Anglo-European College Ltd	A good quality 4-court sports hall, opened 2019, which is supplemented by a 1-court hall. Neither is available for community use as they are used during evenings and weekends by boarders.	Consider options for some community use when less access is required by the school, such as during the summer months.	Hockerill Anglo-European College Ltd	Short/medium
Legends Tennis Centre	Legends Tennis Centre	Four above average quality acrylic surface tennis courts. It is the only indoor tennis facility in East Herts and as such is a key strategic site. It provides pay and play use on evenings and weekends.	Ensure that court quality remains good enough to attract usage. The sinking fund in place, should be used to do this when necessary.	LTC	Long
Leventhorpe Leisure Centre	Rivers Multi Academy Trust	An above average quality 4-court sports hall with spare capacity to host additional bookings and a 40-station health and fitness gym now managed by Vision Fitness, which provides community use.	Support school attempts to market the facility and build connections with clubs in the local community.	Leventhorpe Leisure Centre	Short
Presdales School	Presdales School Academy Trust	4-court sports hall is rated above average quality. The site operates at 70% capacity catering for football, basketball and badminton. Work to repair a leak in the sports hall roof is underway.	Ensure the sports hall stays at its present above average quality standard.	Presdales School Academy Trust	Short
Richard Hale School	Richard Hale School Academy Trust	Good quality rated sport hall which opened in 2021. Site operates at capacity and is heavily used by Hertford & District Netball League. It can only offer 12 hours of community use per week due to planning restrictions.	Collaborate with the school and EHDC's planning colleagues to explore options for extending community use hours.	Richard Hale School Academy Trust	Short

Facility	Management	Overview	Action	Lead agency(s)	Timescale
Saint Mary's Catholic School	St Mary's Catholic High School Academy Trust	A below average 4-court sports hall in need of investment in the floor. It is only available for hire on Saturday mornings and is used by Stortford Archery Club which has a keyholder agreement.	Consider options for keyholder arrangements with other local clubs to accommodate more community use. Income generated from this should be invested in sports hall floor upgrade.	Saint Mary's Catholic School	Medium
St Edmunds College & Prep School	St Edmunds College & Prep School	Private day and boarding school which has a 3-court sports hall, which is unavailable for community use.	Explore options to implement a CUA with the school.	St Edmunds College & Prep School/EHDC	Short
Simon Balle School	The Laurel Education Trust	Site with a 4-lane x 25m swimming pool, a 1-court sports hall, a 4-court sports hall, and a studio. All are community available. The 4-court sports hall has recently opened as a new facility as part of Elm Sports Centre. The swimming pool is rated below average; surrounds are in need of modernisation; however, its plant equipment was upgraded in 2024. The pool is available on the basis of block bookings.	Invest in the swimming pool surrounds, including new tiles and tank upgrade. Ensure a CUA is in place to secure access to the hall for local clubs and groups.	The Laurel Education Trust/EHDC	Medium/long
Stortford Gymnastics Club	Stortford Gymnastics Club	Dedicated gymnastics facility which reports a waiting list of 500. It is currently seeking a larger premises to address the waiting list.	Work with the club to identify a larger premises to accommodate its large waiting list.	Stortford Gymnastics Club/ BG/EHDC	Short/medium
The Bishop's Stortford Sports Trust	The Bishop's Stortford Sports Trust	Registered members club with two above average squash courts. It also supports a number of outdoor sports, including cricket.	Explore the option for the site to offer pay and play access to its squash courts.	The Bishop's Stortford Sports Trust	Short/medium
The Chauncy School	School Hire	A 4-court above average quality sports hall, which operates at 60% and supports futsal, netball, basketball, indoor cricket. There is also a swimming pool (5 lanes x 20m), previously known as Fanshawe Pool, which was closed in 2024 reportedly due to the loss of Government funding and operational costs. The school has re-opened the swimming pool in 2026 for school and club use – a move supported by Ware Swimming Club.	Work with the school and Swim England to develop a sustainable business model to ensure the pool remains open. Swim England can provide business support. Explore opportunities to open the pool up for further community use (such as pay and play).	The Chauncy School/ Swim England / Ware Swimming Club	Short

Facility	Management	Overview	Action	Lead agency(s)	Timescale
Valdez Gymnastics Club	Valdez Gymnastics Club	Dedicated gymnastics facility in Bishop's Stortford.	Support the club, where possible, with any facility requirements.	Valdez Gymnastics Club	Long
Ward Freman Pool	Ward Freman Community Pool Group	A 250m^2 pool (5 lanes, 25m in length) with plans to re-opened following closure in 2024. Ward Freman Community Pool Group, who now have ownership and management of the pool, have raised funds to carry out the work required to bring the pool back into use. The pool is expected to open in 2026 and have both club and general public access.	Collaborate with Swim England, who can provide business support, to ensure that the pool provides as much community accessibility as possible (including pay and play opportunities) whilst meeting the needs of club and learn to swim groups.	Ward Freman Community Pool Group / Swim England	Short
Ware Drill Hall	Ware Drill Hall Association	The below average 4-court sports hall has an old wooden floor with a concrete base. It was refinished and relined in 2023. It operates at 70% capacity and is predominantly used for badminton and karate. It is one of two venues with sports hall space to provide daytime access.	Invest in upgrading the sports hall floor with modern surface, making it more attractive for more users.	Ware Drill Hall Association	Short/medium
Wodson Park Sports Centre	Wodson Park Trust	Trust managed sports centre which has two 6-court sports halls. One is above average and the other is below average in quality. It is one of two venues with sports hall space to provide daytime access. It has a 45-station health and fitness suite, which is above average in quality, accessible via registered membership.	Invest in upgrading the below average quality sports hall by improving the décor and installing a new heating system.	Wodson Park Trust	Short/medium
Commercial fitness gyms	Commercial / various	The district's commercially operated health and fitness facilities contribute to the diverse offer of facilities available.	Monitor use/gauge the extent to which they complement other activity in EHDC.	Commercial operators	On-going
Community and village halls	Various	There are 57 community facilities in the district which support a variety of activities.	Ensure that smaller halls located in more rural areas can provide suitable activities and create opportunities for GP referral outreach. Ensure new development supports the provision and enhancement of community halls, as appropriate.	Community centre management/EHDC	On-going

Facility	Management	Overview	Action	Lead agency(s)	Timescale
Gilston Leisure Centre	Places for Leisure	Development of a new public Leisure Centre as part of the Gilston development. (GA1)	Work with the provider and Gilston Area developers to design and deliver the new Leisure Centre.	Places for Leisure Developers EHDC	Short/ medium
New school sports halls	Schools	Four new 4-court sports halls, with community use, at new schools on strategic site allocations: North and east of Ware (WARE2), Birchall Suburb (WGC1) and Gilston (GA1)		Developers Schools NGBs	Short/medium

PART 3: MONITORING AND REVIEW

This strategy identifies and recommends the investment and actions required to deliver and maintain a high-quality built facilities infrastructure for EHDC for the period up until 2043.

It is important that it is (and is treated as) a live document and is used in a practical manner to prioritise investment, develop key work programmes and partnerships, guide planning gain investment and ensure that built sports facilities are a vital component contributing to the quality of life of East Herts residents.

Strategy production is just the start of the process and there is a requirement for all partners to engage in ongoing dialogue and review to ensure that a considered perspective and approach is maintained throughout the strategy period.

It will be important for EHDC and its partners to develop the 3–5-year action plan based around the strategy and for this to be annually monitored and reviewed. This should not only evaluate progress made against the action plan but should identify actual/potential changes in supply and demand in the authority. This is on the basis that the strategy is as much about how facilities are used as it is about ensuring that local infrastructure is of a good quality.

The annual review process should include:

- A review of progress in respect of implementation of action plan recommendations; taking account of any changes required to the priority of each action (e.g. the priority of some may increase/reduce following implementation of others).
- Lessons learnt throughout the period.
- New facilities coming on stream (or being made newly available to the community) which need to be taken into account.
- Any specific changes in the use of key district sites (e.g., sport specific specialisms of sites, changes in availability, etc.).
- Any specific changes in demand at/for particular facilities and/or clubs in the area (e.g., reduction or increase in club numbers, new housing growth.
- New formats of traditional sports that may need to be considered.
- Any other new or emerging issues and opportunities.

The outcome of the 3–5-year review will be to develop a new annual and medium-term action plan for indoor and built sports facilities across the authority.

APPENDIX 1: PLANNING GAIN CONTRIBUTION TOOLKIT

Introduction

The purpose of this toolkit is to ensure that planning gain contribution sought from an individual development is based on a tailored approach, using the robust evidence bases provided as part of the East Herts Needs Assessment report and Strategy and Action Plan. This will help to clearly justify the needs arising from the development and how they are to be met.

It provides a step-by-step guide which should be used by those stakeholders which are directly involved in negotiating developer contributions either local authority case officers or housing developers/planning consultants acting on their behalf.

The following processes should be followed in order to inform the potential additional demand that a new housing development generates. This sets out the process for leisure facilities.

There is also a checklist summary for the process which should be completed as evidence of working through each step. In terms of social sustainability, a series of questions to explore are provided with possible options to consider.

For all developments (regardless of size) developer contributions should be sought towards social, sport and open space facilities. Where a development may be considered too small to provide a contribution, consideration should be given to where a number of small developments may have a cumulative impact on the community infrastructure and refer to local planning policy.

In instances where a development may fall within two or more local authorities it is recommended that the demand from the more urban area or locally reflective area are applied in calculating the requirements. This is in order to reflect the on the ground use of provision in the context of its setting. If provision is to be provided on the outskirts of an urban settlement and therefore is to act as an extension of that settlement, it is justifiable to utilise the demand/standards most appropriate.

The suite of evidence documents which should be used to assess demand includes:

- East Herts – Sports Strategy Needs Assessment Report
- East Herts – Sports Strategy Report

Process

Step 1	Determine the key indoor sports facility requirement resulting from the development	Navigation
	The key tools to assess this are provided within Sport England's Sports Facility Calculator which is accessed via the Active Places Power website. https://www.activeplacespower.com/ This will enable you to determine the demand for sports halls, swimming pools and indoor bowls facilities that the new population from a development generates.	Access to the calculator is restricted and requires a username and password to be set up.

The East Herts strategy provides an estimate of future demand for key indoor sports facilities based on population forecasts as a result of key housing growth areas. This key

demand is translated into units of badminton courts, swimming pool lanes and indoor bowls rinks.
As the exact number of units are identified from specific housing developments then the Council will need to apply the household occupancy rate to this to determine the total population.

Number of dwellings x household occupancy rate[2] = associated population

This is the population that is applied within the Sports Facilities Calculator (SFC) to determine the additional provision that is required to meet the additional demand.

The SFC is a modelling tool designed to assist local planning authorities to quantify how much additional demand is generated by increasing populations and new housing areas. The model has no spatial qualities or dimension and can only be used to estimate the facility needs for whole area populations. The model makes no reference to:

- Location of existing facilities compared to demand.
- Capacity and availability of facilities (i.e. opening hours, how well they are used).
- Cross boundary movements of demand.
- Travel networks and topography.
- The attractiveness of the existing facility network.

The SFC uses information that Sport England has gathered on who uses facilities and applies this to the population profile of the local area. This ensures that the calculations take on board the population profile (e.g. age, gender, etc) of the local area.

The SFC then turns this estimation of demand (visits per week) into the equivalent amount of facility which is needed to meet these visits. For swimming pools, it uses 25m lane equivalents and for sports halls it uses the number of badminton courts.

Registration is required to access Active Places Power (APP) and therefore the SFC. If you are not already registered, you can register for free via the link under the login button on the APP homepage.

Please note the SFC is one tool and should not be used on its own to determine the need for sports facilities from a single development.

Step 2	**Determine the other indoor sports and community facilities required as a result of the development**	**Navigation**
	Use the Indoor Built Facilities Strategy to identify level of need that may be generated from new development(s) for indoor sporting provision not included within the SFC. This should also extend to community centre facilities within the area.	Indoor and built facilities strategy

There is no clear calculation of the requirements for other indoor sports provision and community centre facilities (not covered by SFC) as a result of a new housing development. In this instance, the Leisure Facilities Strategy should be used to determine the need for additional facilities within any specific area within the Authority. This should take into account the requirement for other dedicated sports facilities if the Strategy identifies this.

[2] National occupancy rate of 2.3 persons per household is used

The Needs Assessment (in specific sections) identifies need for other provision. This results from consultation with specific clubs and organisations, sports facility managers and NGBs. It also takes account of the size, scale, and quality of existing provision. Facilities identified within the Needs Assessment are determined by the scope of the study which the Council commissions.

This will also be informed by how busy existing facilities are. As an example, if an existing leisure centre (adjacent to the new housing development) is fully programmed with high demand for space, it is unrealistic to expect this facility to accommodate the demand generated from the new development. Therefore, additional provision will be required.

Step 3	Demonstrate an understanding of what else the development generates demand for	Navigation
	Consideration also needs to be given to the other infrastructure that will be generated as a result of the development. As an example, this could include primary and secondary schools, health centres, library, etc. The key focus here is to determine where there may be duplication of facilities and where there may be opportunities for shared provision.	Consultation with other council services, partners and developers

In reality, it will take a significantly large development to generate the requirement for a new stand-alone wet and dry leisure centre. Therefore, it is important to identify where other provision may be required as a result of the development in order to determine if this could replace or supplement the need to provide sports facilities or community facilities.

A key example of this is the requirement for primary and secondary school provision as a result of the development. A primary school will require a multi-purpose indoor hall, playground and playing field space to deliver its national curriculum requirements for PE. A secondary school will require at least a three-court sports hall and playing field space in order to deliver its national curriculum requirements for PE. Where possible opportunities to influence the design of secondary school sports hall to 4-court specification should be recommended.

Therefore, further investigation should be undertaken to identify if there is an opportunity to ensure that community use of school sports facilities can be guaranteed, thus minimising potential duplication.
In this instance the ‘contribution’ associated with the increased demand for sports facilities could be used to enhance the school provision to ensure it was appropriate for community use (e.g., extend fitness facilities, community access arrangements, etc.).

In relation to other service (e.g. library, health centre, etc) there is a need to consider how these could be co-located with alongside sports and community facilities, thus creating a community hub. This is a key driver for sports facilities in attracting users that might not otherwise use these types of facilities.
The financial, social, and sporting benefits which can be achieved through development of strategic sites (also known as hub sites) are significant. Sport England provides further guidance on the development of community sports hubs at:

https://www.sportengland.org/facilities-planning/design-and-cost-guidance/cost-guidance/

Step 4	Consider if there are existing facilities within close proximity that could be enhanced or extended to accommodate increased demand.	Navigation
	Further investigation is required to determine if there is an existing facility that is close enough to the development site which, if extended /refurbished / remodelled could accommodate the increased demand generated from the new development.	Facility mapping within the indoor and built facilities assessment report

Detailed analysis of facilities within the vicinity of the new development should be undertaken to assess the suitability of these facilities to accommodate the increased demand generated from the development. As an example, the following information should be pulled together in order to determine if this is an appropriate solution to accommodate the increased demand:

- Is the facility close enough to the development to accommodate the increased demand?
- The quality of the facility……does it need investment?
- Is there capacity to accommodate increased demand……how well used is the facility?
- Are there any restrictions in access to the facility?
- Are there plans in place to maintain or refurbish the facility?
- What type of activities are accommodated within the facility?
- Are the current management arrangements appropriate to accommodate changes or increased demand at the facility?
- Are there opportunities to co-locate other services alongside or within the facility?

In addition to the above, it will also be important to assess the potential impact of the additional demand on clubs and organisations within the vicinity. As an example, some clubs and organisations may already be at capacity; therefore, there may be no capacity to accommodate increased demand within the existing infrastructure.

Step 5	Consider the design principles for new provision	Navigation
	The exact nature and location of provision associated with either onsite or off-site developments should be fully determined in partnership with leisure and community specialists (e.g. NGBs, local authority, advisers, etc.) and community groups themselves.	Sport England design and cost guidance

It is important to ensure that the design of new or extended facilities is in line with the needs of local clubs and organisations as well as relevant design guidance. It will be important that any design reflects best practice design guidance taking into account all the key considerations which will be relevant to each facility. As an example, this will include aspects such as health and safety, safeguarding, storage, sport specific design features, etc.).

Where an extension or refurbishment of an existing facility takes place, it will be important to ensure that the local community is involved in that design. It will also be important to ensure that continuity of provision is also considered as clubs and organisations will need alternative accommodation during the construction period associated with a refurbishment or extension. This is important in ensuring these organisations continue to exist in the longer term.

Development of community hubs is a key focus for many organisations as the benefits derived from facility co-location is often greater than from stand-alone facilities. There is, thus, a need for developers and stakeholders to consider how different facilities may ‘fit’ together.

This could, for example, include the following facilities which may be required as part of a development:

- Indoor and outdoor sports facilities.
- Primary and secondary schools.
- Health centres and GP surgeries.
- Library.
- Early years provision.
- Community centre.
- Children's play areas.
- Allotments and community growing areas.
- Local retail centres.

The master plan for new developments need to consider the strategic location of facilities and the clustering and co-location of facilities in order to maximise the benefit for the local community.

There is also a need to ensure that the location of outdoor sports pitches and ancillary facilities are appropriately located in the context of indoor sports provision (if also being provided onsite) to ensure a cohesive approach to the whole sporting offer.

Step 6	Strategic pooling of financial contributions to deliver new provision	Navigation
	Consideration needs to be given to the multiple developments across the local authority or a combination of local authorities in order to determine if the combined increased demand is sufficient to warrant a contribution to a strategic leisure development.	Wider housing growth strategies.

If the authority considers each housing growth area in isolation, then it is unlikely that there will be sufficient demand generated from a single development to warrant a new stand-alone leisure provision, especially swimming pools.

As such the Council needs to consider how the cluster of housing developments within the local authority boundary, or relevant cross border area should make a contribution to strategic sport and leisure facilities. As discussed previously, this may be to provide new provision or to enhance existing in order that it can accommodate increased demand.

This in turn requires the Council and developer to consider the wider housing growth within the area which may also include that within a neighbouring authority. Where the combined increased demand generates the requirement for a strategic facility this should be pooled via developer contributions to a strategic development.
However, it should be noted that the contribution may go towards a facility which is outside of the local authority boundary but reflects how people will live their live within that specific development.

In order to calculate the contribution from each housing development into a strategic leisure facility fund the Council should use the Sport England Sports Facilities Calculator. Using the population growth and process identified from stage 1 this will provide a basis for negotiation with developers on the contribution from each development.

Active Places Power
Sport England Design and cost guidance

Checklist summary

Prompt	Evidence	Navigation
Step 1: *Determine the indoor sports facility requirement resulting from the development*	-	Active Places Power
Step 2: *Determine the other indoor sports and community facilities are required as a result of the development*	-	Leisure and sport strategies
Step 3: *Demonstrate an understanding of what else the development generates demand for*	-	Consultation with other council services, partners, and developers)
Step 4: *Consider if there are existing facilities within close proximity that could be enhanced or extended to accommodate increased demand.*	-	Facility mapping within the sports facilities assessment report
Step 5: *Consider the design principles for new provision*	-	Consultation Sport England Design and cost guidance
Step 6: *Strategic pooling of financial contributions to deliver new provision*	-	Active Places Power Sport England Design and cost guidance

APPENDIX 2: INDICATIVE COSTINGS

Indicative costs

The indicative costs of implementing key elements of the action plan are detailed below. Further details can be found on the Sport England website:

Sport England facility cost guidance

The costs outlined below are for the development of community sports facilities. These rounded costs are based on schemes most recently funded through the Lottery (and therefore based on economies of scale), updated to reflect current forecast price indices provided by the Building Cost Information Service (BCIS), prepared by the Technical Team Lead of Sport England.

Facility capital costs

Facility capital costs are calculated using estimates of what it typically costs to build modern sports facilities, including fees and external work, naturally taking into account varying conditions, inflation and regional adjustments.

Costs are updated regularly in conjunction with information provided by the BCIS (Building Cost Information Service) and other quantity surveyors.

The document is often referred to as the *planning kitbag* costs as the figures are often used by planners and developers when reviewing potential planning contributions to site developments.

Facility type/details	Area (m2)	Capital cost (£)
Affordable sports halls		
1 Court (18m x 10m)	382	905,000
2 Court (18m x 17m)	515	1,030,000
4 Court (34.5m x 20m)	1,532	3,005,000
5 Court (40.6m x 21.35m)	1,722	3,260,000
6 Court (34.5m x 27m)	1,773	3,300,000
8 Court (40m x 34.5m)	2,240	4,125,000
10 Court (40.6m x 42.7m)	2,725	4,960,000
12 Court (60m x 34.5m)	3,064	5,465,000
Affordable community swimming pools		
25m Pool 4 Lane (25m x 8.5m)	1,084	4,685,000
25m Pool 5 Lane (25m x 10.5m)	1,344	5,670,000
25m Pool 6 Lane (25m x 12.5m)	1,543	6,155,000
25m Pool 6 Lane (25m x 12.5) plus secondary pool (13m x 7m)	1,850	7,335,000
25m Pool 8 Lane (25m x 17m)	1,878	7,420,000
25m Pool 8 Lane (25m x 17m) plus secondary pool (17m x 7m)	2,226	8,515,000
Affordable sports centres with community 25m pool		
4 lane pool, 4 court hall, 50 station health/fitness gym plus studio	2,879	10,060,000
6 lane pool, 4 court hall, 100 station health/fitness gym & 2 studios	3,553	11,805,000
6 lane pool plus learner pool, 4 court hall, 100 station health/fitness gym plus 2 studios	3,906	13,000,000

Facility type/details	Area (m2)	Capital cost (£)
8 lane pool plus learner pool, 5 court hall, 100 station health/fitness gym plus 2 studios	4,509	14,400,000
Indoor bowls centre		
6 Rink (excludes club/function room)	1,914	2,730,000
8 Rink (includes club/function room)	2,500	3,570,000
Indoor tennis centre		
3 court	2,138	3,085,000
Extra Court	-	1,005,000

NB – The costs for:

- Affordable sports halls.
- Affordable community swimming pools.
- Affordable sports centres with community 25m pool options.
- Affordable sports centres with 50m pool options.
- Indoor bowls centre
- Indoor tennis centre
- Athletics track
- Multi use games area
- Tennis courts
- Natural turf surfaces

Align with the costs included within Sport England publications of the same name updated to 3Q2025. The reader is referred to these documents and their appendices for further information on sizes and general arrangement layouts.

The costs for other facilities include:

- External works (car parks, roads, paths, services connections etc) are included at an average cost of 12% in addition to the costs of the works.
- 12 months maintenance/grow in costs for grass pitches.
- Allowance for fees inclusive of PM, SI, planning, and associated fees.

The costs exclude the following:

- Project specific details/information, including poor ground conditions, difficult access, long service connections.
- Natural turf pitches exclude the costs for site remodelling, pump and sump systems and SUDS attenuation.
- Inflation beyond 3Q2024.
- VAT.
- Land acquisition costs.
- Regional cost variations in materials and labour.

Lifecycle costs

Lifecycle costs are how much it costs to keep a facility open and fit-for-purpose during its lifetime.

It includes costs for major replacement and planned preventative maintenance (PPM) day-to-day repairs. The costs are expressed as a percentage of the capital cost.

It should not be underestimated the importance of regular maintenance and the expense in maintaining a facility throughout its life.

The table below provides typical annual allowances expressed as a percentage of the overall estimated total project cost per annum based on a 25-year cost model.

Facility type/details	Sinking fund (%)	Maintenance (%)
Multi use sports hall		
Good quality sports hall – irrespective of size	0.7	0.5
Affordable community swimming pools		
Good quality community swimming pool, irrespective of size	0.4	1.1

Sinking fund

Major replacement costs. Typical items for consideration include:

- Scheduled replacement of major systems and components, i.e. upgrades/replacement of mechanical and electrical equipment (HVAC, tanks, filtration/chlorination/dosing plant, CCTV and the like). Re-configuration of wet areas, replacement of sports flooring, reception refurbishment.
- Scheduled refurbishment and adaptations, including replacement of sports specific equipment/netting. Re-sealing / re-lining of sports flooring, replacing carpets and signage, replacement of external seating and fittings.
- Cyclical redecoration.

Maintenance

Day to day repairs and planned preventative maintenance (PPM). PPM includes the costs for servicing and maintaining mechanical and electrical plant and systems in accordance with recommended standards/frequencies and statutory/mandatory inspections (i.e. legionella, lift and boiler insurance inspections etc). Day to day repairs include:

External walls

Repairs to external walls, cladding, glazed screens, external doors and windows. Roofs repairs to roofs, roof lights and the like, together with all associated work such as roof flashings, DPCs, gutters and downpipes.

Other items repairs to ducts, internal doors and frames and the like. Fittings and fixtures repairs to fitted cupboards, seating, notice boards, shelving, worktops and the like. Excludes loose furniture such as chairs, curtains/blinds etc.

Other items

Repairs to ducts, internal doors, and frames and the like.

Fittings and fixtures

Repairs to fitted cupboards, seating, notice boards, shelving, worktops and the like. Excludes loose furniture such as chairs, curtains/blinds etc.

Internal finishes

Repairs to internal floor, wall and ceiling finishes.

Plumbing and internal drainage

Repairs and PPM to plumbing and internal drainage including work to; rising mains, storage tanks and cisterns; hot and cold-water services; sanitary ware; waste, soil, overflow, and vent pipes; internal manholes, rodding eyes, and access covers.

Heating and ventilation

Repairs and PPM to fuel tanks, boilers, flues, plant, pump, motors, filters, switches, expansion tanks, pipework up to and including calorifiers, radiators, ducts, valves, fans and heating and other HVAC equipment.

Power and lighting

Repairs and PPM to electrical switch gear, fuse boxes, busbars, casings, wiring and conduit to lighting and power supply.

Other M&E services

Repairs and PPM to other M&E services which are part of the building, such as filtration/ chlorination/dosing plant, fire alarm and bell systems, emergency lighting, clock systems, PA systems, firefighting equipment, flood lighting and lighting conductors.

External Works

General Grounds Maintenance, repairs to car parks and external paving.

Exclusions:

Operation, occupancy, end of life costs, fees, and VAT are excluded from the allowances. The definition of these are provided below:

Operation costs: The cost of operating the facility rather than its occupancy excluding maintenance costs. Includes utility costs, administrative costs, overheads, and taxes etc.

Occupancy cost: User support costs relating to the occupation of the facility e.g. security.

End of life: national costs payable and credits accruing after 25 years. Includes disposal inspection and reinstatement to meet potential contractual requirements.

Facilities Planning Model Assessment of Sports Hall Provision for East Hertfordshire District Council

Bespoke Report

24 March 2026

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Index of Multiple Deprivation data contains public sector information licensed under the Open Government Licence v.3.0.

EXECUTIVE SUMMARY

Introduction

0.1 East Hertfordshire District Council (also referred to as East Hertfordshire or the District) is reviewing its current provision of sports halls and assessing the future demand and level of provision required to 2043.

0.2 This report has been prepared based on an assessment using the Sport England Facilities Planning Model (FPM) spatial modelling tool. The FPM study is a quantitative, accessibility and spatial assessment of the supply, demand and access to sports halls.

0.3 The FPM modelling runs provide the following:

- Run 1 – baseline assessment of provision in 2025
- Run 2 – forward assessment of demand for sports halls and its distribution, based on the projected changes in population between 2025 and 2043, and the likely implications that the addition of the following new sports halls have in meeting the projected demand in 2043:
    - Six-court hall at Gilston Leisure Centre to open in 2039
    - Four-court hall at Gilston Secondary School 1 to open in 2037
    - Four-court hall at Gilston Secondary School 2 to open in 2043
    - Four-court hall at Birchall Garden Secondary School to open in 2043
    - Four-court hall at Northeast of Ware Secondary School to open in 2043

0.4 The main report sets out the full set of findings under each of the seven assessment headings.

0.5 The next section of the report provides the headline strategic overview, and the key findings and interventions arising from the FPM study on supply, demand and accessibility.

Headline Strategic Overview

0.6 The headline strategic overview is that relative to the regional and national averages, East Hertfordshire has a better supply of modern well-located sports halls that can meet most of its demand in both 2025 and 2043.

0.7 The five new sports halls and the relatively modern supply help to offset the big increase in demand which means unmet demand levels remain low in 2043.

0.8 The increase in demand and its distribution leads to more sites being fully utilised at peak times in 2043. There is some scope to increase availability and capacity.

0.9 The educational sector provides almost all the sports hall sites in the District. There is good commitment to community use and this needs to be protected.

Key Findings

0.10 The key findings that underpin the headline strategic overview are as follows:

1. The hall space available for community use in East Hertfordshire in the weekly peak period is 51.9 badminton court equivalents in 2025, and 72.1 courts in 2043. The unavailable hall space is the equivalent of 26.5 courts in 2025, which accounts for 34% of the total hall space, and 28.3 courts in 2043, which equates to 28%.
2. Wodson Park Sports Centre has the largest capacity in the District at 3,520 visits in the weekly peak period, which equates to 18% of the available capacity in 2025 and 13% in 2043.
3. The educational sector is the major provider, with 74% of the available capacity in 2025 and 73% in 2043. The public sector capacity is 8% in 2043.
4. East Hertfordshire's population is projected to increase by 34% between 2025 and 2043, resulting in a 29% increase in demand for sports halls.
5. East Hertfordshire's demand is the equivalent of 59% of its available supply in 2025, decreasing to 55% in 2043.
6. In 2025 and 2043, 97% of East Hertfordshire's demand is met. The number of visits met in the weekly peak period increases from 10,993 in 2025 to 14,235 in 2043 due to the increase in demand and capacity.
7. In 2025, 78% of East Hertfordshire's satisfied demand is met within the District, and increases to 80% in 2043. The number of visits retained increases from 8,523 in the weekly peak period in 2025 to 11,432 visits in 2043.
8. Unmet demand is very low at 1.2 courts in 2025 and 1.5 courts in 2043, accounting for 3% of demand in both years.
9. Wodson Park Sports Centre is estimated to be 100% utilised in the weekly peak period in 2025, and three educational sports hall sites are estimated to be uncomfortably busy (more than 80% utilised). In 2043 three educational sites are estimated to be 100% utilised, and Wodson Park Sports Centre is uncomfortably busy.
10. East Hertfordshire is a net importer of visits, importing 748 more visits in the weekly peak period than it exports in 2025, and 2,525 more visits in 2043.

Interventions and Next Steps

0.11 The focus for the intervention is to develop a track record of modernisation and new provision to ensure that the sports halls in East Hertfordshire remain attractive to residents and that the available supply meets the increased demand in 2043.

0.12 There is already a high level of commitment to community use, with four existing educational sites being available for between 38.5 hours and 41.0 hours in the weekly peak period. The four new educational sports halls are planned to be available for 41.0 hours. As the educational sector is the major provider of sports halls, it is of paramount importance to ensure that this supply is protected for community use.

0.13 A Community Use Agreement (CUA) provides the framework to protect the current supply and any new or replacement educational sports halls. If not already in place, a CUA should be negotiated and agreed.

0.14 Sport England will advise on the requirements as part of the planning process for any new or replacement sports hall. Once a CUA is put in place, it is essential that East Hertfordshire District Council monitors its actual delivery.

0.15 East Hertfordshire District Council may wish to consider investing in future modernisation of the educational stock in return for continuing committed community use.

0.16 Increasing availability and capacity at peak times would reduce the large proportion of capacity used at key educational sites. In 2025 these would include Haileybury Sports Complex (88% utilised and open for only 10.0 hours in the weekly peak period) and Hockerill Anglo-European College (85% utilised and open for only 8.0 hours). However, the other highly utilised site, The Bishop's Stortford High School (84% utilised), has no scope to increase capacity because it is already available for 41.0 hours.

0.17 Community access to Richard Hale School's four-court hall in Hertford needs to be secured. This would help to reduce the large proportion of capacity used at the other school sites in the area and address the uneven spatial distribution of sports halls in this part of the District; Hertford has no halls that are available for community use, while Ware has five sites. Furthermore, the planning permission for Richard Hale School's sports hall required a community use agreement to be completed.

0.18 In 2043 Birchall Garden Secondary School is estimated to be 100% utilised. The School is located close to Welwyn Hatfield and, if capacity increased in Welwyn Hatfield in the future, this may reduce the sports hall's proportion of capacity used.

0.19 Sport England's website provides a free resource, Use our School, to support educational sites opening up their facilities to community use.

0.20 Wodson Park Sports Centre is the only sports hall site 100% utilised in 2025. Additional capacity could be added to reduce the proportion of capacity used by increasing the peak time availability from 40.0 hours up to 46.0 hours per week. As a community trust facility, it is open extensively during off-peak times. It meets the most visits in the District and is an important component in East Hertfordshire's supply, and therefore needs to be supported.

0.21 There is no scope to increase availability and capacity at the public leisure centres. In 2025 Ware Drill Hall is open for the full 46.0 hours in the weekly peak period. It has very low utilisation in both 2025 and 2043, and is considered unattractive to users because of its age and lack of refurbishment. Therefore, consideration should be given to the future modernisation or replacement of this site, particularly as it is the only public sports hall that offers extensive off-peak availability.

0.22 Gilston Leisure Centre is well located to meet demand arising from the proposed housing growth in the area in 2043. The six-court hall, together with the two new Gilston secondary school facilities, will provide plenty of capacity in the area. The three new sports halls are modelled with high availability at peak times. It may be that Gilston Secondary School [illegible]

under-utilised and, therefore, consideration should be given as to whether both school sites are fully available for community use. However, this sports hall may have a role to play in meeting demand from outside East Hertfordshire because the sports halls in Harlow have high proportions of capacity used, and Gilston is planned to support growth around Harlow. If Gilston Leisure Centre was a four-court hall, then its used capacity would increase to over 80% making it uncomfortably busy at peak times.

0.23 The further planned housing growth in Gilston beyond 2043 (around 1,300 dwellings) was not modelled, but will likely increase the used capacity of the six-court hall and a four-court hall would become even more uncomfortably busy or potentially fully utilised with demand displaced to the sports halls at the secondary schools or outside the District.

0.24 These interventions and suggested next steps are based on the FPM findings and should be considered as a key part of the all-round evidence base when reviewing sports hall provision and future strategy, the development of planning policy, and East Hertfordshire District Council's inward investment strategy, including securing developer contributions.

0.25 Combining the FPM assessment with the wider review of provision will lead to well considered options on the best ways to meet the projected demand for sports halls up to 2043 and beyond.

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1 INTRODUCTION

1.1 East Hertfordshire District Council (also referred to as East Hertfordshire or the District) is reviewing its current provision of sports halls and assessing the future provision required to 2043.

1.2 This report has been prepared based on an assessment using the Sport England Facilities Planning Model (FPM) spatial modelling tool. The FPM study is a quantitative, accessibility and spatial assessment of the supply, demand and access to sports halls.

1.3 The key drivers for the work are to understand:

- How well the current and planned supply of sports halls meets 2025 demand, and the anticipated 2043 demand
- The impact that population change and residential development have on meeting the demand for sports halls and its distribution up to 2043

1.4 The outputs from the FPM assessment will:

- Inform East Hertfordshire District Council's strategic planning review of sports halls provision and future strategy
- Provide an assessment of need that contributes to the New District Plan evidence base for the development of planning policy on provision of indoor sports facilities
- Contribute to the Council's inward investment strategy including securing developer contributions

1.5 The sequence of work is based on assessments known as runs, and these are set out in the Executive Summary.

The Study Area

1.6 The assessments include the sports halls and population in East Hertfordshire and the neighbouring local authority areas, which comprise study area (see Map 1.1).

1.7 A customer's choice of sports hall does not respect local authority boundaries. There may be management and possibly pricing incentives for customers to use sports facilities in their local authority area. Other factors that influence choice of sports hall include:

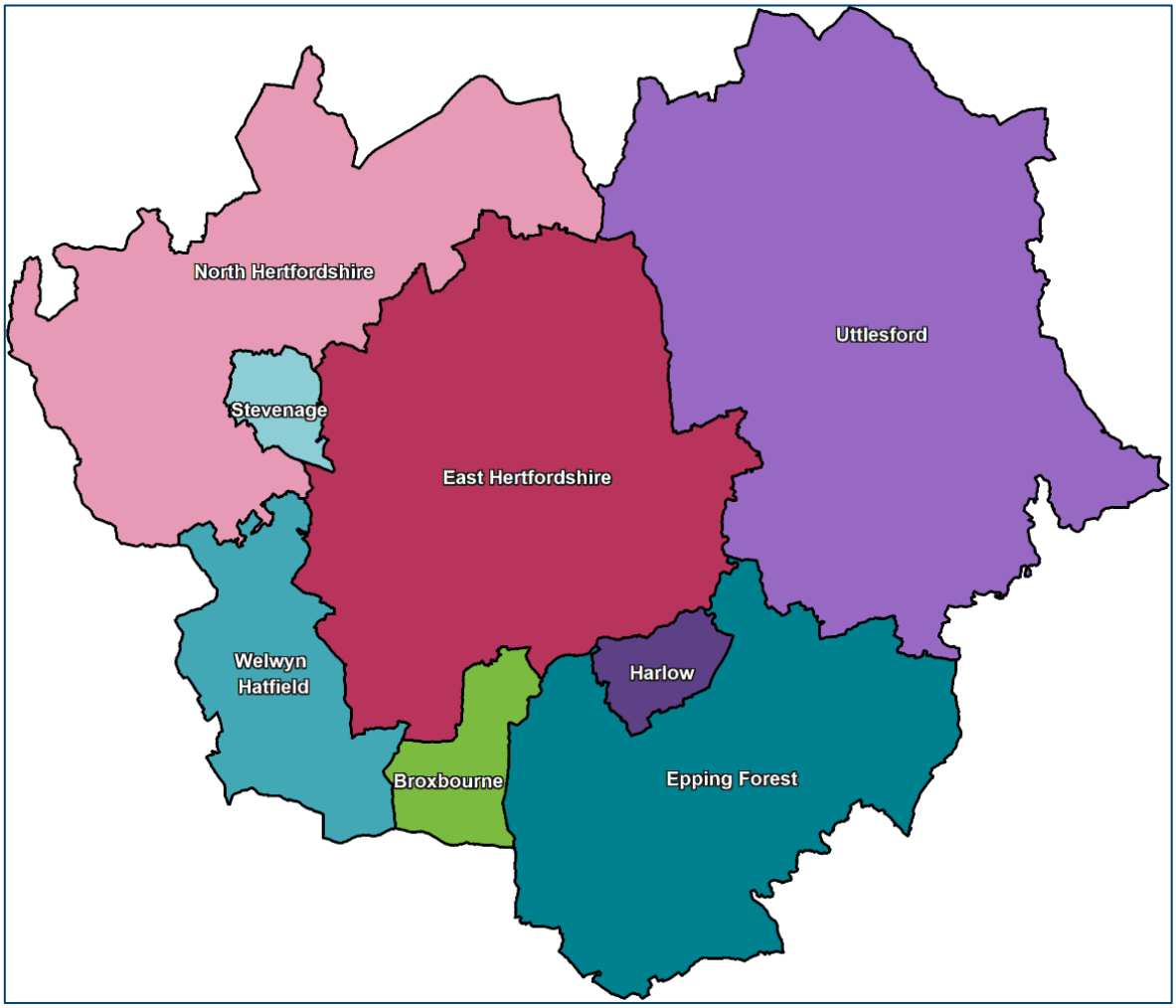
- How close the venue is to where residents live or work
- Other facilities at the same site, such as a gym or studio
- Programming of the hall with activities that appeal to residents and are available at times that fit with the lifestyle of residents
- Age and condition of the facility and inherently its attractiveness

1.8 Increasingly, the quality of sports halls and their offer are of more importance to residents in their choice of venues. New facilities will have a significant draw because of the enhanced quality of the venues.

1.9 In determining the position across East Hertfordshire, it is important to take full account of the sports halls and population in the neighbouring local authority areas. The most attractive facility for some East Hertfordshire residents may be outside the District (known as exported demand). For residents of neighbouring authorities, their most attractive sports hall may be inside East Hertfordshire (known as imported demand).

1.10 To take account of these factors, a study area is established that places East Hertfordshire at its centre and includes the neighbouring local authority areas.

Map 1.1: Study Area for East Hertfordshire Sports Halls Assessment



Report Structure, Content and Sequence

1.11 The findings for the East Hertfordshire assessment are set out in a series of tables for both runs. This allows a 'read across' to see the specific impact of changes between Runs 1 and 2 and builds up the picture of change.

1.12 The headings for each table are:

- Supply
- Demand
- Accessibility
- Satisfied Demand
- Unmet Demand
- Used Capacity
- Local Share

1.13 The terms listed above are defined beneath the tables.

1.14 To support the findings, this report also includes maps that show sports hall locations, demand, deprivation, driving and walking coverage, public transport access, exported satisfied demand, unmet demand, imported used capacity and local share.

1.15 Where valid, the findings for neighbouring local authorities are set out. A commentary is provided on these comparable findings. For example, some local authorities like to know how their findings on proportion of met demand compare with those of neighbouring local authorities.

1.16 The key findings in each of the sections are numbered and highlighted in bold typeface.

1.17 The facilities excluded from the study, with explanations, are listed in Appendix 1. Details of the sports halls in the neighbouring local authority areas included in the assessment are set out in Appendix 2. The FPM and its parameters are described in Appendix 3.

1.18 All maps for the study are provided in a separate document as layered PDFs.

2 SPORTS HALL SUPPLY

Summary

East Hertfordshire has an extensive supply of relatively modern sports halls. In addition to ten four-court halls in 2025 (increasing to 14 in 2043), there are four larger main halls (one eight-court hall, two six-court halls, one five-court hall, increasing to five larger halls in 2043 with the 6-court hall at Gilston Leisure Centre). All offering opportunities for multiple use, spectated events and competitive play, that are also suitable for club development and community use.

There are no public sports halls in 2025. In 2043 there is one public sports hall site following the addition of Gilston Leisure Centre which opens in 2039.

The educational sector provides almost all the sports hall sites in the District. There is good commitment to community use, and this needs to be protected.

Wodson Park Sports Centre (a community trust facility) is the largest single site provider in both 2025 and 2043.

Table 2.1: Supply of Sports Halls in East Hertfordshire by Run

Supply	Run 1	Run 2
East Hertfordshire	2025	2043
Number of sports halls	19	24
Number of sports hall sites	13	18
Supply in badminton court equivalents	78.4	100.4
Supply in courts scaled with hours available in peak period	51.9	72.1
Unavailable supply in the weekly peak period	34%	28%
Supply in visits per week in peak period	19,114	26,522
Average age of all sites	23	30
Average age of public leisure centres	126	74

Definition of supply – This is the supply or capacity of the sports halls available for community and club use in the weekly peak period. Supply is expressed in the number of visits that a sports hall can accommodate in the weekly peak period and in the number of badminton courts.

Weekly peak period – This is when most visits take place and when users have most flexibility to visit. The peak period for sports halls is one hour on weekday mornings, five hours on weekday evenings and eight hours on weekend days. This gives a total of 46 hours per week. The modelling and recommendations are based on the ability of the public to access facilities during this weekly peak period.

Table 2.2: Details of Sports Halls in East Hertfordshire included in the Runs

Site	Provider	Facility Type	Dimensions (m)	Area (sqm)	Peak Hours	Total Hours	Capacity (visits)	Year Built	Year Refurb
Avanti Grange Secondary School	Educational	4-court	33 x 18	594	34	44	1,088	2024	
Birchall Garden Secondary School (Run 2 only)	Educational	4-court	34.5 x 20	690	41	41	1,312	2043	
Birchwood High School	Educational	4-court Activity	33 x 18 18 x 10	594 180	28	28	1,421	2007	
Freman College	Educational	4-court Activity Activity	33 x 18 18 x 17 18 x 10	594 306 180	38.5	46	3,181	2013	
Gilston Leisure Centre (Run 2 only)	Public	6-court	34.5 x 27	931.5	45	99	2,160	2039	
Gilston Secondary School 1 (Run 2 only)	Educational	4-court	34.5 x 20	690	41	41	1,312	2037	
Gilston Secondary School 2 (Run 2 only)	Educational	4-court	34.5 x 20	690	41	41	1,312	2043	
Haileybury Sports Complex	Educational	8-court	40 x 34.5	1,380	10	11	640	1997	2010
Heath Mount School	Educational	4-court	34.5 x 20	690	2	2	64	2000	
Herts and Essex Sports Centre	Educational	4-court	33 x 18	594	40	43	1,280	2019	
Hockerill Anglo-European College	Educational	4-court	33 x 18	594	8	8	256	2019	
Leventhorpe Leisure Centre	Educational	4-court	34.5 x 20	690	38.5	39.5	1,232	2011	2014
Northeast of Ware Secondary School (Run 2 only)	Educational	4-court	34.5 x 20	690	41	41	1,312	2043	
Presdales School	Educational	4-court Activity Activity	34.5 x 20 18 x 10 18 x 10	690 180 180	32	41	2,224	2009	
The Bishop's Stortford High School	Educational	6-court	40.6 x 21.35	867	41	49	1,968	2024	
The Chauncy School	Educational	4-court	33 x 18	594	24	26	768	2017	
Ware Drill Hall	Other	4-court	33 x 18	594	46	98	1,472	1899	
Wodson Park Sports Centre	Other	6-court 5-court	33 x 27.6 32 x 25	911 800	40	85	3,520	1997	

Scenarios Modelled

2.1 In 2025 there are 19 sports halls across 13 sites in East Hertfordshire that are available for community use in the weekly peak period.

2.2 In 2043 five new sites are added, increasing the supply to 24 sports halls across 18 sites.

Providers

2.3 There are no public sports halls in 2025. In 2043 there is one public sports hall site following the addition of Gilston Leisure Centre which opens in 2039.

2.4 Public leisure centres are available for use to all residents and provide recreational pay-and-play, and organised team and individual sports activities.

2.5 There are 11 educational sports hall sites in 2025, which are all managed in-house and, therefore, are responsible for promoting community use. Promotion may be passive, whereby the school responds to booking requests, or dynamic, with the school working alongside sports clubs to encourage community use.

2.6 Four educational sports hall sites are added to the supply between 2037 and 2043, increasing the number of educational sites to 15.

2.7 Protecting the educational supply of sports halls for community use is very important. If not already in place, a Community Use Agreement (CUA) should be established to protect the current supply.

2.8 Given that nearly all the sports hall stock is provided by the educational sector, this may restrict residents who require access during weekday daytimes; for example, stay-at-home parents, home workers, and the unemployed or retired. This places greater reliance on the more limited public leisure centre stock for these residents.

2.9 Ware Drill Hall is owned by East Hertfordshire District Council and leased to a community association. It is predominantly used by sports clubs.

2.10 Wodson Park Sports Centre is a community trust and offers extensive community access to its two large sports halls.

2.11 The facilities excluded from the study are listed in Appendix 1.

Scale

2.12 Haileybury Sports Complex is the largest sports hall in East Hertfordshire in both 2025 and 2043, with eight courts. Eight-court halls have the potential to provide a more extensive programme when operated as two four-court halls. An eight-court hall can provide a show court for events use with spectator seating.

2.13 In 2025 there are two six-court halls and one five-court hall. In 2043 there is an additional six-court hall at Gilston Leisure Centre. Six-court halls can accommodate multiple sports activities simultaneously.

2.14 In 2025 there are ten four-courts halls, of which:

- Three have dimensions of 34.5m x 20m. This is the size that Sport England and the National Governing Bodies for hall sports recommend for a four-court hall. These dimensions can cater for all hall sports at the community level of participation and also meet the requirements for hall sports club development.
- Seven have dimensions of 33m x 18m. This size of sports hall, while meeting the requirements for most indoor hall sports at the community level of participation, has less space between and behind individual courts. This may prohibit use of these sports halls if they do not meet the requirements for competition play.

2.15 The four new educational sports halls in 2043 are all four-court halls with dimensions of 34.5m x 20m.

2.16 In both years, two sites have two activity halls, and Birchwood High School has one activity hall.

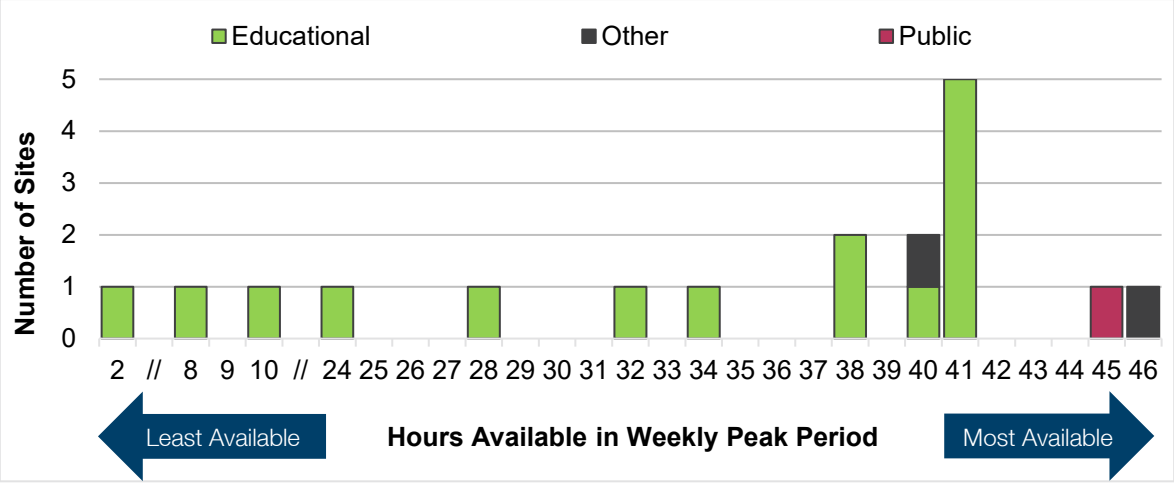
2.17 An activity hall is a flexible space for multiple sports that is smaller than the equivalent of three badminton courts and may or may not have line markings. Four of the activity halls in East Hertfordshire have dimensions of 18m x 10m, and one has dimensions of 18m x 17m.

2.18 Where a sports hall site has a main hall and an activity hall, the activities for the two halls are programmed together. The main hall can accommodate big/high space activities such as basketball and badminton, which have low participant numbers at-one-time. The activity hall can accommodate smaller space activities such as martial arts, which have higher participant numbers.

2.19 The at-one-time capacity of a main hall with marked courts is eight people per badminton court (the equivalent area of a badminton court is 144 sqm). For an activity hall, this increases to 15 people per court. Therefore, an activity hall has almost double the capacity of a main hall with the same dimensions.

Availability

Chart 2.1: Availability of East Hertfordshire Sports Halls by Provider



2.20 Ware Drill Hall is available for the maximum 46.0 hours in the weekly peak period.

2.21 Gilston Leisure Centre will be available for 45.0 hours. Therefore, there is only scope to increase availability and capacity by 1.0 hour.

2.22 Wodson Park Sports Centre is available for 40.0 hours in the weekly peak period and has extensive off-peak period hours.

2.23 There is good commitment to community use at most of the educational sites. The highest availability is at The Bishop's Stortford High School and the four new educational sites in 2043, each at 41.0 hours in the weekly peak period.

2.24 Seven educational sites are available for between 24.0 hours and 40.0 hours in the weekly peak period.

2.25 The sports halls with the least availability in the weekly peak period are as follows:

- Haileybury Sports Complex – 10.0 hours
- Hockerill Anglo-European College – 8.0 hours
- Heath Mount School – 2.0 hours

2.26 There is some scope to increase availability and capacity at the educational sites, although it is very unusual for educational sports halls managed in-house to be available for more than 41.0 hours in the weekly peak period because they are not available for community use during weekday daytimes.

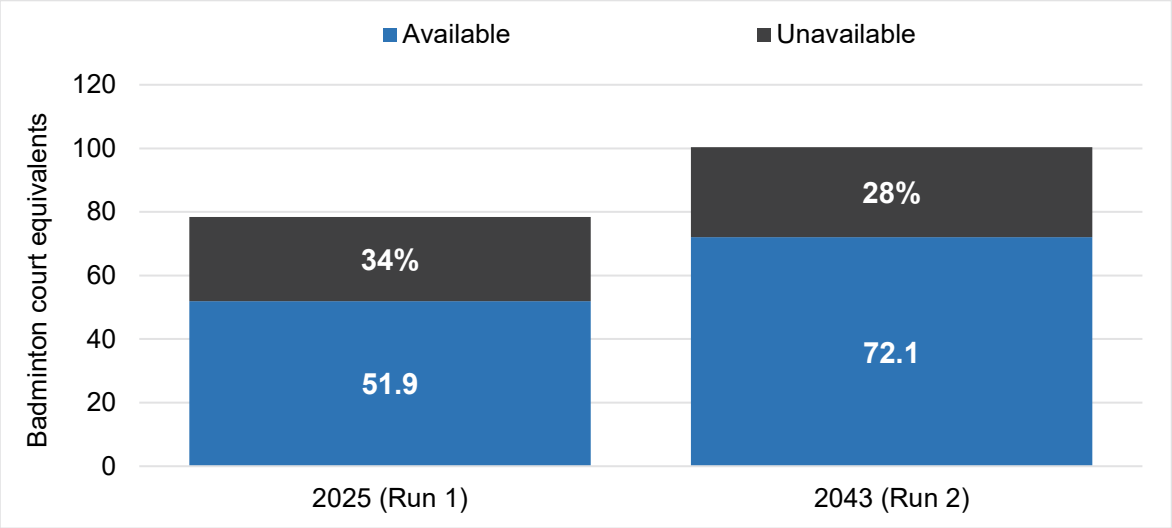
2.27 Sport England has produced a resource to support schools in opening their facilities for community use in non-school hours. The resource covers how to get started, who can help, operating models, legal and governance, finance, marketing, operating safely and safeguarding and can be found here: https://www.sportengland.org/funding-and-campaigns/use-our-school.

2.28 This resource can be used to support discussions with schools to open their sites for community use, either for the first time or to extend the hours available to the local community.

Capacity

2.29 **Key finding 1** is that the hall space available for community use in East Hertfordshire in the weekly peak period is 51.9 badminton court equivalents in 2025, and 72.1 courts in 2043. The unavailable hall space is the equivalent of 26.5 courts in 2025, which accounts for 34% of the total hall space, and 28.3 courts in 2043, which equates to 28%.

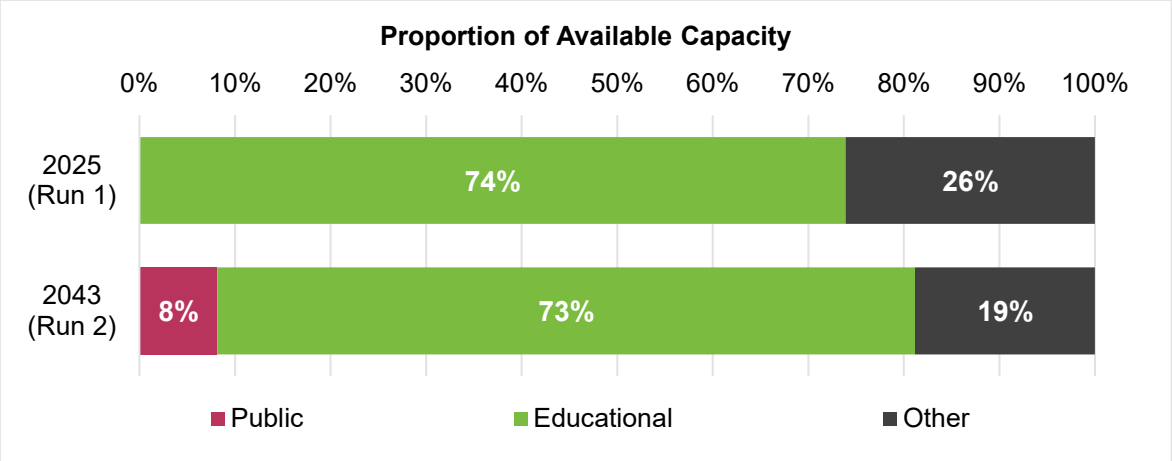
Chart 2.2: Sports Hall Space in East Hertfordshire by Run



2.30 In 2025 the available capacity is the equivalent of 19,114 visits in the weekly peak period. In 2043 capacity increases to 26,522 visits in the weekly peak period.

2.31 **Key finding 2** is that Wodson Park Sports Centre has the largest capacity in the District at 3,520 visits in the weekly peak period, which equates to 18% of the available capacity in 2025 and 13% in 2043.

Chart 2.3: Proportion of Available Hall Space by Provider and Run



2.32 **Key finding 3** is that the educational sector is the major provider, with 74% of the available capacity in 2025, and 73% in 2043. The public sector capacity is 8% in 2043.

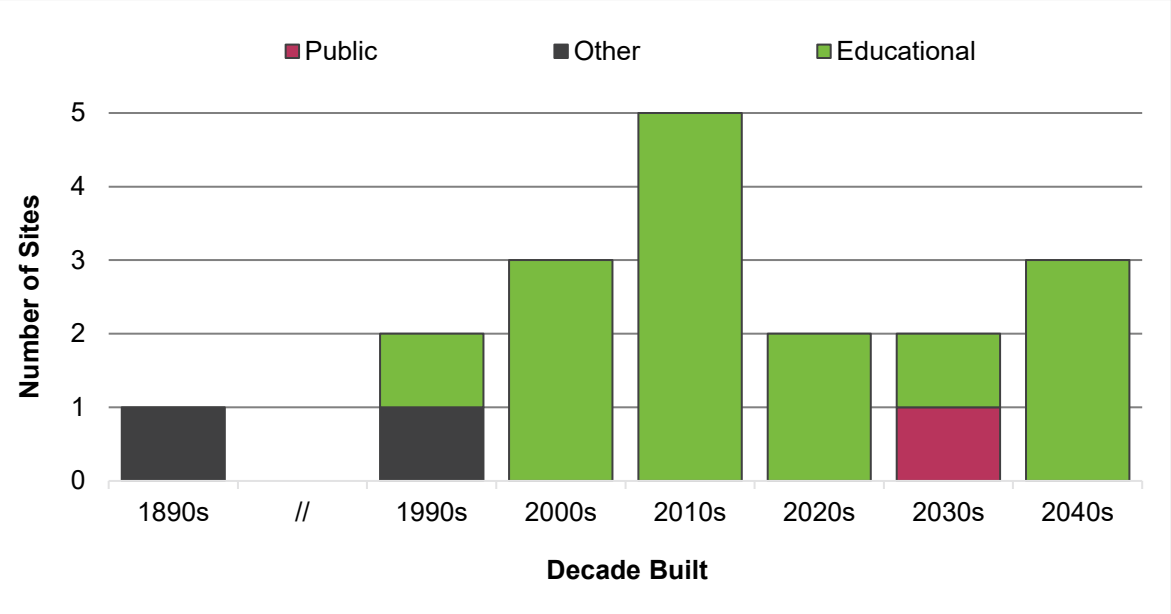
2.33 In both years Freman College and Presdales School have the second and third largest capacities in the weekly peak period, at 3,181 visits and 2,224 visits respectively. This is despite not being fully open during the peak period, and primarily due to both sites having two activity halls each.

2.34 The sites with the least availability are those with the smallest capacity in the weekly peak period:

- Haileybury Sports Complex – 640 visits
- Hockerill Anglo-European College – 256 visits
- Heath Mount School – 64 visits

Age

Chart 2.4: Decade Built of Sports Halls in East Hertfordshire by Provider



2.35 The stock of sports halls in East Hertfordshire ages from an average of 23 years in 2025 to 30 years in 2043. These averages are not very high compared to the regional and national averages. The numbers are also skewed by Ware Drill Hall having been built in 1899, and excluding this site reduces the average age of the sports halls to 14 years in 2025.

2.36 Avanti Grange Secondary School and The Bishop's Stortford High School are the newest existing sports halls, and both opened in 2024. Four educational sports halls will be built between 2037 and 2043. All the educational sites have been built since 1997.

2.37 Gilston Leisure Centre will be built in 2039 and will provide a modern publicly-owned facility.

2.38 Wodson Park Sports Centre was built in 1997 and is the oldest site that has not been refurbished.

2.39 The relatively young age of the sites means there has not been a strong need for modernisation. Only two sites have been refurbished: Haileybury Sports Complex in 2010 and Leventhorpe Leisure Centre in 2014.

2.40 Modernisation is defined as one or more of the following:

- Upgrade of the sports hall floor to a sprung timber floor
- Upgrade of the lighting in the sports hall
- Modernisation of the changing accommodation

Sports Hall Locations

2.41 There are five main towns in East Hertfordshire (Hertford, Ware, Bishop's Stortford, Sawbridgeworth and Buntingford).

2.42 In 2025 most sports hall sites are in the towns of Bishop's Stortford and Ware, each of which have five sites (see Map 2.1).

2.43 There are no sports halls with community use availability in the weekly peak period in Hertford. However, there is a four-court hall and an activity hall at Richard Hale School in Hertford, which opened in 2021 (see Appendix 1). Community use at this site should be secured as a Community Use Agreement (CUA) was required as part of the planning permission.

2.44 Freman College in Buntingford is the only site in the north of East Hertfordshire. In 2025 Heath Mount School is the sports hall furthest west in the District.

2.45 Haileybury Sports Complex is located close to the border with Broxbourne, and Leventhorpe Leisure Centre is close to the borders with Uttlesford and Epping Forest.

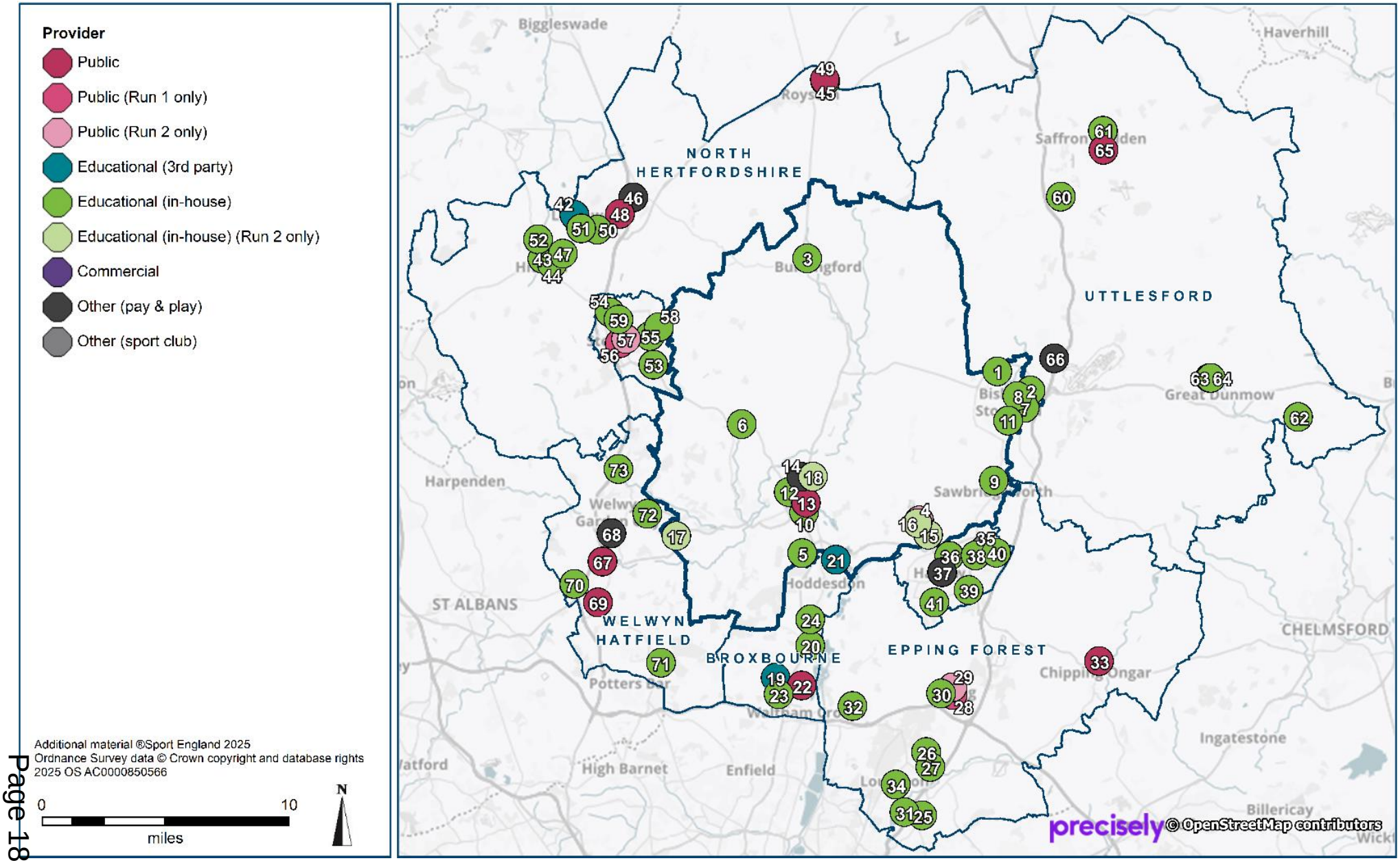
2.46 In 2043 three new sports halls will be within the Gilston housing development area, close to Harlow. A new sports hall will be located in Birchall Garden suburb, close to the border with Welwyn Hatfield, and another northeast of Ware.

2.47 In 2043 there are new sports halls in the neighbouring local authorities, as follows:

- Epping Leisure Centre in Epping (replacing Epping Sports Centre in 2026)
- Stevenage Sports and Leisure Centre in Stevenage (replacing Stevenage Arts and Leisure Centre in 2027)

SPORT ENGLAND

Map 2.1: Location of Sports Halls Across the Runs (2025 and 2043)



ID	Site
East Hertfordshire	
1	Avanti Grange Secondary School
2	Birchwood High School
3	Freman College
4	Gilston Leisure Centre
5	Haileybury Sports Complex
6	Heath Mount School
7	Herts And Essex Sports Centre
8	Hockerill Anglo-European College
9	Leventhorpe Leisure Centre
10	Presdales School
11	The Bishop's Stortford High School
12	The Chauncy School
13	Ware Drill Hall
14	Wodson Park Sports Centre
15	Gilston Secondary School 1
16	Gilston Secondary School 2
17	Birchall Garden Secondary School
18	Northeast of Ware Secondary School
Broxbourne	
19	Goffs Academy
20	Hertford Regional College
21	John Warner Sports Centre
22	Laura Trott Leisure Centre
23	St Mary's Church of England High School
24	The Broxbourne School
Epping Forest	
25	Chigwell School
26	Davenant Foundation School
27	Debden Park High School
28	Epping Sports Centre
29	Epping Leisure Centre
30	Epping St John's
31	Guru Gobind Singh Khalsa College
32	King Harold Academy
33	Ongar Leisure Centre
34	Roding Valley High School

ID	Site
Harlow	
35	Batts Table Tennis Club
36	Burnt Mill Academy
37	Harlow Leisurezone
38	Mark Hall Sports Centre
39	Passmores Academy
40	St Nicholas School
41	Stewards Academy
North Hertfordshire	
42	Fearnhill Sports Centre
43	Hitchin Boys School Sports Centre
44	Hitchin Girls' School
45	King James Academy Royston
46	Knights Templar Sports Centre
47	North Hertfordshire College
48	North Herts Leisure Centre
49	Royston Leisure Centre
50	St Christopher School
51	The Highfield School
52	The Priory School
Stevenage	
53	Barnwell School
54	John Henry Newman School
55	Marriotts Sports Centre
56	Stevenage Arts and Leisure Centre
57	Stevenage Sports and Leisure Centre
58	The Nobel School
59	The Thomas Alleyne Academy
Uttlesford	
60	Anglian Leisure Joyce Frankland
61	Dame Bradbury School
62	Felsted School
63	Great Dunmow Leisure Centre
64	Helena Romanes School and Sixth Form
65	Lord Butler Fitness and Leisure Centre
66	Mountfitchet Romeera Leisure Centre
Welwyn Hatfield	
67	Birchwood Leisure Centre
68	Gosling Sports Park
69	Hatfield Leisure Centre
70	Hertfordshire Sports Village
71	Queenswood School
72	Ridgeway Academy
73	Sherrardswood School

3 DEMAND FOR SPORTS HALLS

Summary

There is a substantial rise in demand for sports halls in East Hertfordshire between 2025 and 2043. East Hertfordshire has the greatest demand in the study area in both years.

In both years, demand is highest around Bishop's Stortford and Ware.

In 2043 demand increases around the housing developments, most notably in the Gilston area.

Demand in the north and west half of the District is much lower.

Table 3.1: Demand for Sports Halls in East Hertfordshire by Run

Demand	Run 1	Run 2
East Hertfordshire	2025	2043
Population	155,808	209,460
Visits demanded in weekly peak period	11,345	14,676
Demand in courts with comfort factor included	38.5	49.9
% of demand in the 10% most deprived LSOAs nationally	0%	0%

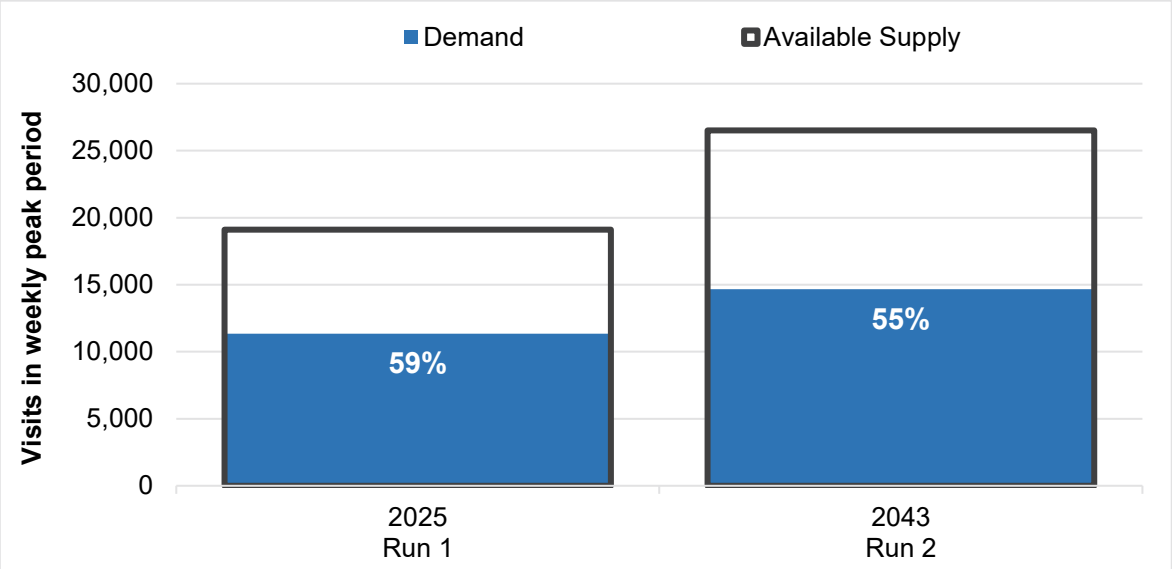
Definition of total demand – This represents the total demand for sports halls by gender and for six age bands from 0 to 79 and is calculated as the percentage of each age band/gender that participates. This is added to the frequency of participation in each age band/gender to arrive at a total demand figure, which is expressed in visits in the weekly peak period and number of badminton courts. The FPM parameters for the percentage of participation and frequency of participation, for gender and for different age bands, are calculated from Sport England's Active Lives survey up to November 2023 and are set out in Appendix 3.

3.1 Demand is calculated from the resident population. East Hertfordshire District Council provided its population forecast for 2043. The geographical distribution of the population in the FPM for 2043 includes housing growth sites provided by the Council, which are shown on Map 3.1.

3.2 **Key finding 4** is that East Hertfordshire's population is projected to increase by 34% between 2025 and 2043, resulting in a 29% increase in demand for sports halls.

3.3 The smaller increase in demand compared with population growth is because of the ageing of the population in East Hertfordshire between 2025 and 2043. There will be fewer residents in the age bands with the highest sports hall participation (0-15 year olds and 16-24 year olds) in 2043 than in 2025. The rate and frequency of sports hall participation is assumed to be unchanged between the two years (for participation rates and frequency, see Appendix 3: Sports Halls Parameters).

Chart 3.1: Demand as a Proportion of Available Supply in East Hertfordshire by Run



3.4 **Key finding 5** is that East Hertfordshire's demand is the equivalent of 59% of its available supply in 2025, decreasing to 55% in 2043.

Demand in the Study Area

Table 3.2: Demand for Sports Halls by Area and Run

Demand in Court Equivalents Considering a 'Comfort' Factor	Run 1	Run 2	Change 2025 to 2043	
Area	2025	2043	Courts	% Change
East Hertfordshire	**38.5**	**49.9**	**11.3**	**29%**
Broxbourne	25.1	25.1	0.0	0%
Epping Forest	33.7	34.6	0.9	3%
Harlow	25.1	26.1	1.0	4%
North Hertfordshire	33.3	34.3	1.0	3%
Stevenage	23.0	22.8	-0.2	-1%
Uttlesford	23.5	26.5	3.0	13%
Welwyn Hatfield	33.3	34.9	1.6	5%

3.5 East Hertfordshire has the greatest demand in the study area in both 2025 and 2043.

3.6 Based on the ONS projection, the increases in demand in the neighbouring local authority areas are significantly smaller than in East Hertfordshire between 2025 and 2043. Population growth in neighbouring local authorities over and above the ONS projections, such as through housing development, would increase the level of demand within these areas.

3.7 The largest increase is in Uttlesford at 13%, and Stevenage has a decrease in demand of 1%.

3.8 Demand in East Hertfordshire increases by 11.3 courts between 2025 and 2043. The next largest increase is in Uttlesford at 3.0 courts.

Geographical Distribution of Demand

3.9 In 2025 and 2043, demand in East Hertfordshire is highest in Ware and Bishop's Stortford. Demand is lower in the northern and western halves of the District.

2025

3.10 In 2025 the areas of greatest demand across 12 square kilometres are as follows (see Map 3.2):

- Bishop's Stortford – 7.9 courts (three sports hall sites are in this area and two nearby)
- Ware – 5.3 courts (four sports hall sites are in this area)
- Hertford – 4.4 courts (there are no sports halls in this area)

3.11 Demand in Sawbridgeworth is 1.8 courts across four square kilometres. Leventhorpe Leisure Centre is located in this area.

3.12 Demand in Buntingford is 1.6 courts across four square kilometres. Freman College is located in this area.

2043

3.13 In 2043 demand increases and remains highest in the same areas (see Map 3.3):

- Bishop's Stortford – 9.2 courts
- Ware – 5.6 courts (there is an additional sports hall in this area)
- Hertford – 5.1 courts

3.14 Demand around Gilston Leisure Centre and the two secondary schools amounts to 4.3 courts across 12 square kilometres.

3.15 Demand in Buntingford increases to 1.9 courts across four square kilometres.

3.16 Demand in Sawbridgeworth increases to 1.9 courts across four square kilometres.

Deprivation

3.17 None of East Hertfordshire's demand is in the 10% most-deprived lower super output areas (LSOAs) nationally in either 2025 or 2043.

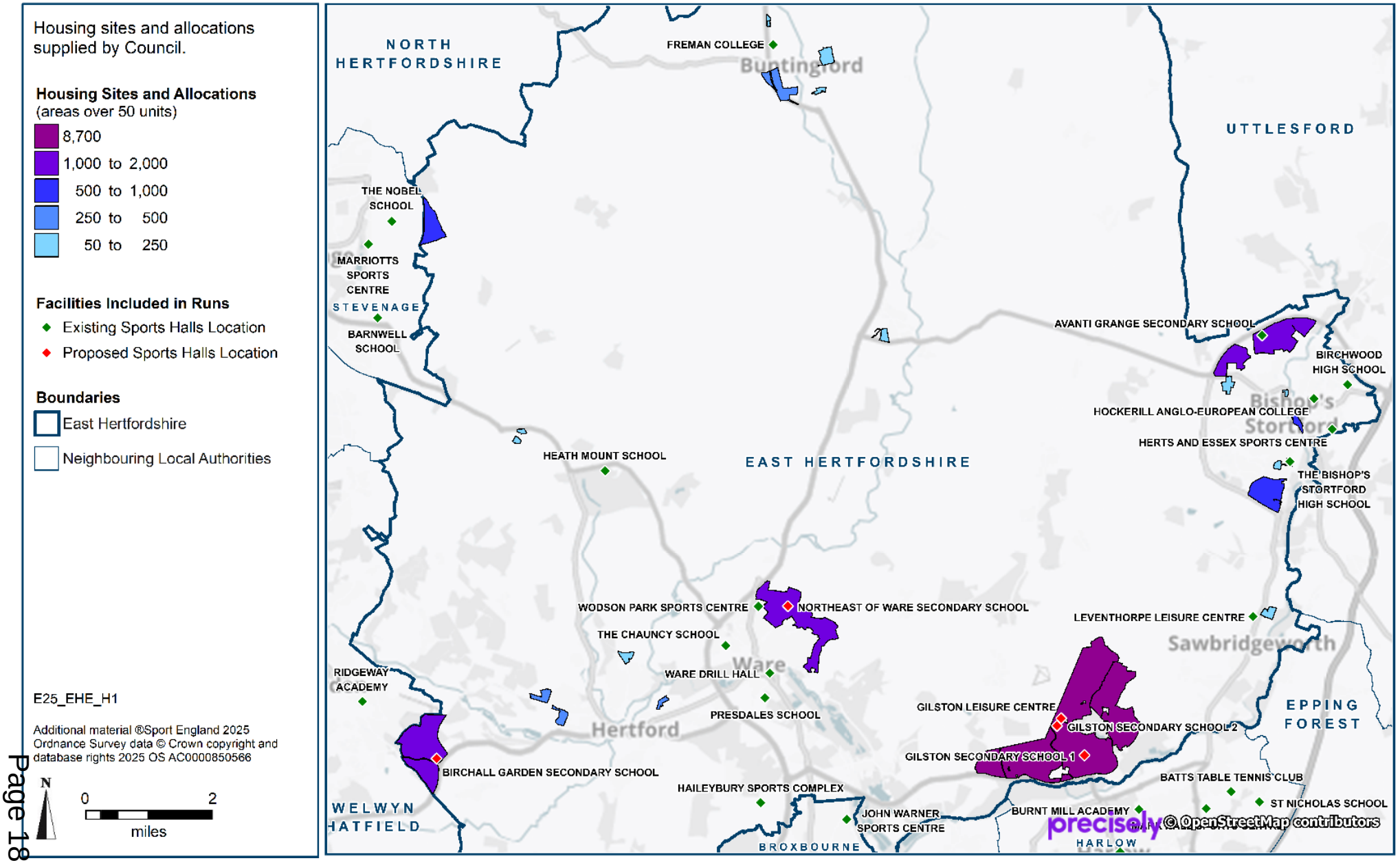
3.18 East Hertfordshire has very low deprivation. The area of greatest deprivation in East Hertfordshire is in the 30% most-deprived LSOAs, and is in the rural area northwest of Sawbridgeworth (medium brown area in Map 3.4). There are two areas in the 40% most-

deprived LSOAs, which are located to the northwest of Hertford and in Bishop's Stortford (dark orange areas).

3.19 The Index of Multiple Deprivation (IMD) score is used in the FPM to limit whether people will use commercial facilities (see Appendix 3 for definition of IMD). A weighting factor is incorporated to reflect the cost element often associated with commercial facilities. The assumption is that the higher the IMD score (less affluence), the less likely the population of the LSOA would choose to go to a commercial facility.

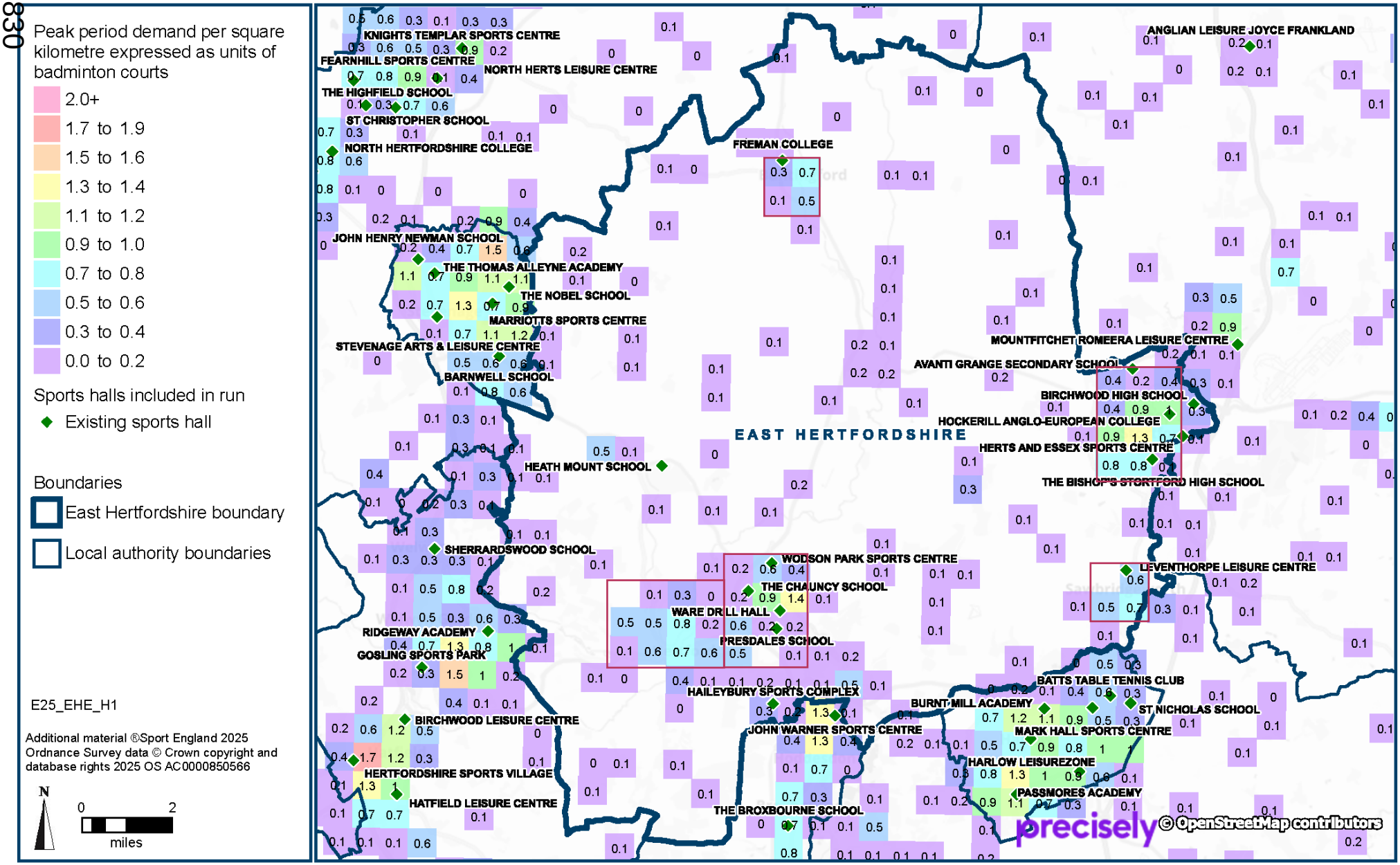
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Map 3.1: Housing Growth Areas in East Hertfordshire to 2043 (Run 2)

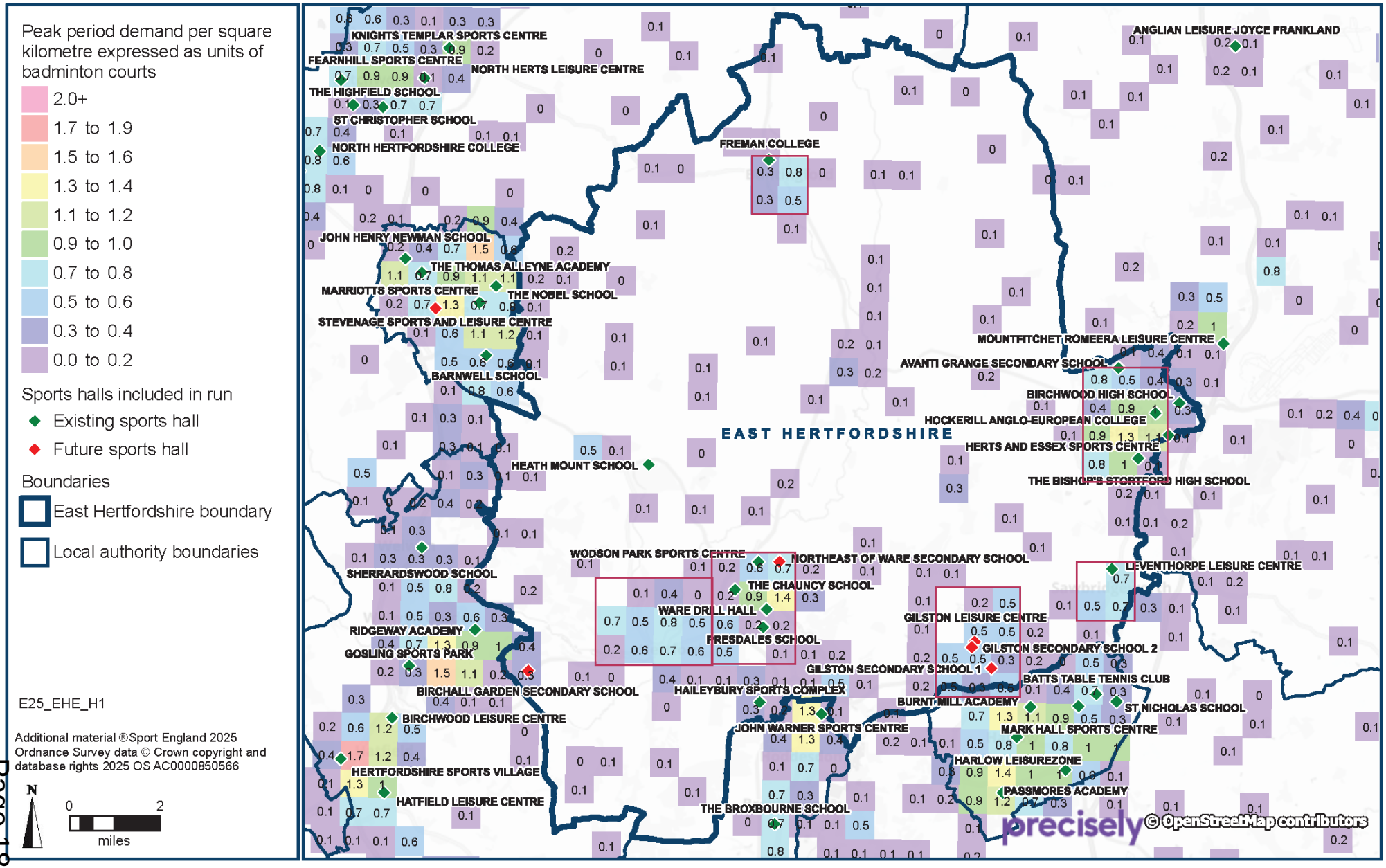


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Map 3.2: Demand for Sports Halls in 2025 (Run 1)

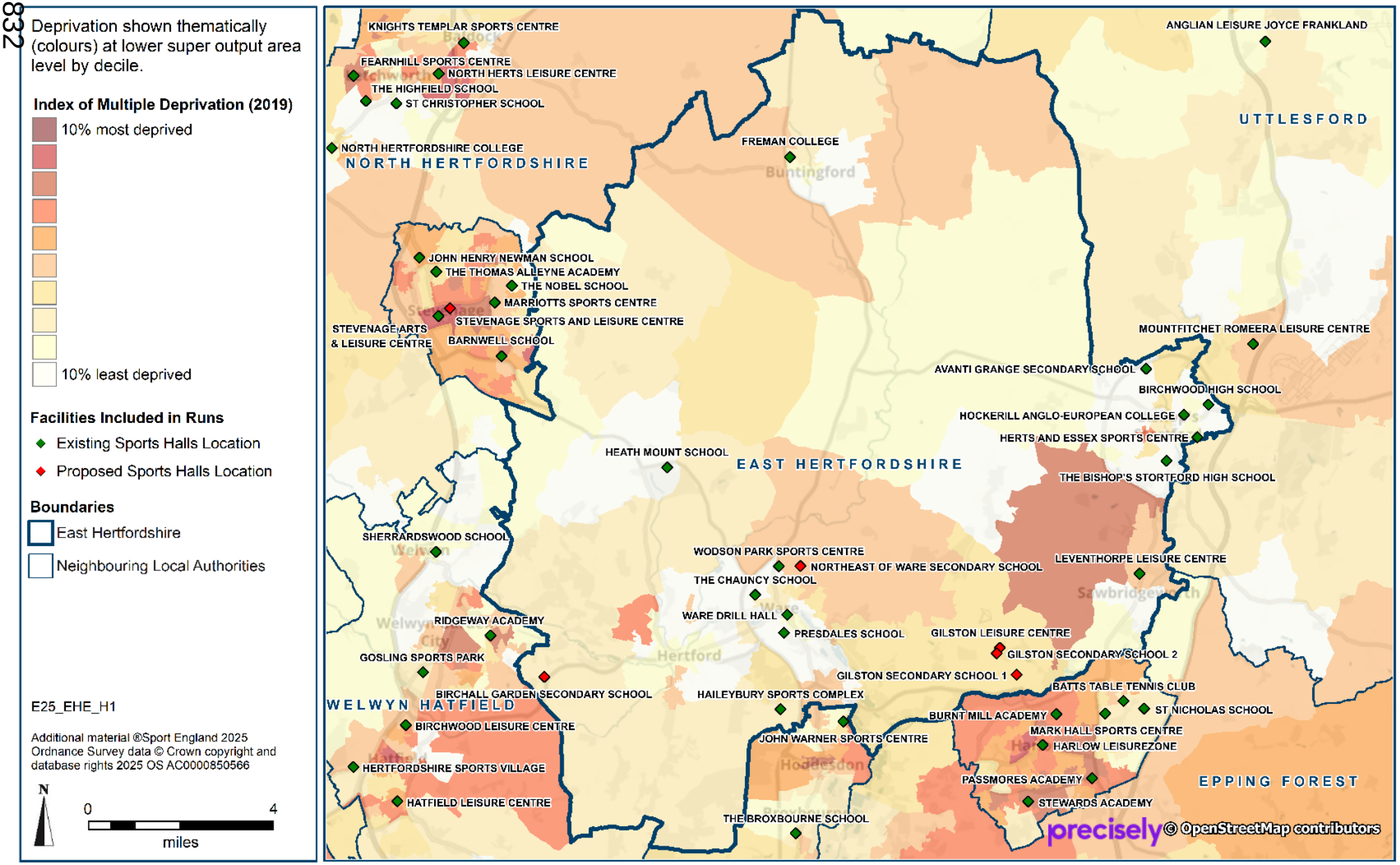


Map 3.3: Demand for Sports Halls in 2043 (Run 2)



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Map 3.4: Deprivation in 2019 (Runs 1 and 2)



4 ACCESSIBILITY

Summary

In 2025 and 2043, 41% of East Hertfordshire's residents are within a 20-minute walk of a sports hall. The new sports halls are located in the housing growth areas.

Access to a car is high in the District; it is estimated that 86% of all journeys to sports halls by East Hertfordshire residents are made by car in 2025, and 85% in 2043.

In 2025 most of the sports halls in East Hertfordshire are within a five-minute walk of a bus stop. The five new sports halls in 2043 are more than a five-minute walk from an existing bus stop, however, future changes to bus services may improve this situation.

The number of sports hall sites that residents can drive to within 20 minutes varies across East Hertfordshire, but most residents can drive to more than ten sites.

Table 4.1: East Hertfordshire Demand Within a 20-minute Walk of a Sports Halls by Run

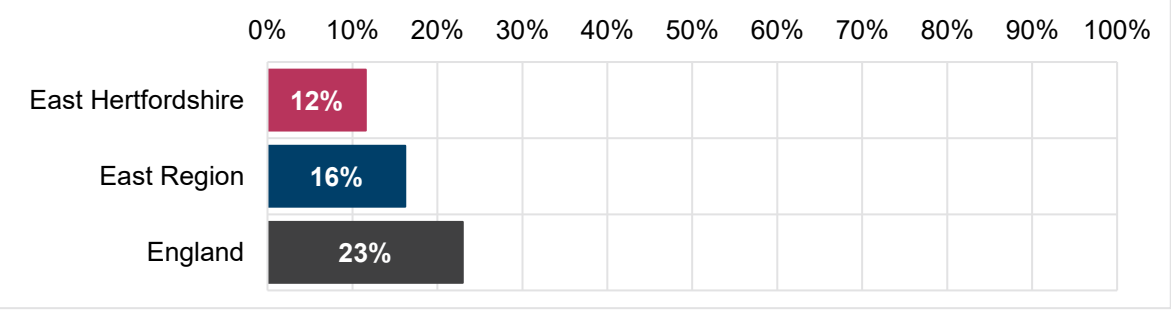
Walking Coverage	Run 1	Run 2
East Hertfordshire	2025	2043
% of total residents within a 20-minute walk of a sports hall	41%	41%

Table 4.2: Travel Mode of East Hertfordshire Demand to Sports Halls by Run

Proportion of Satisfied Demand by Travel Mode	Run 1	Run 2
East Hertfordshire	2025	2043
Walk	9%	9%
Public transport or bicycle	5%	6%
Drive	86%	85%

Definition of accessibility – The FPM uses a distance decay function where the further a user is from a facility, the less likely they will travel. A description of the distance decay function is set out in Appendix 3. On average, a 20-minute travel time accounts for approximately 90% of visits to a sports hall.

Chart 4.1: Proportion of Residents Without Access to a Car



4.1 In East Hertfordshire, 12% of residents do not have access to a car. This is lower than both the regional average of 16% and the national average of 23%.

4.2 It should be noted that no new transportation networks were added to the 2043 modelling as these are not known, but they will have an impact on improving accessibility, particularly to the new sites.

Walking Access

4.3 In 2025 and 2043, 41% of East Hertfordshire's residents are within a 20-minute walk of a sports hall. The new sports halls are located in the housing growth areas.

4.4 In 2025 walking access is best in east Bishop's Stortford and west Ware, where residents can walk to three sports hall sites with 20 minutes (dark orange areas in Map **4.1**).

4.5 In 2043 walking access increases in the Gilston area and around Birchall Garden Secondary School due to the new sports halls (see Map **4.2**). Walking coverage will improve further when more paths are added to the network in the future.

4.6 However, not all residents in these areas will walk to a sports hall and some will travel further. It is estimated that 9% of journeys to sports halls by East Hertfordshire residents are made on foot in 2025 and 2043.

Public Transport Access

4.7 With the exception of two sites, all the existing sports halls are within a five-minute walk of an existing bus stop (pink areas in Map **4.3**). The five new sports halls in 2043 are more than a five-minute walk from an existing bus stop, however, future changes to bus services may improve this situation.

4.8 Three sports hall sites are within a 15-minute walk of a railway station (purple areas).

4.9 It should be noted that, while most East Hertfordshire residents can access an existing public transport stop, it may not mean they can get to a sports hall within 20 minutes from home via a combination of walking and public transport. Also, in rural areas the service may be irregular.

4.10 It is estimated that 5% of journeys to sports halls by East Hertfordshire residents are made on public transport or by bicycle in 2025, and 6% in 2043.

Driving Access

4.11 In 2025 most of East Hertfordshire is within a 20-minute drive of at least ten sports hall sites (dark green and blue areas in Map **4.4**). Driving access is best in the areas in and around Hertford, at between 30 and 39 sports hall sites accessible within 20 minutes (dark blue areas).

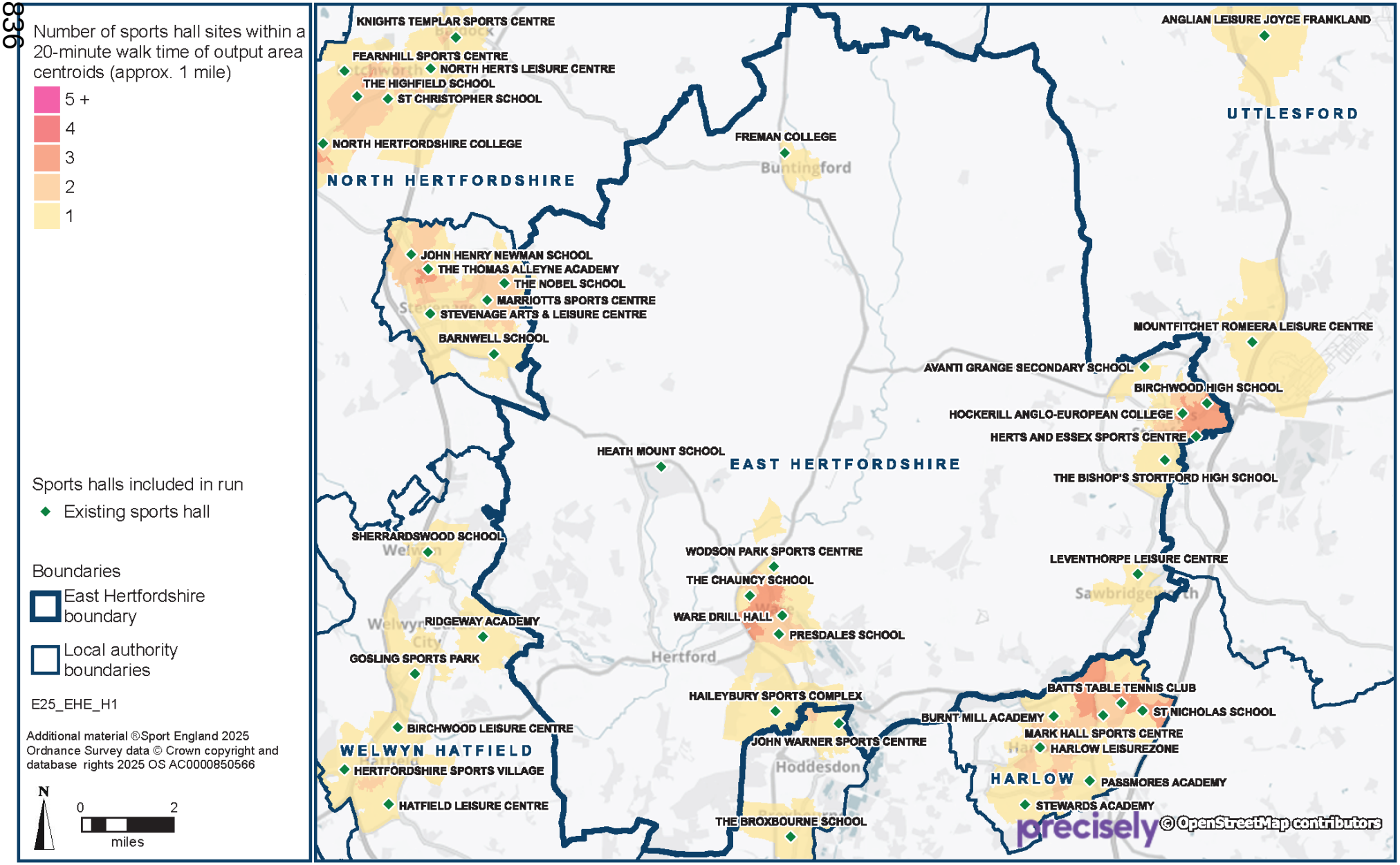
4.12 In 2043 the inclusion of five new sports hall sites means that the areas where residents can reach more than 30 sports hall sites within a 20-minute drive increases around Hertford and

Ware, and in Gilston (dark blue areas in Map 4.5). Driving coverage will improve further when more roads are added to the network in the future.

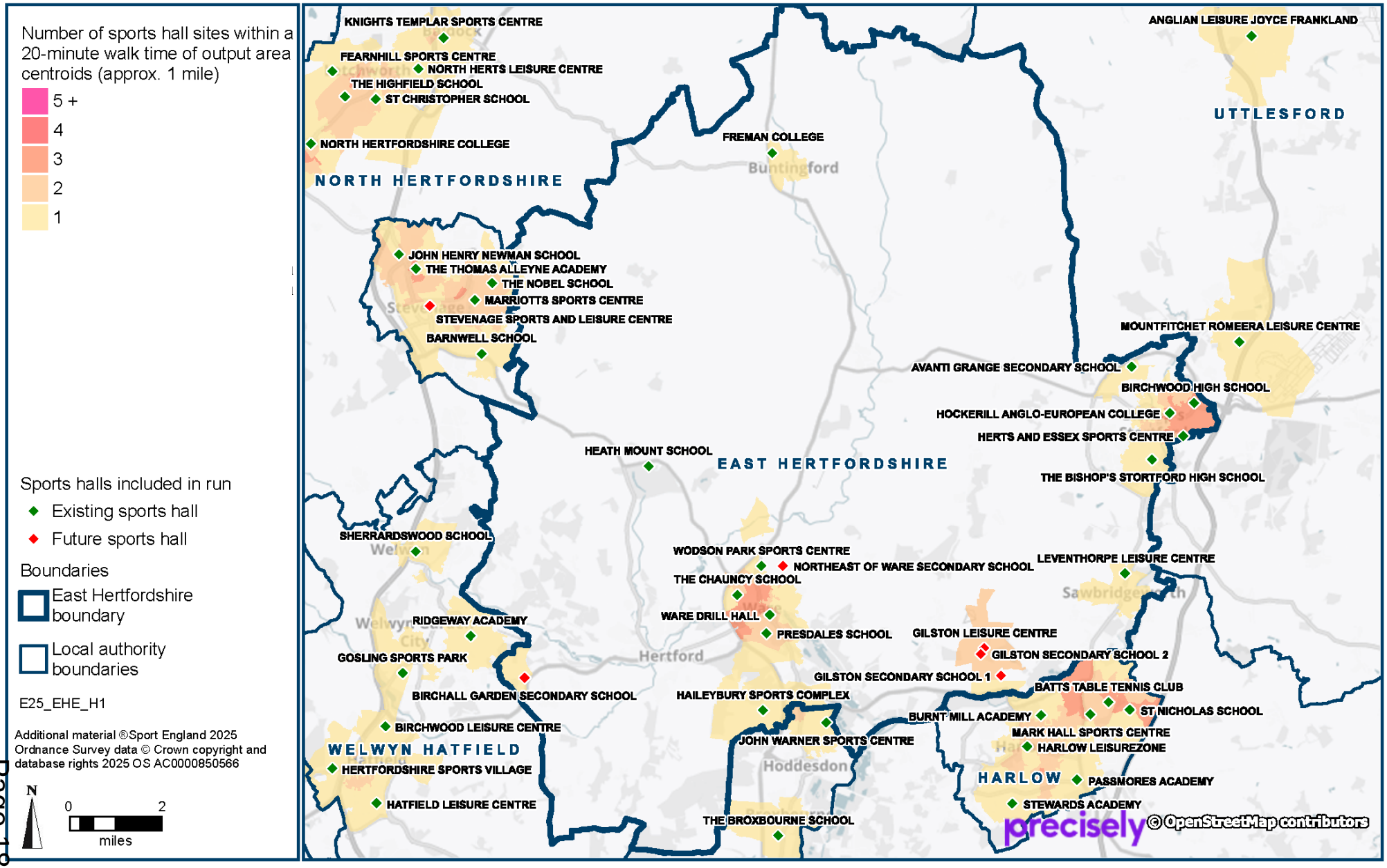
4.13 It is estimated that 86% of all journeys to sports halls by East Hertfordshire residents are made by car in 2025, and 85% in 2043.

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Map 4.1: Walking Access to Sports Halls in 2025 (Run 1)



Map 4.2: Walking Access to Sports Halls in 2043 (Run 2)



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Map 4.3: Walking Access to Public Transport in 2025 (Runs 1 and 2)

Areas within walking time shown thematically (colours) from bus, coach and tram stops, and railway, metro and underground stations.

Public Transport

- Railway/Metro/Underground Station

Walk Time from Station

- 5 minutes
- 10 minutes
- 15 minutes

Walk Time from Bus Stop

- 5 minutes

Facilities Included in Runs

- Existing Sports Halls Location
- Proposed Sports Halls Location

Boundaries

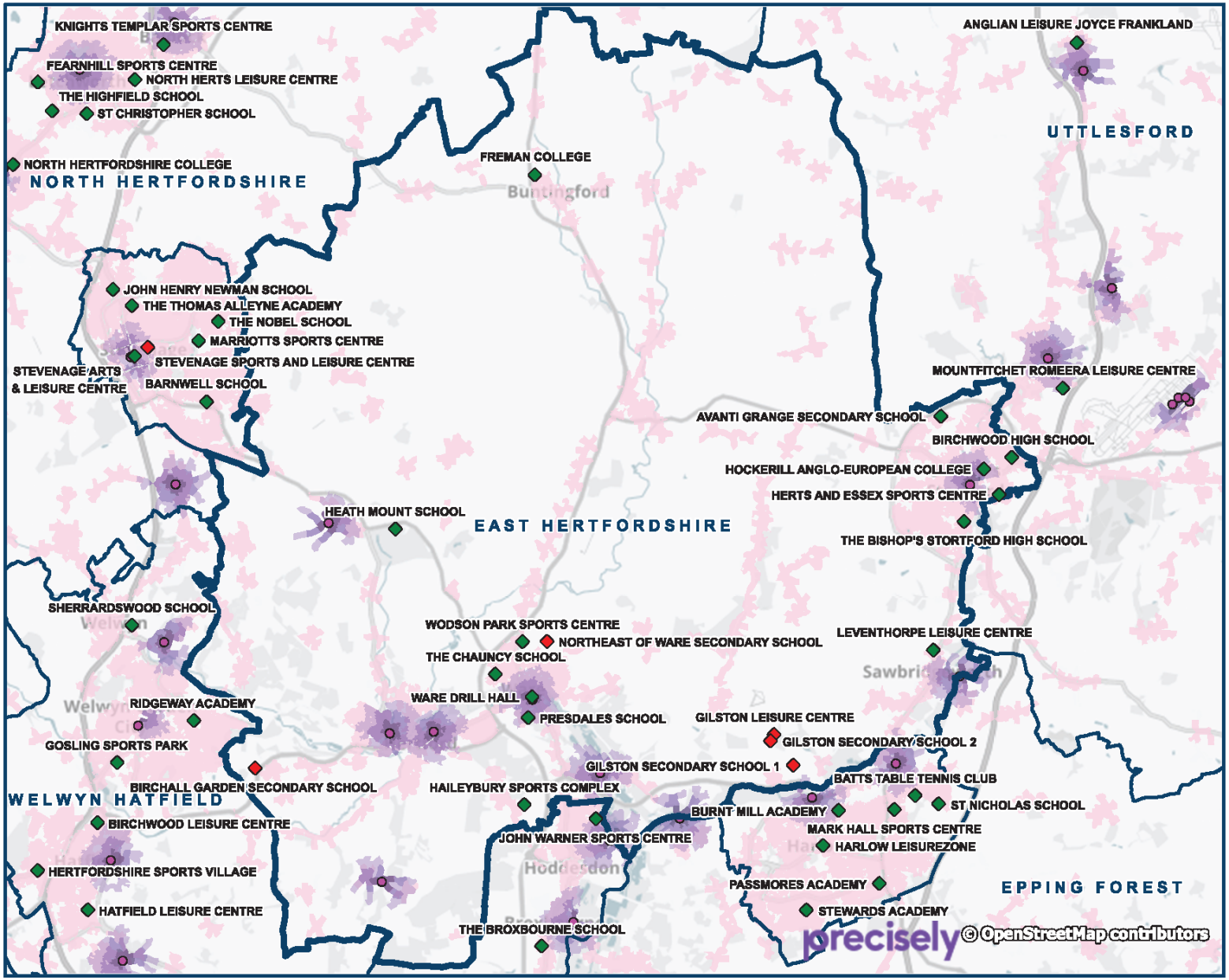
- East Hertfordshire
- Neighbouring Local Authorities

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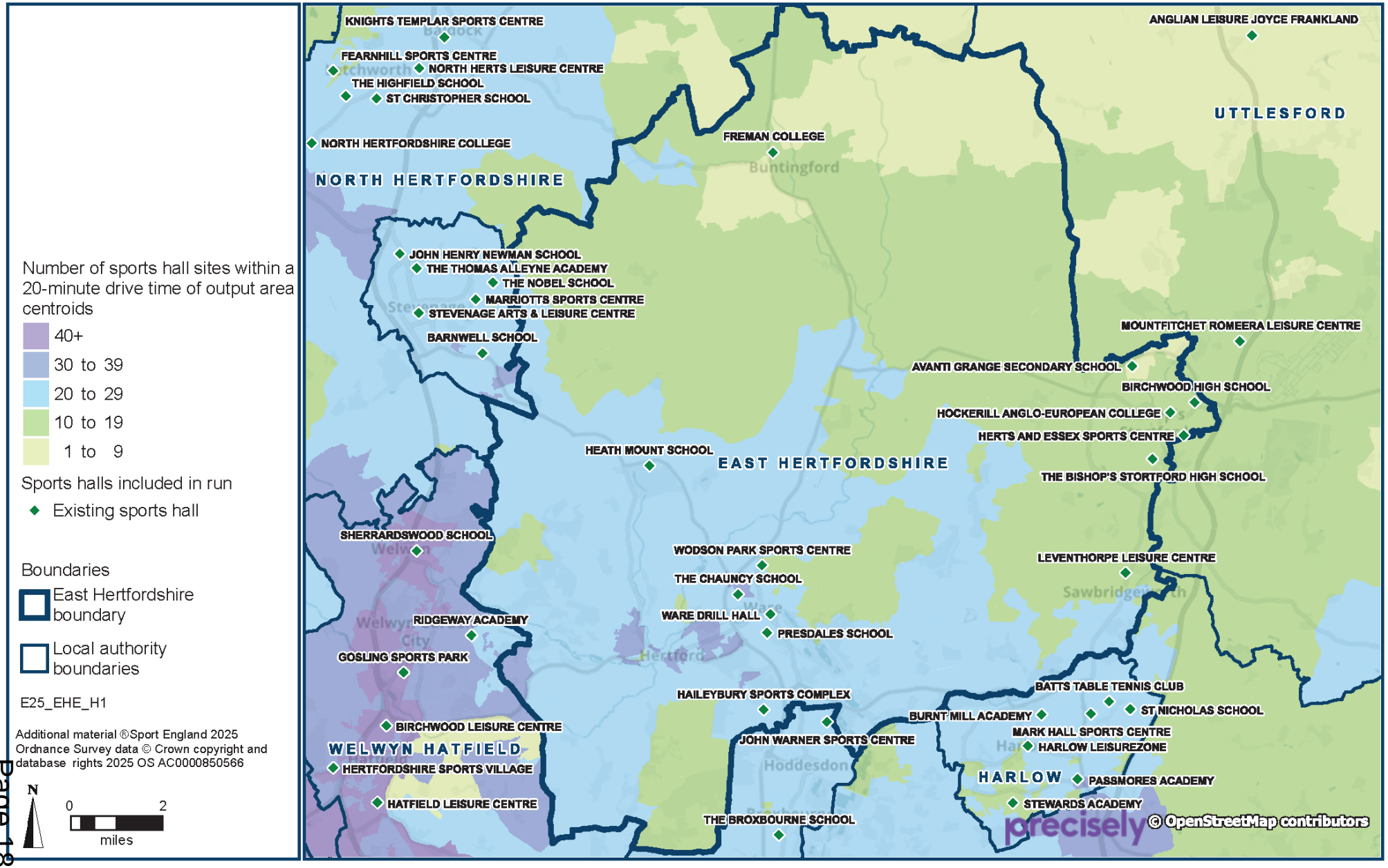
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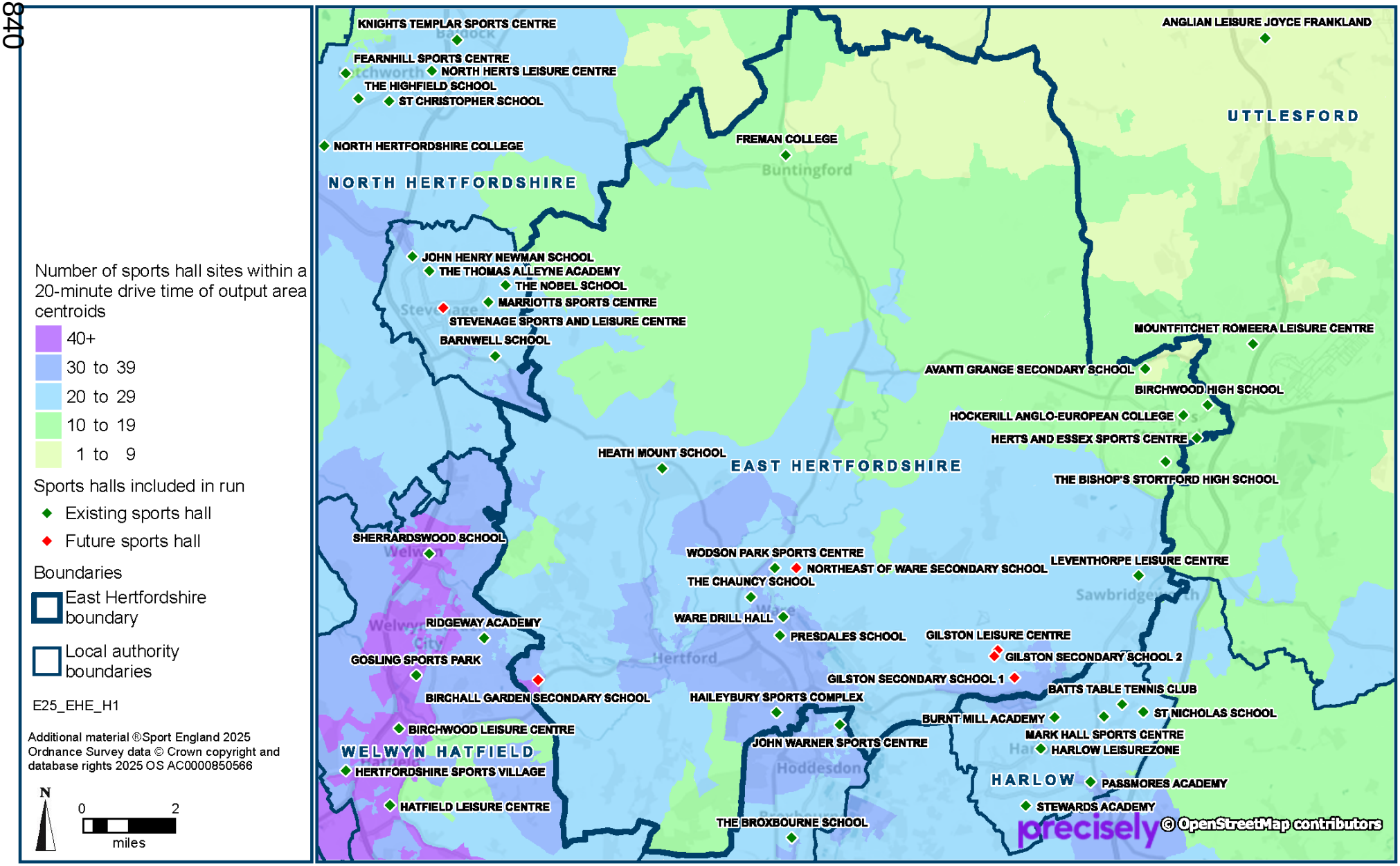
0 2 miles



Map 4.4: Driving Access to Sports Halls in 2025 (Run 1)



Map 4.5: Driving Access to Sports Halls in 2043 (Run 2)



5 SATISFIED DEMAND FOR SPORTS HALLS

Summary

Nearly all East Hertfordshire's demand is satisfied in 2025 and 2043. Around a fifth of the District's demand is met at sports halls in neighbouring local authority areas across both years.

In both years the largest amount of exported demand goes to Welwyn Hatfield, and the second largest amount to Broxbourne.

Table 5.1: Satisfied Demand for Sports Halls in East Hertfordshire by Run

Satisfied Demand	Run 1	Run 2
East Hertfordshire	2025	2043
Number of visits which are met per week in peak period	10,993	14,235
% of total demand satisfied	97%	97%
Number of visits retained per week in peak period	8,523	11,432
Demand retained as a % of satisfied demand	78%	80%
Number of visits exported per week in peak period	2,470	2,803
Demand exported as a % of satisfied demand	22%	20%

Definition of satisfied demand – This represents the proportion of total demand that is met by the capacity at the sports halls from East Hertfordshire residents who live within the travel time of a sports hall. This includes sports halls located both within and outside East Hertfordshire.

5.1 **Key finding 6** is that 97% of East Hertfordshire's demand is met in 2025 and 2043. The number of visits met in the weekly peak period increases from 10,993 in 2025 to 14,235 in 2043 because of the increase in demand and capacity.

5.2 A similarly large proportion of the neighbouring local authorities' demand is met, and all are within a narrow range of between 96% and 98%.

5.3 Details of the sports halls in the neighbouring local authority areas are listed in Appendix 2.

Table 5.2: Proportion of Demand Met by Area and Run

Proportion of Demand Met	Run 1	Run 2
Area	2025	2043
East Hertfordshire	**97%**	**97%**
Broxbourne	97%	98%
Epping Forest	97%	97%
Harlow	96%	97%
North Hertfordshire	97%	97%
Stevenage	97%	97%
Uttlesford	97%	97%
Welwyn Hatfield	97%	97%
East Region	**96%**	**96%**
England	**95%**	**94%**

Retained Demand

Definition of retained demand – A subset of the satisfied demand findings shows how much of East Hertfordshire residents' demand for sports halls is met at sports halls located within the District. This assessment is based on the travel time from East Hertfordshire's sports halls and residents in the District participating at these halls.

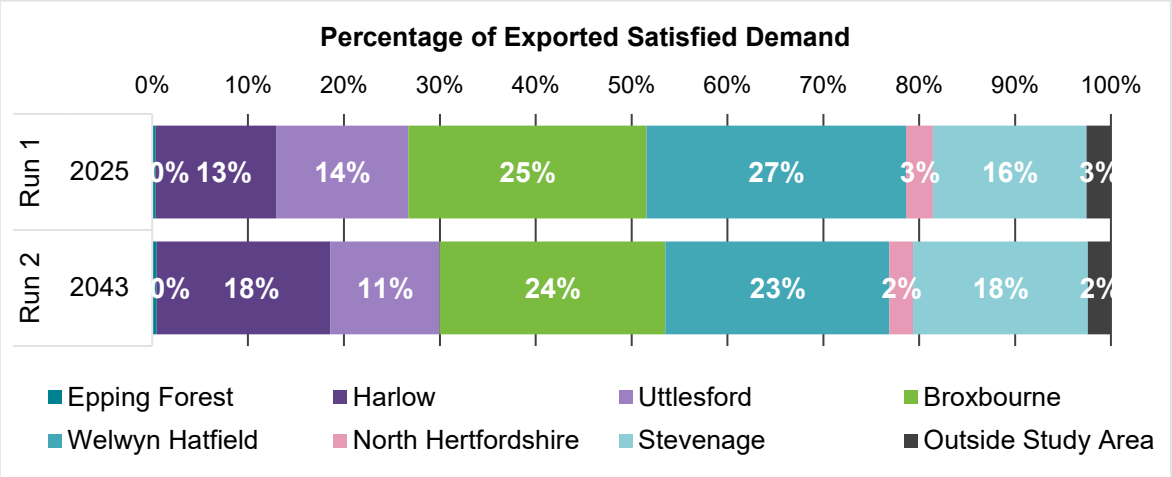
5.4 **Key finding 7** is that 78% of East Hertfordshire's satisfied demand is met within the District in 2025, increasing to 80% in 2043. The number of visits retained increases from 8,523 in the weekly peak period in 2025 to 11,432 visits in 2043.

Exported Demand

Definition of exported demand – The residue of satisfied demand, after retained demand, is exported demand. This is based on East Hertfordshire residents who live within the travel time of a sports hall located outside East Hertfordshire and use that hall.

5.5 Of East Hertfordshire's satisfied demand, 22% is met at sports halls in neighbouring local authority areas in 2025, decreasing to 20% in 2043. However, the number of visits in the weekly peak period increases from 2,470 in 2025 to 2,803 in 2043.

Chart 5.1: Percentage of Exported Satisfied Demand by Destination and Run



5.6 The largest amount of East Hertfordshire's exported demand goes to Welwyn Hatfield, accounting for 27% in 2025 and equating to 669 visits in the weekly peak period (see Map 5.1). The high demand in Hertford is close to the sports halls in Welwyn Hatfield. In 2043 the number of visits to Welwyn Hatfield decreases to 655 visits (see Map 5.2) and accounts for 23% of East Hertfordshire's exported demand. The addition of Birchall Garden Secondary School in 2043, located close to the border with Welwyn Hatfield, will meet some of the demand from East Hertfordshire residents that goes to Welwyn Hatfield in 2025.

5.7 The second largest amount of exported demand goes to Broxbourne, accounting for 25% of East Hertfordshire's exported demand in 2025, and 24% in 2043. The number of visits increases from 613 in 2025 to 660 visits in 2043. Demand in Hertford is also close to sports halls in Broxbourne and increases in 2043.

5.8 The largest increase in exported visits in the weekly peak period is to Harlow, from 309 visits in 2025 to 508 visits in 2043. The largest housing growth area is on the border with Harlow.

5.9 There is a large increase in exported visits in the weekly peak period to Stevenage, from 396 visits in 2025 to 512 visits in 2043. In 2043 Stevenage Sports and Leisure Centre replaces Stevenage Arts and Leisure Centre, which will be more attractive to East Hertfordshire residents.

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Map 5.1: Export of East Hertfordshire Satisfied Demand for Sports Halls in 2025 (Run 1)

The figure within each chevron is the number of visits in the weekly peak period from that local authority met at the other local authority.

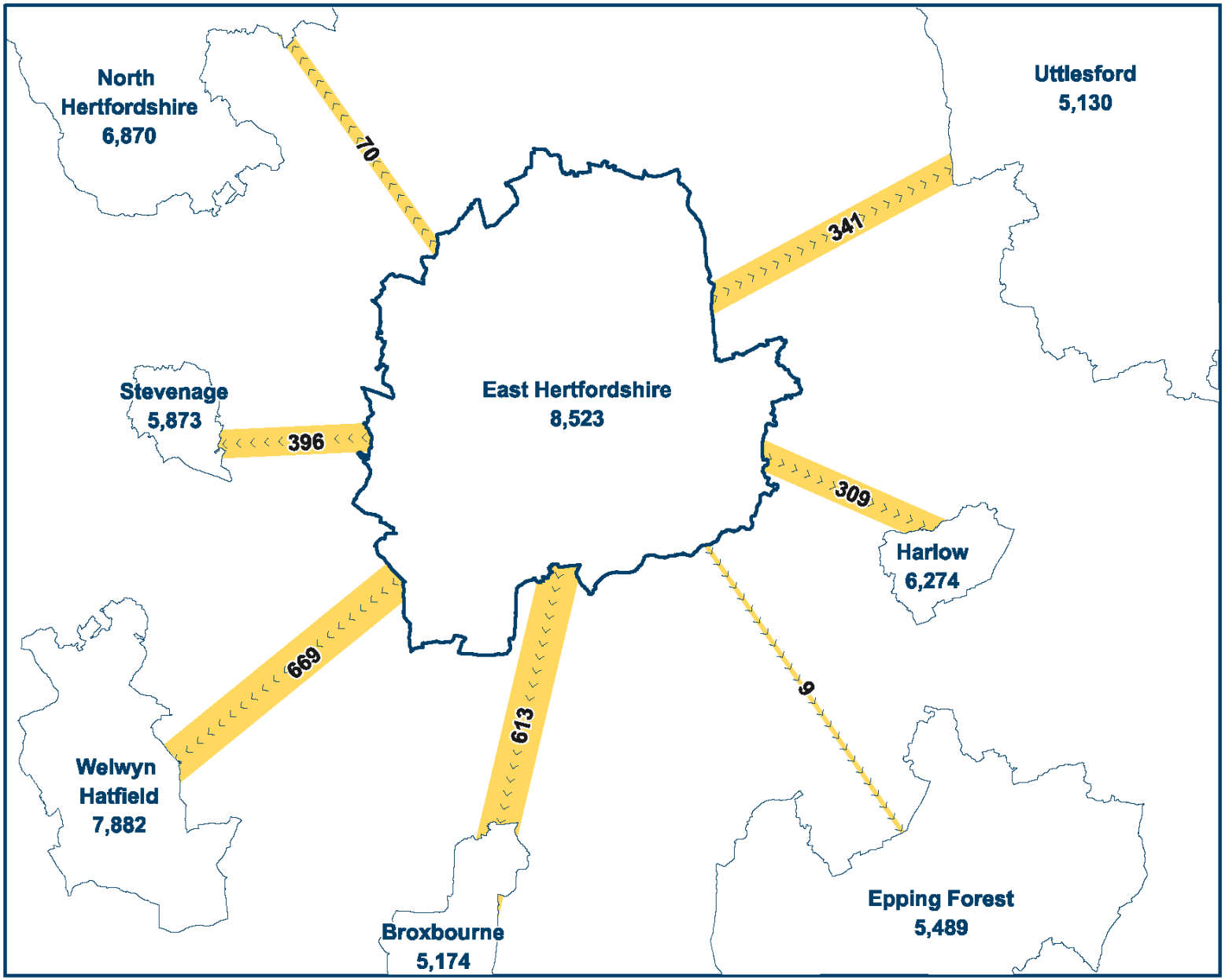
› › › › › Direction of flow

Export

The figure within each boundary is the number of visits retained within the local authority area in the weekly peak period.

East Hertfordshire

Neighbouring Local Authorities

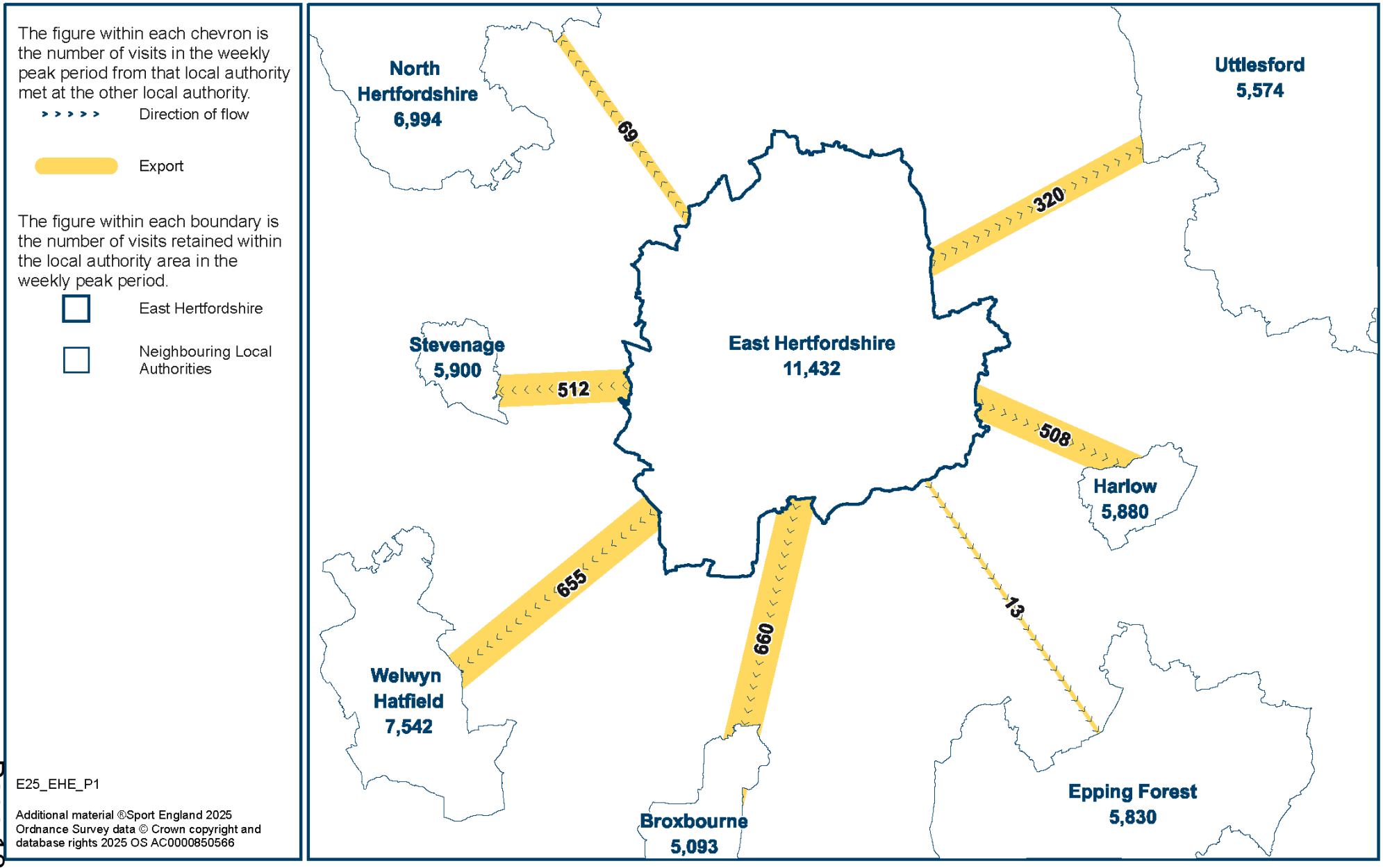


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Map 5.2: Export of East Hertfordshire Satisfied Demand for Sports Halls in 2043 (Run 2)



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6 UNMET DEMAND FOR SPORTS HALLS

Summary

Unmet demand in East Hertfordshire is very low at 1.2 courts in 2025 and 1.5 courts in 2043. Most of this unmet demand is too far from a sports hall.

Unmet demand is distributed in very low values per square kilometre across East Hertfordshire.

Table 6.1: Unmet Demand for Sports Halls in East Hertfordshire by Run

Unmet Demand	Run 1	Run 2
East Hertfordshire	2025	2043
Number of visits unmet per week in peak period	352	441
Unmet demand as a % of total demand	3%	3%
Equivalent in courts with comfort factor	1.2	1.5
% of unmet demand due to:		
Facility too far away:	98%	98%
Without access to a car	90%	90%
With access to a car	8%	8%
Lack of facility capacity:	2%	2%
Without access to a car	2%	2%
With access to a car	0%	0%

Definition of unmet demand – This has two parts; demand for sports halls that cannot be met because either:

1. There is too much demand for any particular sports hall within its travel time area and there is a lack of capacity.
2. The demand is located too far from any sports hall that it can use (taking into account deprivation) or reach (taking into account car access) and is then classified as unmet demand.

6.1 **Key finding 8** is that unmet demand in East Hertfordshire is very low at 1.2 courts in 2025 and 1.5 courts in 2043, accounting for 3% of demand in both years.

6.2 Residents without access to a car and who are too far from a facility account for 90% of unmet demand in both years.

6.3 Unmet demand due to lack of capacity is equivalent to 0.03 courts in both years.

6.4 Unmet demand that is too far from a sports hall will always exist because it is not possible to achieve complete spatial coverage whereby all areas of a local authority are within walking distance of a sports hall that is not commercial and not everyone will want, or is able, to drive the full distance.

6.5 The key point here is the scale of the unmet demand. Also, if it is clustered in one location, further provision should be considered to improve accessibility.

Location of Unmet Demand

2025

6.6 In 2025 the greatest density of unmet demand in East Hertfordshire is 0.1 courts per square kilometre (dark blue squares in Map 6.1). There is a small cluster of unmet demand totalling 0.3 courts in Hertford.

6.7 Unmet demand in the remainder of the District is less than 0.1 courts per square kilometre (purple squares).

2043

6.8 In 2043 the greatest density of unmet demand in East Hertfordshire remains at 0.1 courts per square kilometre, but the cluster of unmet demand in Hertford decreases to 0.2 courts (dark blue squares in Map 6.2).

6.9 Unmet demand increases where the housing growth sites are located, but is less than 0.1 courts per square kilometre (purple squares).

Meeting Unmet Demand

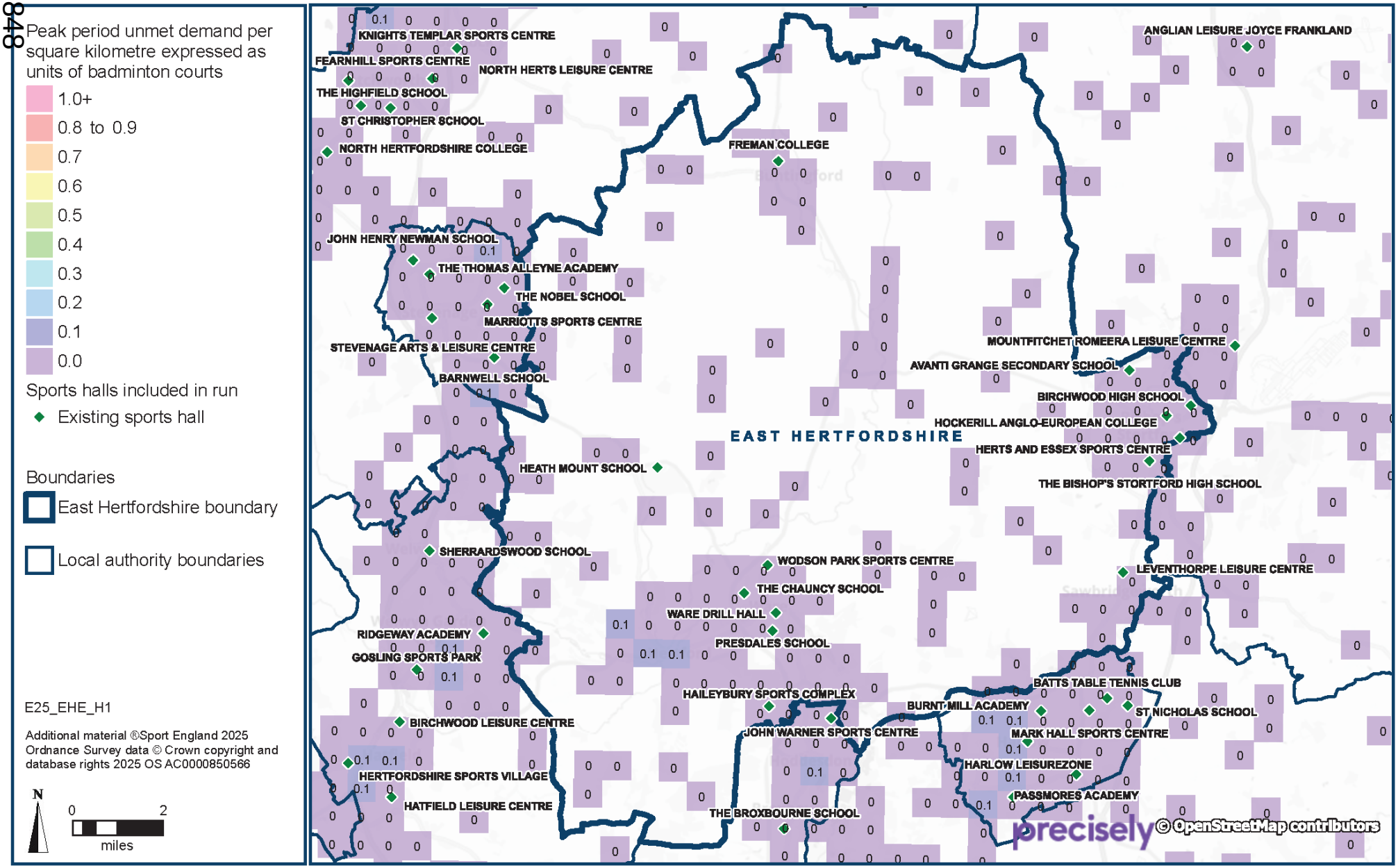
> **Definition of reachable unmet demand** – Analysis of the spread of unmet demand shows the level of unmet demand that would be met by a potential new facility in any given location. This 'reachable unmet demand' is calculated for each one-kilometre grid square and figures are shown in the map.

6.10 In 2043 the locations in East Hertfordshire where the most unmet demand can be met are at the two junctions of the A10 and A414 and Birchall Garden Secondary School at 0.6 courts (light green squares in Map 6.3). This is an insufficient amount to consider providing a new sports hall to meet unmet demand, and will include unmet demand from the neighbouring local authorities.

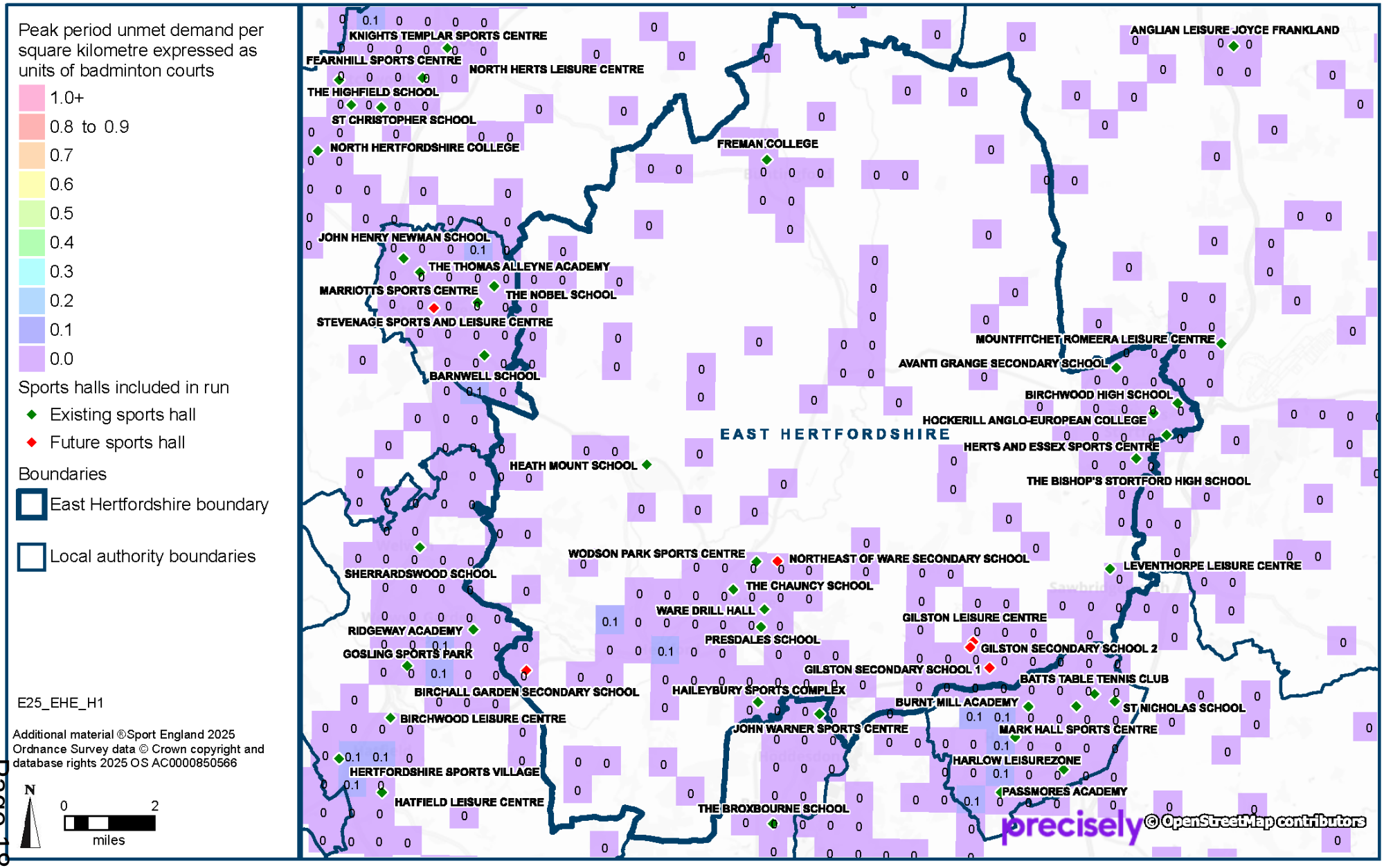
For context, the minimum number of reachable courts required to justify a new sports hall would be three.

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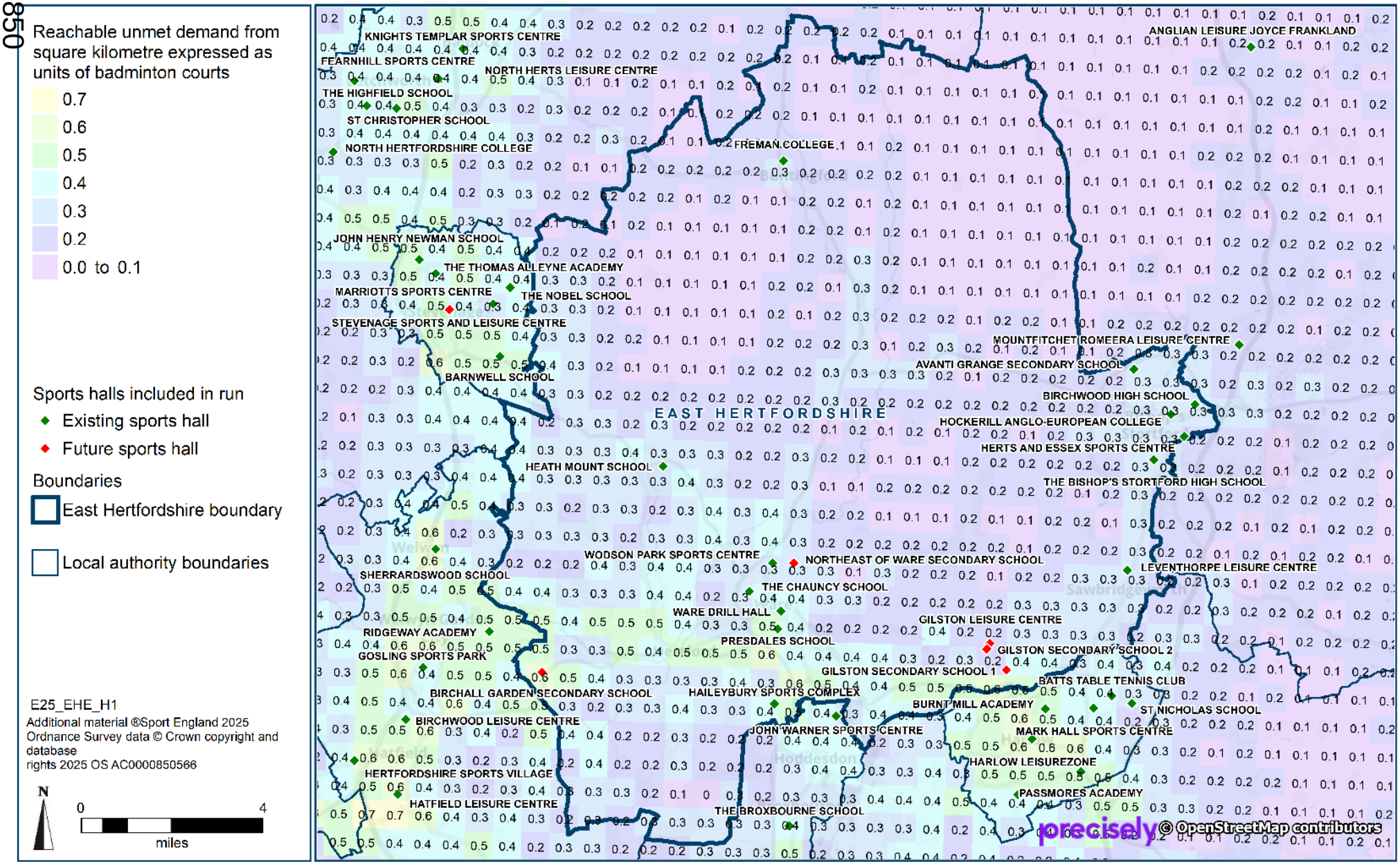
Map 6.1: Unmet Demand for Sports Halls in 2025 (Run 1)



Map 6.2: Unmet Demand for Sports Halls in 2043 (Run 2)



Map 6.3: Reachable Unmet Demand for Sports Halls in 2043 (Run 2)



7 USED CAPACITY OF FACILITIES

Summary

In 2025 it is estimated that one sports hall site in East Hertfordshire is fully utilised in the weekly peak period, and three sites are uncomfortably busy (more than 80% utilised). In 2043 three sites are fully utilised, and one site is uncomfortably busy. Wodson Park Sports Centre meets the most visits in 2025 and 2043, but the number of visits decreases between the two years.

Imported demand accounts for a significant proportion of the used capacity of East Hertfordshire's sports halls and increases from 27% in 2025 to 32% in 2043. Most imported demand is from Broxbourne in both years. There are large increases in imported demand from Harlow, Welwyn Hatfield and Uttlesford between 2025 and 2043.

Table 7.1: Used Capacity of Sports Halls in East Hertfordshire by Run

Used Capacity	Run 1	Run 2
East Hertfordshire	2025	2043
Number of visits used of capacity in weekly peak period	11,741	16,760
% of overall capacity of halls used	61%	63%

Definition of used capacity – This is a measure of usage at sports halls and estimates how well used or how full facilities are. The FPM is designed to include a 'comfort factor', beyond which the venues are too full. When the venues are too full, the time taken to change the sports hall programme and equipment starts to impinge on the activity time itself and the changing and circulation areas become congested. In the model, Sport England assumes that usage above 80% of capacity is busy and that the sports hall is operating at an uncomfortable level.

7.1 The number of visits met at East Hertfordshire's sports halls in the weekly peak period increases from 11,741 visits in 2025 to 16,760 visits in 2043 due to increases in demand and capacity.

7.2 The overall used capacity of East Hertfordshire's sports halls in the weekly peak period is 61% in 2025, and 63% in 2043. These low proportions of overall used capacity are due to the relatively high levels of supply compared to demand in both years. However, there are wide variations in used capacity between the individual sports hall sites.

7.3 **Key finding 9** is that Wodson Park Sports Centre is estimated to be 100% utilised in the weekly peak period in 2025, and three educational sports hall sites are estimated to be uncomfortably busy. In 2043 three educational sites are estimated to be 100% utilised, and Wodson Park Sports Centre is uncomfortably busy.

Table 7.2: Weekly Peak Period Used Capacity of East Hertfordshire Sports Halls by Run

Used Capacity	2025 (Run 1)		2043 (Run 2)		Provider	Peak Hours	Year Built	Year Refurb
Individual Sites	Proportion	Visits	Proportion	Visits				
Gilston Leisure Centre	-	-	56%	1,217	Public	45	2039	
Ware Drill Hall	35%	520	46%	682	Other	46	1899	
Wodson Park Sports Centre	**100%**	3,520	**95%**	3,349	Other	40	1997	
Avanti Grange Secondary School	34%	375	54%	593	Educational	34	2024	
Birchall Garden Secondary School	-	-	**100%**	1,312	Educational	41	2043	
Birchwood High School	65%	925	72%	1,019	Educational	28	2007	
Freman College	31%	1,000	35%	1,129	Educational	38.5	2013	
Gilston Secondary School 1	-	-	64%	844	Educational	41	2037	
Gilston Secondary School 2	-	-	38%	500	Educational	41	2043	
Haileybury Sports Complex	**88%**	561	67%	427	Educational	10	1997	2010
Heath Mount School	45%	29	44%	28	Educational	2	2000	
Herts and Essex Sports Centre	62%	795	73%	940	Educational	40	2019	
Hockerill Anglo-European College	**85%**	218	**100%**	256	Educational	8	2019	
Leventhorpe Leisure Centre	65%	805	62%	767	Educational	38.5	2011	2014
Northeast of Ware Secondary School	-	-	25%	323	Educational	41	2043	
Presdales School	46%	1,030	48%	1,057	Educational	32	2009	
The Bishop's Stortford High School	**84%**	1,658	**100%**	1,968	Educational	41	2024	
The Chauncy School	40%	305	45%	349	Educational	24	2017	

Site Utilisation Factors

7.4 The estimated used capacity should be reviewed with the facility operator. There are several reasons for the variation in estimated used capacity by site. Often it is difficult to identify which of these reasons apply because several could be interacting simultaneously, but variation is generally caused by any of the following factors.

Type of site operator (public/educational)

- Public leisure centres have a 'draw effect' for the following reasons:
  - They have the greatest accessibility for both sports club and public use because they are available for daytime use, which is not possible at educational venues during term time
  - Public operators actively promote hall sports and physical activity participation, with a programme of use that reflects the activities customers wish to participate in and when they wish to participate
- Access to educational sports halls for community use will be determined by the policy of each educational provider and affects the hours available for community use:
  - Some schools and colleges actively promote community use, while others let their sports halls to sports clubs or community groups on a termly basis, or for shorter periods
  - At some venues there is little differentiation between educational and wider community use, with community access based on a membership system (classed as commercial)

Age of the hall and its 'attractiveness'

- To assess their comparative attractiveness to customers, all sports halls in the model are weighted to reflect their age, whether they have been modernised, and how actively managed they are (educational sites managed in-house have a lower weighting).
- The effect of refurbishment at a site decreases as the site gets older, and it becomes less attractive than a site built in the same year as the refurbishment.
- The quality and range of the offer are considered by customers. These features are of increasing importance to customers and affect participation levels. Desirable features include a modern sports hall with a sprung timber floor, good-quality lighting, modern changing rooms, and other facilities on site such as a studio and/or a gym. Residents may travel further to use a sports hall with this all-round offer rather than participate at the sports hall closest to where they live.

Location of demand and competition from other sites

- Where sports halls are located close together, the demand for these sites is shared between the venues, and this contributes to the level of used capacity at each.
- Conversely, where a sports hall is remotely located, it benefits from having no competition for the local demand.

Capacity

- When reviewing the estimated used capacity, it is important to consider the capacity of the site and not just the proportion in isolation. Centres with the same or similar proportions of used capacity can accommodate very different levels of demand.
- The hours when a site is available for community use affects its capacity at peak times.

Imported demand

- If residents in neighbouring local authority areas participate at a site in East Hertfordshire, their usage becomes part of the used capacity of East Hertfordshire's sports halls.

Highly Utilised Sites

7.5 The sites that are estimated to be more than 80% utilised in either 2025 or 2043 are:

- Wodson Park Sports Centre
  - 100% utilised in 2025 and 95% utilised in 2043
  - Meets the most visits in East Hertfordshire in both years
  - As a community trust has the 'draw effect' of being operated like a public leisure centre
  - Relatively attractive in 2025, but declines by 2043
  - Located in an area of high demand in both years
  - Scope to expand availability by 6.0 hours in the weekly peak period to increase capacity and reduce the proportion of capacity used in 2025 and 2043
- Haileybury Sports Complex
  - 88% utilised in 2025 and 67% utilised in 2043
  - Third smallest capacity in East Hertfordshire
  - More competition for demand in 2043 as there are new sports halls to the west and east of the site
  - Significant scope to expand availability in the weekly peak period to increase capacity and reduce the proportion of capacity used in 2025
- Hockerill Anglo European College
  - 85% utilised in 2025 and 100% utilised in 2043
  - Second smallest capacity in East Hertfordshire and meets the second fewest visits in both years
  - Located in the area of highest demand, with a large increase in demand by 2043
  - Significant scope to expand availability in the weekly peak period to increase capacity and reduce the proportion of capacity used in 2025 and 2043

- The Bishop's Stortford High School
  - 84% utilised in 2025 and 100% utilised in 2043
  - Meets the second most visits in East Hertfordshire
  - Relatively more attractive in 2043 as built in 2024
  - Located in the area of highest demand, with a large increase in demand by 2043
  - No scope to increase availability to reduce the proportion of used capacity to a comfortable level
- Birchall Garden Secondary School
  - 100% utilised in 2043
  - Attractive educational site as opening in 2043
  - Close to area of high demand in neighbouring Welwyn Hatfield where existing sports hall site will be less attractive by 2043
  - No scope to increase availability to reduce the proportion of used capacity to a comfortable level

Gilston Area

7.6 Gilston Leisure Centre is estimated to meet the fourth most visits in the weekly peak period in East Hertfordshire in 2043 and have 56% utilisation. Gilston Secondary School 2 is located close to Gilston Leisure Centre, which is more attractive as it has a larger public sports hall. Therefore, Gilston Secondary School 2 is estimated to have the lowest used capacity of the three sites in the Gilston area at 38% utilisation. Gilston Secondary School 1 is estimated to be 64% utilised.

Imported Demand

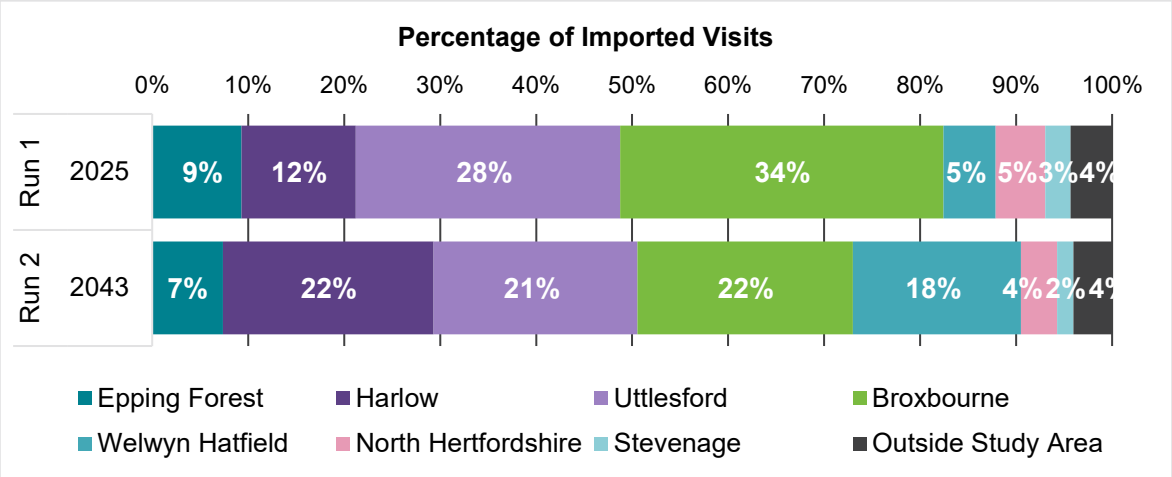
Table 7.3: Imported Demand for Sports Halls in East Hertfordshire by Run

Imported Demand	Run 1	Run 2
East Hertfordshire	2025	2043
Number of visits imported in weekly peak period	3,217	5,329
Visits imported as a % of used capacity	27%	32%
Difference between visits imported and exported	748	2,525

7.7 Imported demand to East Hertfordshire's sports halls increases from 3,217 visits in the weekly peak period in 2025 to 5,329 visits in 2043. This equates to 27% of the used capacity of East Hertfordshire's sports halls at peak times in 2025, and 32% in 2043.

7.8 **Key finding 10** is that East Hertfordshire is a net importer of visits, importing 748 more visits in the weekly peak period than it exports in 2025, and 2,525 more visits in 2043.

Chart 7.1: Proportion of Imported Visits by Origin and Run



7.9 In 2025 the largest amount of imported demand comes from Broxbourne, at 1,084 visits in the weekly peak period (see Map 7.1) and accounting for 34% of East Hertfordshire's imported demand. In 2043 imported demand increases from Broxbourne to 1,195 visits (see Map 7.2), but as a proportion decreases to 22% of East Hertfordshire's imported demand. There is high demand in north Broxbourne in both years and the sports halls in the area are highly utilised. The demand is close to sports halls in Ware.

7.10 In 2043 imported visits increase significantly from Harlow and Welwyn Hatfield. Three of the new sports halls are located close to Harlow, and one is located close to Welwyn Hatfield.

7.11 Imported visits also increase from Uttlesford. The relatively young age of East Hertfordshire's stock of facilities makes them increasingly more attractive relative to those in neighbouring local authorities in 2043.

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Map 7.1: Imported Demand for Sports Halls to East Hertfordshire in 2025 (Run 1)

The figure within each chevron is the number of visits in the weekly peak period from that local authority met at the other local authority.

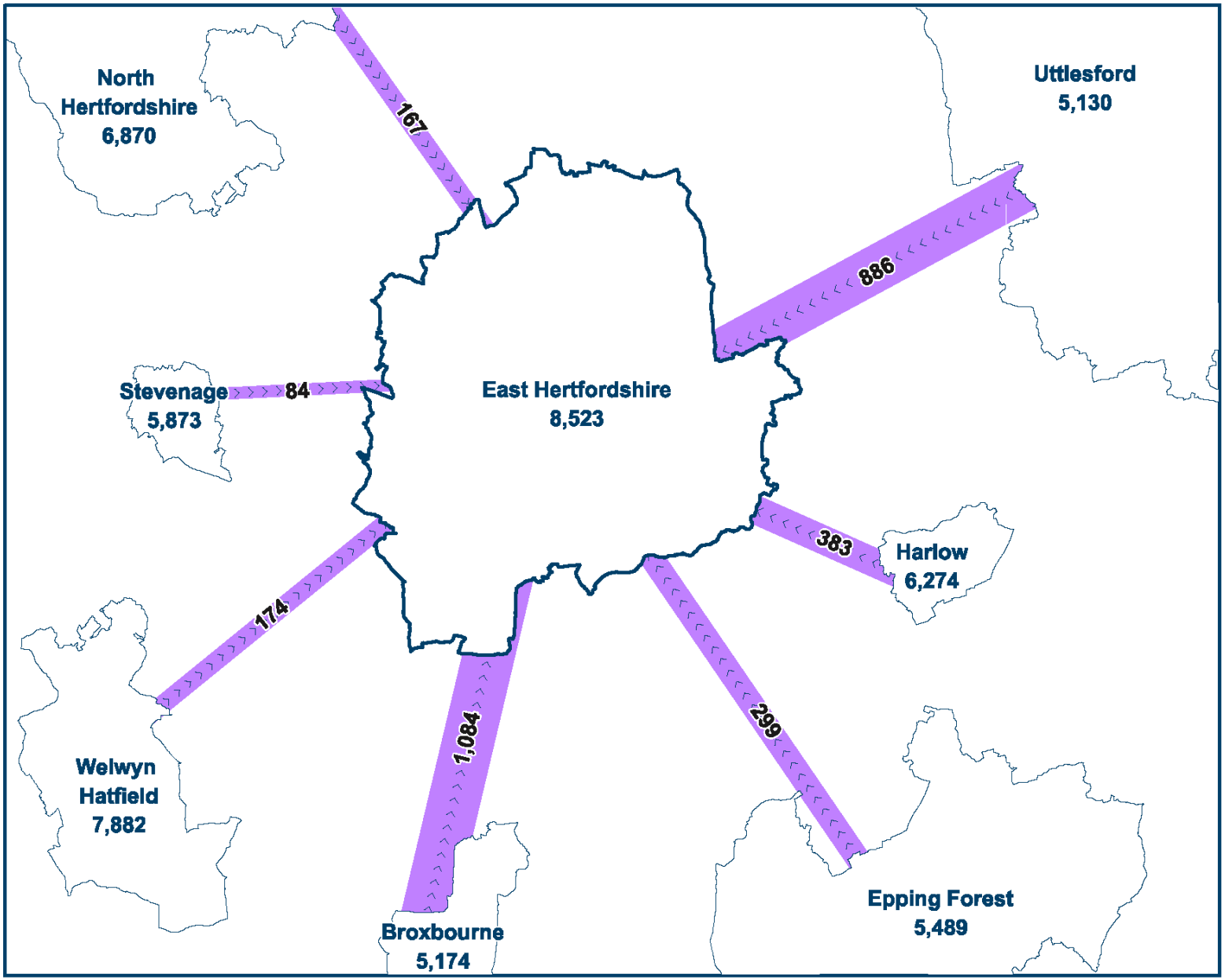
Direction of flow

Import

The figure within each boundary is the number of visits retained within the local authority area in the weekly peak period.

East Hertfordshire

Neighbouring Local Authorities



E25_EHE_P1

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Map 7.2: Imported Demand for Sports Halls to East Hertfordshire in 2043 (Run 2)

The figure within each chevron is the number of visits in the weekly peak period from that local authority met at the other local authority.

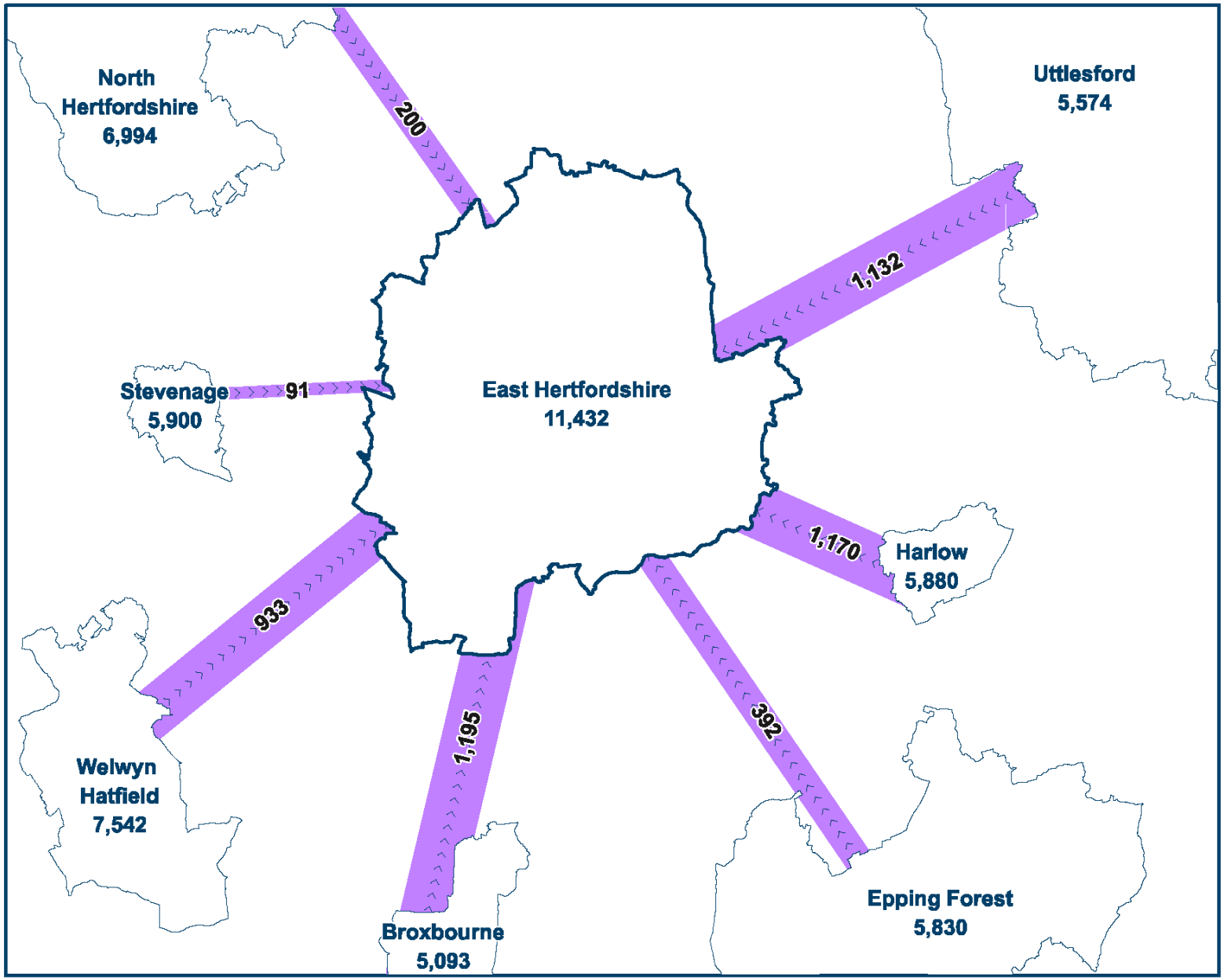
Direction of flow

Import

The figure within each boundary is the number of visits retained within the local authority area in the weekly peak period.

East Hertfordshire

Neighbouring Local Authorities



E25_EHE_P1

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8 LOCAL SHARE OF FACILITIES

Summary

Local share across East Hertfordshire shows an overall shortage of suitable supply that can be reached by the demand in 2025 and 2043. However, local share is still higher in East Hertfordshire than in all the neighbouring local authorities, the region, and nationally in 2043.

The new sports hall sites in 2043 go some way to meeting the increased demand from the housing developments and general population growth.

In 2025 and 2043 East Hertfordshire has the best provision of sports hall space per head of population in the study area, and is above the regional and national averages.

Table 8.1: Local Share of Sports Halls in East Hertfordshire by Run

Local Share	Run 1	Run 2
East Hertfordshire	2025	2043
Local share of sports halls relative to demand in local area: <1 = poorer, >1 = better	0.82	0.68

Definition of local share – This helps show which areas have a better or worse share of facility provision. It considers the size, availability and quality of facilities, and travel modes. Local share is useful for looking at 'equity' of provision. Local share is the available capacity that people want to visit in an area (considering deprivation), divided by the demand for that capacity in the area. Local share decreases as facilities age.

8.1 Local share shows how access and share of sports halls differs across the local authority area, as follows:

- A value of 1 means that there is sufficient suitable supply reachable by the demand
- A value of less than 1 indicates a shortage of suitable supply that can be reached by the demand
- A value greater than 1 indicates a surplus of suitable supply that can be reached by the demand

8.2 Overall, local share identifies the areas of the local authority where the share of sports halls is better and worse. The intervention is to try and increase access for residents in the areas with the poorest access to sports halls.

8.3 Local share in East Hertfordshire in 2025 is 0.82, and decreases to 0.68 in 2043 due to the increase in demand and the ageing and reduced average attractiveness of the sports halls. In both years there is insufficient suitable provision that the District's demand can access.

8.4 It should be noted that, while East Hertfordshire's local share is below 1, it is still above the regional, national and study area averages.

Geographical Distribution of Local Share

2025

8.5 In 2025 local share is best in the north of East Hertfordshire, particularly around Buntingford, at between 1.3 and 1.5 (purple squares in Map 8.1). Demand is low in this area, and Freman College has the second largest capacity in the District and is under-utilised.

8.6 Local share is poorest in the west of the District at 0.6 and 0.7 (orange and yellow squares). Heath Mount School is the only sports hall in western East Hertfordshire and has the smallest capacity. While demand in the area is close to sports halls in Stevenage and Welwyn Hatfield, there is a high density of demand in these areas.

8.7 Local share is also poor in east Bishop's Stortford, Sawbridgeworth and around Hunsdon at 0.7 (yellow squares). Demand in these areas is either high or close to areas with high demand. Demand is also closest to only educational sports halls, which are less actively managed.

2043

8.8 In 2043 local share is best in the Gilston area, where three new sports halls are located, at between 1.3 and 1.8 (purple squares in Map 8.2). Local share in Buntingford decreases to 1.0 (light blue squares).

8.9 Local share is poorest along the western border of East Hertfordshire and in Bishop's Stortford at 0.5 (red squares). Demand increases most in Bishop's Stortford in 2043, but the sports halls have the same capacity as in 2025 and have aged. Local share is poorer in the neighbouring local authority areas.

Comparative Measure of Provision

8.10 A comparative measure of sports hall provision is the total number of badminton court equivalents per 10,000 population.

8.11 East Hertfordshire has the best provision in the study area at 5.0 courts per 10,000 population in 2025 and 4.8 courts in 2043. This is above the regional and national averages, which are both 3.9 courts in 2025 and 3.6 courts in 2043.

8.12 The number of courts per 10,000 population decreases across the study area and nationally from 2025 to 2043 because of the increase in population.

8.13 Broxbourne has the lowest provision in the study area at 2.6 courts per 10,000 population in 2025 and 2.5 courts in 2043.

Table 8.2: Badminton Court Equivalents per 10,000 Population by Area and Run

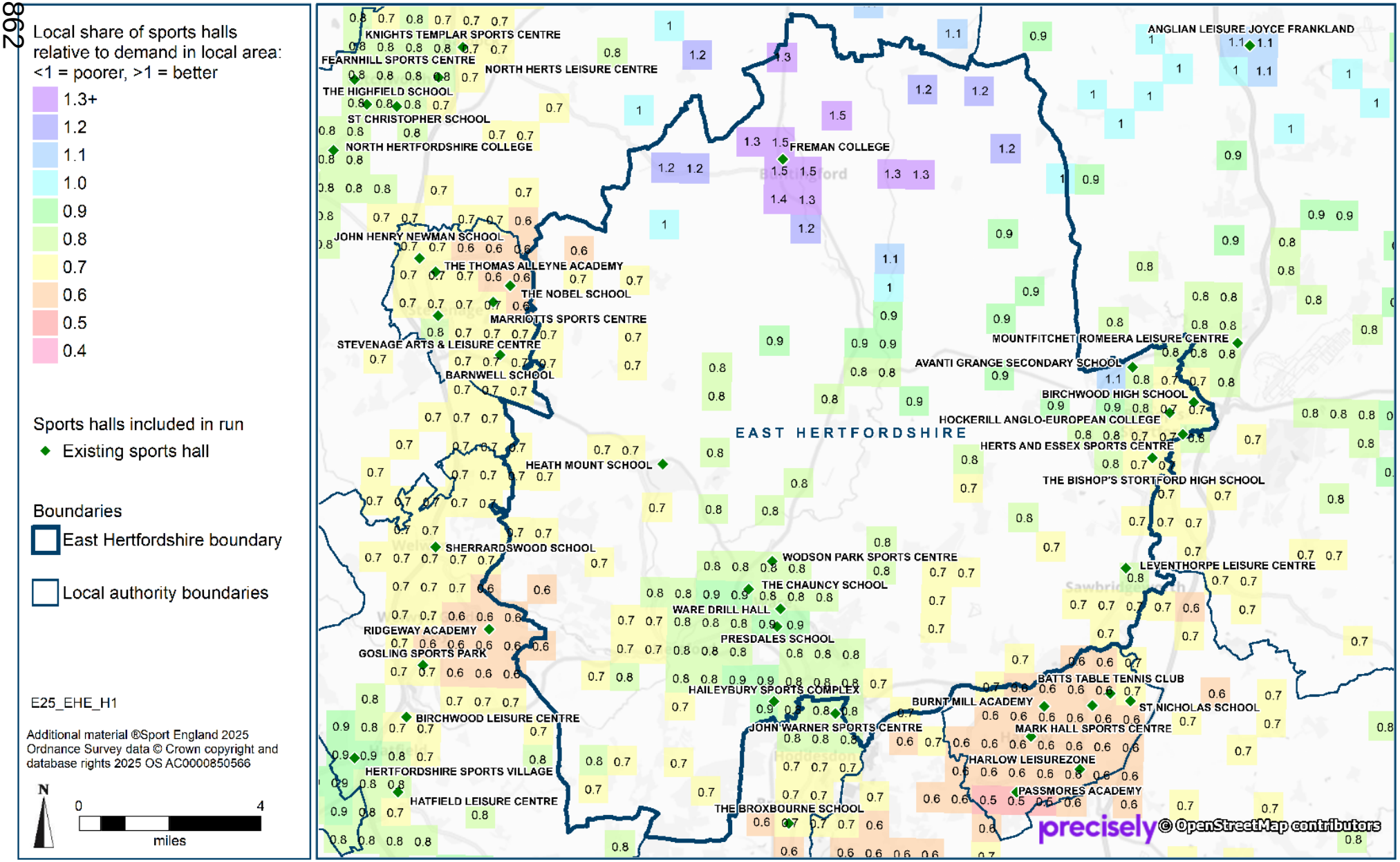
Courts per 10,000 Population	Run 1	Run 2
Area	2025	2043
East Hertfordshire	**5.0**	**4.8**
Broxbourne	2.6	2.5
Epping Forest	3.7	3.5
Harlow	3.9	3.7
North Hertfordshire	4.2	4.0
Stevenage	4.3	3.9
Uttlesford	3.2	2.7
Welwyn Hatfield	4.4	4.1
East Region	**3.9**	**3.6**
England	**3.9**	**3.6**

8.14 **The findings on badminton courts per 10,000 population are set out because some local authorities like to compare their quantitative provision with that elsewhere; however, this does not set a standard of provision, and should not be used as such.**

8.15 The supply and demand assessment for sports halls in East Hertfordshire is based on the findings from the previous six headings analysed in this report.

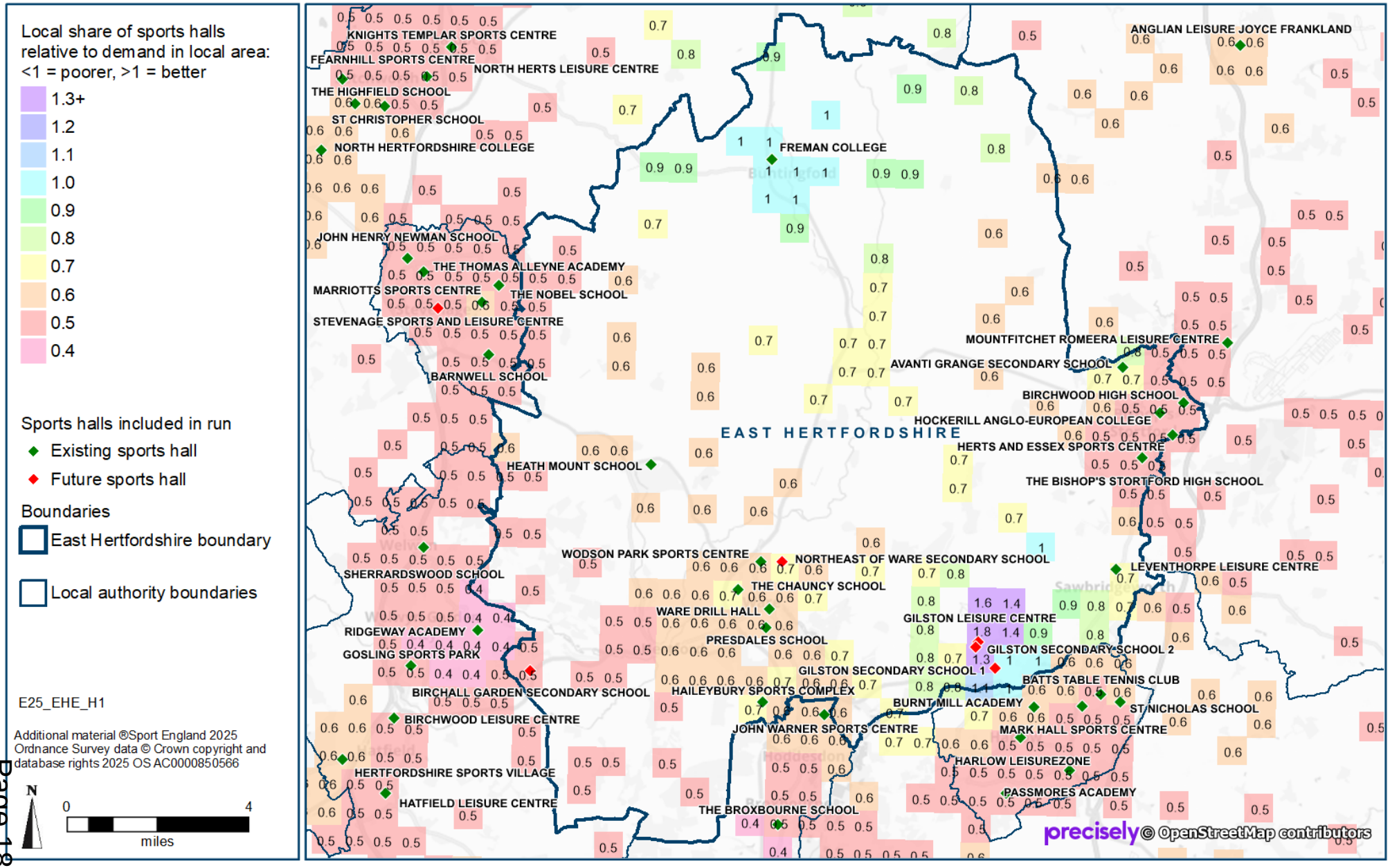
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Map 8.1: Local Share of Sports Halls in 2025 (Run 1)



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Map 8.2: Local Share of Sports Halls in 2043 (Run 2)



APPENDIX 1: FACILITIES EXCLUDED

The audit excludes facilities that are deemed to be either for private use, too small, closed or there is a lack of information, particularly relating to hours of use. The following facilities were deemed to fall under one or more of these categories and therefore excluded from the modelling:

Site	Facility Type	Reason for Exclusion
Allenburys Sports and Social Club	Main	Private use
Amwell View School	Activity x2	Principal hall too small
Aston Playing Field	Activity	Principal hall too small
Bishop's Stortford College	Main	No community use
Braughing Playing Fields	Activity	Principal hall too small
Edwinstree CofE Middle School	Activity	Principal hall too small
Gilston and Eastwick Village Hall	Activity	Principal hall too small
Hertfordshire and Essex High School	Main	Closed
High Wych CofE Primary School	Activity	Principal hall too small
Hockerill Anglo-European College	Activity	No community use
Leventhorpe School	Activity x2	Principal hall too small
Ralph Sadleir School	Activity	Principal hall too small
Richard Hale School	Main Activity	Private use Private use
Saint Mary's Catholic School	Main	No community use
Seth Ward Community Centre	Activity	Principal hall too small
Simon Balle School	Activity	Principal hall too small
St Edmund's College and Prep School	Main	Private use
The Bishop's Stortford High School	Activity x2	Closed
The Chauncy School	Activity	No community use
The Sele School	Activity x2	Principal hall too small
Watton at Stone Community Hall	Activity x2	Closed
Watton at Stone Community Hall and Recreation Ground	Activity	Principal hall too small
Wodson Park Sports Centre	Studio	Group fitness studio

APPENDIX 2: FACILITIES IN NEIGHBOURING LOCAL AUTHORITY AREAS INCLUDED IN THE ASSESSMENT

Site	Provider	Facility Type	Dimensions (m)	Area (sqm)	Year Built	Year Refurb
Broxbourne						
Goffs Academy	Edu. (3rd party)	4-court	34.5 x 20	690	1980	2017
Hertford Regional College	Edu. (in-house)	4-court	34.5 x 20	690	1999	
John Warner Sports Centre	Edu. (3rd party)	4-court	33 x 18	594	2002	2008
Laura Trott Leisure Centre	Public	6-court	34.5 x 27	932	1984	2015
St Mary's Church of England High School	Edu. (in-house)	4-court	33 x 18	594	2010	
The Broxbourne School	Edu. (in-house)	4-court	33 x 18	594	2020	
Epping Forest						
Chigwell School	Edu. (in-house)	5-court	40.5 x 21	851	2022	
		3-court	27 x 18	486		
		Activity	18 x 10	180		
Davenant Foundation School	Edu. (in-house)	3-court	27 x 18	486	1999	
		Activity	18 x 10	180		
		Activity	18 x 10	180		
Debden Park High School	Edu. (in-house)	4-court	34.5 x 20	690	2001	2006
Epping Sports Centre (Run 1 only)	Public	4-court	33 x 18	594	1970	2019
Epping Leisure Centre (Run 2 only)	Public	4-court	34.5 x 20	690	2026	
Epping St John's	Edu. (in-house)	4-court	34.5 x 20	690	1921	
		Activity	17 x 9	153		
Guru Gobind Singh Khalsa College	Edu. (in-house)	3-court	27 x 18	486	1938	
King Harold Academy	Edu. (in-house)	4-court	37.5 x 20	750	1972	2003
Ongar Leisure Centre	Public	4-court	33 x 18	594	1977	
Roding Valley High School	Edu. (in-house)	4-court	33 x 18	594	1993	2006
		Activity	17 x 16	272		
Harlow						
Batts Table Tennis Club	Other	3-court	27 x 18.3	494	1986	2008
Burnt Mill Academy	Edu. (in-house)	4-court	34.5 x 20	690	1968	2007
		Activity	18 x 10	180		
Harlow Leisurezone	Other	8-court	40 x 34.5	1380	2010	
Mark Hall Sports Centre	Edu. (in-house)	6-court	34.5 x 27	932	2006	
Passmores Academy	Edu. (in-house)	4-court	33 x 18	594	2011	
St Nicholas School	Edu. (in-house)	4-court	34.5 x 20	690	1999	
Stewards Academy	Edu. (in-house)	4-court	34.5 x 20	690	2017	
		Activity	18 x 10	180		

North Hertfordshire						
Fearnhill Sports Centre	Edu. (3rd party)	5-court	32 x 25.33	811	1979	
		Activity	18 x 10	180		
Hitchin Boys School Sports Centre	Edu. (in-house)	4-court	34.5 x 20	690	1999	
		Activity	18 x 10	180		
Hitchin Girls' School	Edu. (in-house)	4-court	33 x 18	594	2017	
		Activity	21 x 12	252		
King James Academy Royston (Upper School)	Edu. (in-house)	3-court	27 x 18	486	1974	
		Activity	18 x 10	180		
Knights Templar Sports Centre	Other	4-court	33 x 18	594	2001	2007
North Hertfordshire College (Hitchin Campus)	Edu. (in-house)	4-court	33 x 18	594	2022	
North Herts Leisure Centre	Public	4-court	34.5 x 20	690	1982	2011
Royston Leisure Centre	Public	4-court	34.5 x 20	690	2005	
St Christopher School	Edu. (in-house)	3-court	27 x 18	486	1999	2008
		Activity	17 x 9	153		
The Highfield School	Edu. (in-house)	4-court	34 x 20	680	2009	
The Priory School (Hitchin)	Edu. (in-house)	4-court	34.5 x 20	690	1991	
		Activity	18 x 10	180		
Stevenage						
Barnwell School (Upper)	Edu. (in-house)	4-court	34.5 x 20.5	707	2002	
		Activity	18 x 10	180		
		Activity	18 x 10	180		
John Henry Newman School	Edu. (in-house)	4-court	34.5 x 20	690	1989	
		Activity	18 x 10	180		
Marriotts Sports Centre	Edu. (in-house)	4-court	34.5 x 20	690	2013	
Stevenage Arts and Leisure Centre (Run 1 only)	Public	8-court	40 x 34.5	1380	1975	2011
Stevenage Sports and Leisure Centre (Run 2 only)	Public	6-court	34.5 x 27	932	2027	
The Nobel School	Edu. (in-house)	4-court	33 x 18	594	2012	
		Activity	18 x 10	180		
The Thomas Alleyne Academy	Edu. (in-house)	3-court	27 x 18	486	1989	2005
		Activity	18 x 10	180		
Uttlesford						
Anglian Leisure Joyce Frankland	Edu. (in-house)	4-court	34.5 x 20	690	2001	
		Activity	18 x 10	180		
Dame Bradbury School	Edu. (in-house)	3-court	30 x 18	540	2003	
Felsted School	Edu. (in-house)	4-court	32 x 19	608	1978	2023
		2-court	27 x 18	486		
Great Dunmow Leisure Centre	Commercial	4-court	29.7 x 20	594	2003	2023
Helena Romanes School and Sixth Form	Edu. (in-house)	4-court	33 x 20	660	2018	
Lord Butler Fitness and Leisure Centre	Public	4-court	34.5 x 20	690	1984	2019
Mountfitchet Romeera Leisure Centre	Other	4-court	34.5 x 20	690	2003	

Welwyn Hatfield						
Birchwood Leisure Centre	Public	4-court	34.5 x 20	690	1991	2022
Gosling Sports Park	Other	5-court	45 x 20.3	914	1959	2014
Hatfield Leisure Centre	Public	5-court	32 x 25.33	811	1988	
Hertfordshire Sports Village	Edu. (in-house)	12-court	54 x 34.9	1885	2003	
		4-court	35.4 x 18	637		
		Activity	17 x 9	153		
Queenswood School	Edu. (in-house)	6-court	34 x 35	1190	1994	2019
		Activity	18 x 10	180		
Ridgeway Academy	Edu. (in-house)	4-court	34.5 x 20	690	2017	
		Activity	18 x 10	180		
		Activity	18 x 10	180		
		Activity	18 x 10	180		
Sherrardswood School	Edu. (in-house)	3-court	27 x 18	486	2001	
		Activity	18 x 10	180		

APPENDIX 3: MODEL DESCRIPTION, INCLUSION CRITERIA AND MODEL PARAMETERS

Included within this Appendix are the following:

- Model Description
- Facility Inclusion Criteria
- Model Parameters

Model Description

1 Background

1.1 The Facilities Planning Model (FPM) is a computer-based supply/demand model, which has been developed by Edinburgh University in conjunction with sportscotland and Sport England since the 1980s.

1.2 The model is a tool for helping to assess the strategic provision of community sports facilities in an area. It is currently applicable for use in assessing the provision of the following facilities that Sport England holds substantial demand data for:

- sports halls
- swimming pools
- indoor bowls centres
- artificial grass pitches (AGPs)

2 Use of FPM

2.1 The FPM is one of Sport England's principal tools and has been developed as a means for:

- Assessing the requirements for different types of community sports facilities on a local, regional and national scale.
- Helping local authorities to determine an adequate level of sports facility provision to meet their local needs.
- Helping to identify strategic gaps in the provision of sports facilities.
- Comparing alternative options for planned provision, taking account of changes in demand and supply. This includes testing the impact of opening, relocating and closing facilities, and the likely impact of population changes on the need for sports facilities.

2.2 The FPM has been used in the assessment of Lottery funding bids for community facilities and as a principal planning tool to assist local authorities in planning for the provision of community sports facilities.

3 How the Model Works

3.1 In its simplest form, the model seeks to assess whether the capacity of existing facilities for a particular sport is capable of meeting local demand for that sport, considering how far people are prepared to travel to such a facility.

3.2 In order to do this, the model compares the capacity of facilities (supply) within an area against the demand for that facility from the local population, similar to other social gravity models.

3.3 To do this, the FPM converts both demand (in terms of people) and supply (facilities) into a single comparable unit. This unit is 'visits in the weekly peak period'. Once converted, demand and supply can be compared.

3.4 The FPM uses a set of parameters to define how facilities are used and by whom. These parameters are primarily derived from a combination of data, including actual user surveys from a range of sites across the country in areas of good supply, together with participation survey data. These surveys provide core information on the profile of users such as their age and gender, how often they visit, the distance travelled, duration of stay, as well as information on the facilities themselves such as programming, peak times of use and capacity of facilities.

3.5 This survey information is combined with other data sources to provide a set of model parameters for each facility type. The original core user data for halls and pools comes from the National Halls and Pools survey undertaken in 1996. This data previously formed the basis for the National Benchmarking Service. For AGPs, the core data used comes from the user survey of AGPs carried out in 2005/06 jointly with sportscotland.

3.6 User survey data from the National Benchmarking Service and other appropriate sources are used to update the model's parameters on a regular basis. The parameters are set out at the end of the document, and the main data sources analysed are:

- Active Lives:
    - For the adult survey, this data is collected by an online survey or paper questionnaire on behalf of Sport England. Each annual sample includes approximately 175,000 people and covers the full age/gender range. Detailed questions are asked about over 200 separate sport categories in terms of participation and frequency.
    - For the children and young people survey, this data is collected through schools, with up to three mixed ability classes in up to three randomly chosen year groups completing an online survey.
- National Benchmarking Service (now ceased):
    - This was a centre-based survey whose primary purpose was to enable centres to benchmark themselves against other centres. Sample interviews were conducted on site. The number of people surveyed varied by year depending on how many centres took part. Approximately 10,000 swimmers and 3,500 sports hall users were surveyed per year. This data was used for journey

times, establishing proportions of particular activities in different hall types, the duration of activities and the time of activity (peak period).

- Moving Communities Customer Experience Survey:
    - Annual online survey distributed by participating local authorities and operators via email. Email invites are sent to any member or customer on their database who has attended their leisure centre in the last 3 months. The results inform the travel mode that residents use to access facilities.
- Scottish Health:
    - Annual survey of approximately 6,600 people (just under 5,000 adults). This data is primarily used to assess participation, frequency and activity duration.

3.7 Other data is used where available. For example, the following data sources are among those that have been used to cross-check results:

- Children's Participation in Culture and Sport, Scottish Government, 2008
- Young People's Participation in Sport, Sports Council for Wales, 2009
- Health and Social Care Information Centre, Lifestyle Statistics, 2012
- Young People and Sport, Sport England, 2002
- Data from Angus Council, 2013/14
- National Pools and Halls Survey, 1996
    - This survey was used to obtain capacities per sports hall for differing sport types for programming data.

4 Calculating Demand

4.1 Demand is calculated by applying the user information from the parameters, as referred to above, to the population[1]. This produces the number of visits for that facility that will be demanded by the population.

4.2 Depending on the age and gender composition of the population, this will affect the number of visits an area will generate. In order to reflect the different population profiles of the country, the FPM calculates demand based on the smallest census groupings. These are output areas (OAs)[2].

4.3 The use of OAs in the calculation of demand ensures that the FPM is able to reflect and portray differences in demand in areas at the most sensitive level based on available census

[1] For example, it is estimated that 7.72% of 16-24 year old males will demand to use an AGP 1.67 times a week. This calculation is done separately for the 12 age/gender groupings.

[2] Census OAs are the smallest grouping of census population data and provide the population information on which the FPM's demand parameters are applied. A demand figure can then be calculated for each OA based on the population profile. There are over 178,600 OAs in England. An OA has a target value of 125 households per OA.

information. Each OA used is given a demand value in visits in the weekly peak period by the FPM.

5 Calculating Supply Capacity

5.1 A facility's capacity varies depending on the following factors:

- Its size (area of pool or hall, number of pitches or rinks)
- How many hours the facility is available for use by the community in the weekly peak period
- How many visits can be accommodated by the facility at any one time (pools = 1 user/6 sqm, main halls/barns = 8 users/court, activity halls/studios = 15 users/court, AGPs = 28 users/pitch, indoor bowls = 6 users/rink)

5.2 The FPM calculates the maximum number of visits that a facility can accommodate, which gives it a theoretical capacity in visits in the weekly peak period.

5.3 Based on travel time information (see Travel Time section) taken from the user surveys, the FPM then calculates how much demand would be met by the facility, having regard to its capacity and how much demand can travel to the facility. The FPM includes an important feature of spatial interaction. This feature takes account of the location and capacity of all the facilities, having regard to their access and the size of demand, and assesses whether the facilities are in the right place to meet the demand.

5.4 It is important to note that the FPM does not simply add up the total demand within an area and compare that to the total supply within the same area. This approach would not take account of the spatial aspect of supply against demand in a particular area. For example, if an area has a total demand for five facilities and there are currently six facilities within the area, it would be too simplistic to conclude that there is an over-supply of one facility as this approach would not take account of whether the five facilities are in the correct location for local people to use them within that area. It may be that all the facilities are in one part of the local authority area, leaving other areas under-provided. An assessment of this kind would not reflect the true picture of provision. The FPM is able to assess supply and demand within an area based on the needs of the population within that area.

5.5 In making calculations as to supply and demand, visits made to sports facilities are not artificially restricted or calculated by reference to administrative boundaries, such as local authority areas. Users are generally expected to use their closest facility. The FPM reflects this through analysing the location of demand against the location of facilities, allowing for cross-boundary movement of visits. For example, if a facility is on the boundary of a local authority, users will generally be expected to come from the population living close to the facility, but who may be in a neighbouring authority.

6 Calculating the Capacity of Sports Halls – Badminton Court Equivalents

6.1 The capacity of sports halls is calculated in the same way as described above, with each sports hall site having a capacity in visits in the weekly peak period. In order for this capacity to be meaningful, these visits are converted into the equivalent of main hall badminton

courts. This 'court' figure is often mistakenly read as being the same as the number of 'marked courts' at the sports halls in the Active Places data, but it is not the same. There will usually be a difference between this figure and the number of 'marked courts' in Active Places.

6.2 The reason for this is that the badminton court equivalents are of all the main and activity halls' capacities; this is calculated based on hall size (area) and whether it is a main hall or an activity hall. This gives a more accurate reflection of the overall capacity of the halls than simply using the 'marked courts' figure, for two reasons:

- In calculating the capacity of halls, the model uses a different at-one-time parameter for main halls and for activity halls. Activity halls have a greater at-one-time capacity than main halls. Marked courts can sometimes not properly reflect the size of the actual main hall. For example, a hall may be marked out with four courts, when it has space for three courts. As the model uses the 'courts' as a unit of size, it is important that the hall's capacity is included as a 'three-court unit' rather than a 'four-court unit'.
- It is often difficult to visualise how much hall space there is when expressed as visits in the weekly peak period. To make things more meaningful, this capacity is converted back into badminton court equivalents and is noted in the output tables as hall space in courts.

7 Facility Attractiveness – for Halls and Pools Only

7.1 Not all facilities are the same, and users will find certain facilities more attractive to use than others. The model attempts to reflect this by introducing an attractiveness weighting factor, which affects the way visits are distributed between facilities. Attractiveness, however, is very subjective. Currently weightings are only used for sports hall and swimming pool modelling.

7.2 Attractiveness weightings are based on the following:

- Age and refurbishment weighting (pools and halls): The older a facility is, the less attractive it will be to users. It is recognised that this is a general assumption and that there may be examples where older facilities are more attractive than newly built ones due to excellent local management, programming and sports development. Additionally, the date of any significant refurbishment is also included within the weighting factor; however, here attractiveness is set lower than a new build of the same year. It is assumed that a refurbishment that is older than 20 years will have a minimal impact on the facility's attractiveness. The information on year built/refurbished is taken from Active Places. A graduated curve is used to allocate the attractiveness weighting by year. This curve levels off at 70 years old with a 20% weighting. The refurbishment weighting is slightly lower than the new built year equivalent.
- Management and ownership weighting (halls only): Due to the large number of halls being provided by the education sector, an assumption is made that these halls will generally not provide as balanced a programme as halls run by local authorities, trusts, etc, with school halls more likely to be used by teams and groups through block booking. A less balanced programme is assumed to be less attractive to a general

pay-and-play user than a standard local authority leisure centre sports hall with a wider range of activities on offer.

7.3 To reflect this, two weighting curves are used:

- High weighted curve – includes non-education management (third party) and a more balanced programme, therefore more attractive
- Lower weighted curve – includes educational halls managed in-house, therefore less attractive

7.4 Commercial facilities (halls and pools): While there are relatively few sports halls provided by the commercial sector, an additional weighting factor is incorporated within the model to reflect the cost element often associated with commercial facilities. For each population OA, the Indices of Multiple Deprivation (IMD) score is used to limit whether people will use commercial facilities. The assumption is that the higher the IMD score (less affluence), the less likely the population of the OA would choose to go to a commercial facility.

7.5 The English Indices of Deprivation 2019, produced by the Ministry of Housing, Communities and Local Government, measure relative levels of deprivation in 32,844 lower super output areas in England. IMD is an overall relative measure of deprivation constructed by combining seven domains of deprivation according to their relative weights.

8 Used Capacity

8.1 Used capacity refers to how much of a facility's theoretical capacity is being used. At first this can appear to be unrealistically low, with local authority figures being in the 50-60% region. Without any further explanation, it would appear that facilities are half empty. The key point is not to see a facility's theoretical maximum capacity (100%) as being an optimum position. In practice this would mean that a facility would need to be completely full every hour it was open during the peak period. This would be both unrealistic from an operational perspective and undesirable from a user's perspective, as the facility would be completely full.

8.2 For example, a 25m four-lane pool has a theoretical capacity of 2,260 visits per week during a 52.5-hour peak period. Usage of a pool will vary throughout the evening, with some sessions being busier than others through programming, such as an aqua aerobics session between 19:00 and 20:00 and lane swimming between 20:00 and 21:00 (see table below). Other sessions will be quieter, such as between 21:00 and 22:00. This pattern of use would mean a total of 143 swims taking place. However, the pool's maximum theoretical capacity is 264 visits throughout the evening. In this instance the pool's used capacity for the evening would be 54%.

Visits per hour	16:00-17:00	17:00-18:00	18:00-19:00	19:00-20:00	20:00-21:00	21:00-22:00	Total visits for the evening
Theoretical maximum capacity	44	44	44	44	44	44	264
Actual usage	8	30	35	50	15	5	143
% of capacity used	18%	68%	80%	114%	34%	11%	54%

9 Comfort Factor – Halls and Pools

9.1 If the facilities were full to their theoretical capacity, there would simply not be the space to undertake the activity comfortably. In addition, there is a need to take account of a range of activities taking place which have different numbers of users; for example, aqua aerobics will have significantly more participants than lane swimming sessions. Additionally, there may be times and sessions that, while being within the peak period, are less busy and so will have fewer users.

9.2 To account for these factors the notion of a 'comfort factor' is applied within the model. For swimming pools, 70%, and for sports halls, 80%, of their theoretical capacity is considered as indicating where a facility starts to become uncomfortably busy. This should be seen only as a guide to help flag when facilities are becoming busier, rather than as a 'hard threshold'.

9.3 The comfort factor is also used to increase the capacity needed to comfortably meet unmet demand. If this comfort factor is not applied, then any facilities provided will be operating at their maximum theoretical capacity, which is not desirable as previously noted.

9.4 The comfort factor is not applied to AGPs due to the fact they are predominantly used by teams that have a set number of players, therefore, the notion of having a 'less busy' pitch is not applicable.

10 Travel Times

10.1 The model includes three different modes of travel:

- driving
- walking and wheeling
- public transport and cycling

10.2 Car access is also considered. In areas where there is less access to a car, the model reduces the number of visits made by car and increases those made on foot for shorter journeys and public transport for longer journeys.

10.3 Overall, surveys have shown that most visits to swimming pools, sports halls and AGPs are made by driving, with a significant minority of visits to facilities being made on foot.

Facility	Driving	Walking	Public Transport	Cycling
Swimming Pool	74%	18%	4%	4%
Sports Hall	76%	19%	2%	3%
AGP Combined AGP Football AGP Hockey	79% 74% 97%	18% 22% 2%	3% 4% 1%	unknown

10.4 The model includes a distance decay function where the further a user is from a facility, the less likely they will travel. Set out below is the survey data with the percentage of visits made

within each of the travel times. This shows that almost 90% of all visits, both by car and on foot, are made within 20 minutes. Hence, 20 minutes is often used as a rule of thumb for the coverage for sports halls and swimming pools.

Minutes	Swimming Pools		Sport Halls	
	Drive	Walk	Drive	Walk
0-10	56%	53%	54%	55%
11-20	35%	34%	36%	32%
21-30	7%	10%	7%	10%
31-45	2%	2%	2%	3%

10.5 For AGPs, there is a similar pattern to halls and pools, with hockey users observed as travelling slightly further (89% travel up to 30 minutes). Therefore, a 20-minute travel time can also be used for combined and football, and 30 minutes for hockey.

Minutes	AGP Combined		AGP Football		AGP Hockey	
	Drive	Walk	Drive	Walk	Drive	Walk
0-10	28%	38%	30%	32%	21%	60%
10-20	57%	48%	61%	50%	42%	40%
20-40	14%	12%	9%	15%	31%	0%

NOTE: These are approximate figures and should only be used as a guide

10.6 Ordnance Survey's Multi-Modal Network with average speed data is used to calculate the off-peak drive times between facilities and the population, observing any one-way and turn restrictions that apply. These travel times have been validated against national survey work, and therefore are based on the actual travel patterns of users.

10.7 The network is also used to calculate walk times along paths and roads, excluding motorways and trunk roads. A standard walking speed of 3 mph is used for all journeys.

10.8 Due to the complexity of public transport timetables, public transport travel times in the model are assumed to be twice as long as driving times.

10.9 A cycling speed of 12 mph is used for roads and shared use cycleways, which is approximately half the average speed of driving in urban areas. A speed of 7.5 mph is used for tracks and off-road travel.

Facility Inclusion Criteria

Sports Halls

The following inclusion criteria were used for this analysis.

- Include all operational sports halls available for community use, ie, pay-and-play, membership, sports club/community association.
- Exclude all halls not available for community use, ie, private use.
- Exclude all halls where the main hall is less than 3 courts in size.
- Include all 'planned', 'under construction', and 'temporarily closed' facilities only where all data is available for inclusion.
- Where opening times are missing, availability is included based on similar facility types.
- Where the year built is missing, assume date 1975[3].

Facilities over the border in Wales and Scotland included, as supplied by sportscotland and Sport Wales.

[3] Choosing a date in the mid-1970s ensures that the facility is included, while not overestimating its impact within the run.

Model Parameters

Sports Halls Parameters

<table>
<tr><td>At-one-time Capacity</td><td>32 users per 4-court hall
15 users per 144 square meters of activity hall</td></tr>
<tr><td>Coverage Maps</td><td>Car: 20 minutes
Walking: 1.6 km
Public transport: 20 minutes at about half the speed of a car

NOTE: Travel times are indicative, within the context of a distance decay function of the model</td></tr>
<tr><td>Duration</td><td>60 minutes</td></tr>
<tr><td>Percentage Participation

Frequency per Week</td><td>
<table>
<tr><th>Age</th><th>0-15</th><th>16-24</th><th>25-34</th><th>35-44</th><th>45-59</th><th>60-79</th></tr>
<tr><td>Male</td><td>21.7%</td><td>16.3%</td><td>12.9%</td><td>10.8%</td><td>9.2%</td><td>6.4%</td></tr>
<tr><td>Female</td><td>24.7%</td><td>16.8%</td><td>15.1%</td><td>13.6%</td><td>13.5%</td><td>10.7%</td></tr>
</table>
<table>
<tr><th>Age</th><th>0-15</th><th>16-24</th><th>25-34</th><th>35-44</th><th>45-59</th><th>60-79</th></tr>
<tr><td>Male</td><td>0.60</td><td>0.96</td><td>0.88</td><td>0.80</td><td>0.94</td><td>1.02</td></tr>
<tr><td>Female</td><td>0.65</td><td>1.20</td><td>1.14</td><td>1.01</td><td>1.11</td><td>0.96</td></tr>
</table>
</td></tr>
<tr><td>Peak Period

Proportion in Peak Period</td><td>Weekday: 9:00 to 10:00, 17:00 to 22:00
Weekend: 08:00 to 16:00
Total: 46 hours

62%</td></tr>
</table>

Facilities Planning Model Assessment of Swimming Pool Provision for East Hertfordshire District Council

Bespoke Report

24 March 2026

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Index of Multiple Deprivation data contains public sector information licensed under the Open Government Licence v3.0.

EXECUTIVE SUMMARY

Introduction

0.1 East Hertfordshire District Council (also referred to as East Hertfordshire, or the District) is reviewing its current provision of swimming pools and assessing future demand and level of provision required to 2043.

0.2 This report has been prepared based on an assessment using the Sport England Facilities Planning Model (FPM) spatial modelling tool. The FPM study is a quantitative, accessibility and spatial assessment of the supply, demand and access to swimming pools.

0.3 The FPM modelling runs provide the following:

- Run 1 – baseline assessment of provision in 2025
- Run 2 – forward assessment of demand for swimming pools, based on the projected changes in population between 2025 and 2043 and the likely implications that the addition of Gilston Leisure Centre has in meeting this projected demand

0.4 The main report sets out the full set of findings under each of the seven assessment headings.

0.5 The next section of the report provides the headline strategic overview, and the key findings and interventions arising from the FPM study on supply, demand and accessibility.

Headline Strategic Overview

0.6 The headline strategic finding is that nearly all of East Hertfordshire's demand in 2025 and 2043 can be met by the available supply, despite there being a substantial increase in demand for swimming pools to 2043. Most demand is met within the District in both years, although up to a quarter of demand from its residents is met at swimming pools outside East Hertfordshire.

0.7 The public leisure centres provide most of the swimming pool capacity and meet the most visits in East Hertfordshire. The addition of Gilston Leisure Centre caters for the increased demand arising from the proposed housing developments in this part of the District by 2043.

0.8 While no swimming pool site is estimated to be fully utilised in the weekly peak period, there are some that operate above their comfortable capacity (more than 70% utilised) in both years.

0.9 The only scope to increase availability and capacity is at the educational sites. A few of these sites are being utilised above a comfortable capacity level in both years.

0.10 By 2043 the ageing facility stock will be much less attractive to residents unless some modernisation or replacement is undertaken.

0.11 More than one-third of the used capacity at East Hertfordshire's pools comes from outside the District. It will become increasingly important to monitor and work with neighbouring local authorities towards effective strategic facility planning.

Key Findings

0.12 The key findings that underpin the headline strategic overview are as follows:

1. In 2025 the total water space in East Hertfordshire is 2,854 sqm of water, and the available water space in the weekly peak period is 2,215 sqm of water. This means that 22% of the water space is unavailable. In 2043 the total water space in increases to 3,237 sqm of water, and the available water space in the weekly peak period increases to 2,598 sqm of water. An equal amount of water space is unavailable in both years (639 sqm of water), but the proportion reduces to 20% in 2043.
2. The public leisure centres provide 52% of the available capacity in 2025, increasing to 61% in 2043. The public leisure centre individual capacities are the largest of the District's swimming pool sites.
3. All the unavailable capacity is at the educational sites.
4. There will be an increasing need for modernisation of the stock, particularly at the educational sites.
5. East Hertfordshire's population is projected to increase by 34% between 2025 and 2043, resulting in a 31% increase in demand for swimming pools.
6. East Hertfordshire's demand is the equivalent of 54% of its available supply in 2025, increasing to 60% in 2043.
7. In 2025 and 2043, 97% of East Hertfordshire's demand is met. The number of visits met in the weekly peak period increases from 10,130 in 2025 to 13,239 in 2043 due to the increase in demand and capacity.
8. Of East Hertfordshire's satisfied demand, 78% is met within the District in 2025, and 75% in 2043.
9. East Hertfordshire's unmet demand is very low, equating to 48 sqm of water in 2025 and 67 sqm in 2043. Most of the unmet demand is too far from a facility. Unmet demand due to lack of capacity is less than 1 sqm of water in 2025 increasing to 3 sqm of water in 2043.
10. The overall used capacity of East Hertfordshire's swimming pools in the weekly peak period is 68% in both 2025 and 2043. This is because Gilston Leisure Centre meets some of the increased demand in 2043.
11. East Hertfordshire is a net importer of demand in both 2025 and 2043, with between 35% and 39% of the used capacity of its swimming pools coming from outside the District across the runs.

Interventions and Next Steps

0.13 The focus for the intervention is to maintain the track record of modernisation and replacement to ensure that the swimming pools remain attractive to residents. Also important is achieving a better balance between supply and demand by increasing peak-time availability and capacity at key sites to alleviate over-utilised sites.

0.14 There is no scope to increase the availability and capacity of the three public leisure centres in 2043 because all these sites operate for the maximum hours in the peak period.

0.15 Grange Paddocks Leisure Centre becomes uncomfortably busy in 2043 as demand rises and the attractiveness of this site increases relative to the other nearby swimming pools.

0.16 Bishop's Stortford College is the nearest swimming pool site to Grange Paddocks Leisure Centre. Built in 2002, it is a relatively attractive facility in 2025, but its attractiveness decreases considerably by 2043. Modernisation of this facility will help retain its attractiveness to residents. Furthermore, there is the potential to increase capacity at the College by opening for longer than 25.5 hours in the weekly peak period. This will help reduce the proportion of used capacity at Grange Paddocks Leisure Centre.

0.17 Sport England's website provides a free resource, Use our School, to support educational sites opening up their facilities to community use.

0.18 Hartham Leisure Centre experiences a decrease in utilisation between 2025 and 2043, primarily because it becomes much less attractive during this period relative to the nearby Nuffield Health Hertford, which becomes busier, due to their difference in age. The model negates the attractiveness of refurbishments after 20 years, therefore, the refurbishment in 2022 of Hartham Leisure Centre is no longer factored in by 2043. The model therefore indicates that consideration of a replacement or major refurbishment of Hartham Leisure Centre would be an advisable next step particularly if Nuffield Health Hertford or Simon Balle School modernise their facilities (or increase capacity in the case of Simon Balle School). However, the relative attractiveness between these sites could well be different than the model prescribes.

0.19 Gilston Leisure Centre is ideally located and the six-lane pool modelled has sufficient capacity to comfortably meet the demand from the proposed housing growth in this part of the District in 2043. While not modelled, the four-lane option would still satisfy demand, however, it would operate at a high used capacity deemed uncomfortably busy by the model. As a new facility, it competes well with the new pool at Burnt Mill Academy in Harlow. Next steps would be to continue to plan for the addition of Gilston Leisure Centre.

0.20 The further planned housing growth in Gilston beyond 2043 (around 1,300 dwellings) was not modelled, but will likely increase the used capacity of the six-lane pool to over 70%. A four-lane pool would be fully utilised and unable to meet all of this additional demand.

0.21 Currently, there are no available swimming pools in the north of East Hertfordshire. However, Ward Freman Community Pool Group has recently secured funding to repair and reopen Ward Freman Pool in Buntingford. It is expected to open in Autumn 2026 and will increase capacity and walking access in the north of the District. This will help meet the

small amount of unmet demand in Buntingford in 2043. Ward Freman Pool was not included in the modelling but commentary is provided to help inform the report where possible.

0.22 These interventions and suggested next steps are based on the FPM findings and should be considered as a key part of the all-round evidence base when reviewing swimming pool provision and future strategy, the development of planning policy, and East Hertfordshire District Council's inward investment strategy, including securing developer contributions.

0.23 Combining the FPM assessment with the wider review of provision will lead to well considered options on the best ways to meet the projected demand for swimming pools up to 2043 and beyond.

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1 INTRODUCTION

1.1 East Hertfordshire District Council (also referred to as East Hertfordshire or the District) is reviewing its current provision of swimming pools and assessing the future provision required to 2043.

1.2 This report has been prepared based on an assessment using the Sport England Facilities Planning Model (FPM) spatial modelling tool. The FPM study is a quantitative, accessibility and spatial assessment of the supply, demand and access to swimming pools.

1.3 The key drivers for the work are to understand:

- How well the current and planned supply of swimming pools meets 2025 demand, and the anticipated 2043 demand
- The impact that population change and residential development have on meeting the demand for swimming pools and its distribution up to 2043

1.4 The outputs from the FPM assessment will:

- Inform East Hertfordshire District Council's strategic planning review of swimming pools provision and future strategy
- Provide an assessment of need that contributes to the New District Plan evidence base for the development of planning policy on provision of indoor sports facilities
- Contribute to the Council's inward investment strategy including securing developer contributions

1.5 The sequence of work is based on assessments known as runs, and these are set out in the Executive Summary.

The Study Area

1.6 The assessments include the swimming pools and population in East Hertfordshire and the neighbouring local authority areas, which comprise the study area (see Map **1.1**).

1.7 A customer's choice of swimming pool does not respect local authority boundaries. There may be management and possibly pricing incentives for customers to use sports facilities in their local authority area. Other factors that influence the choice of swimming pool include:

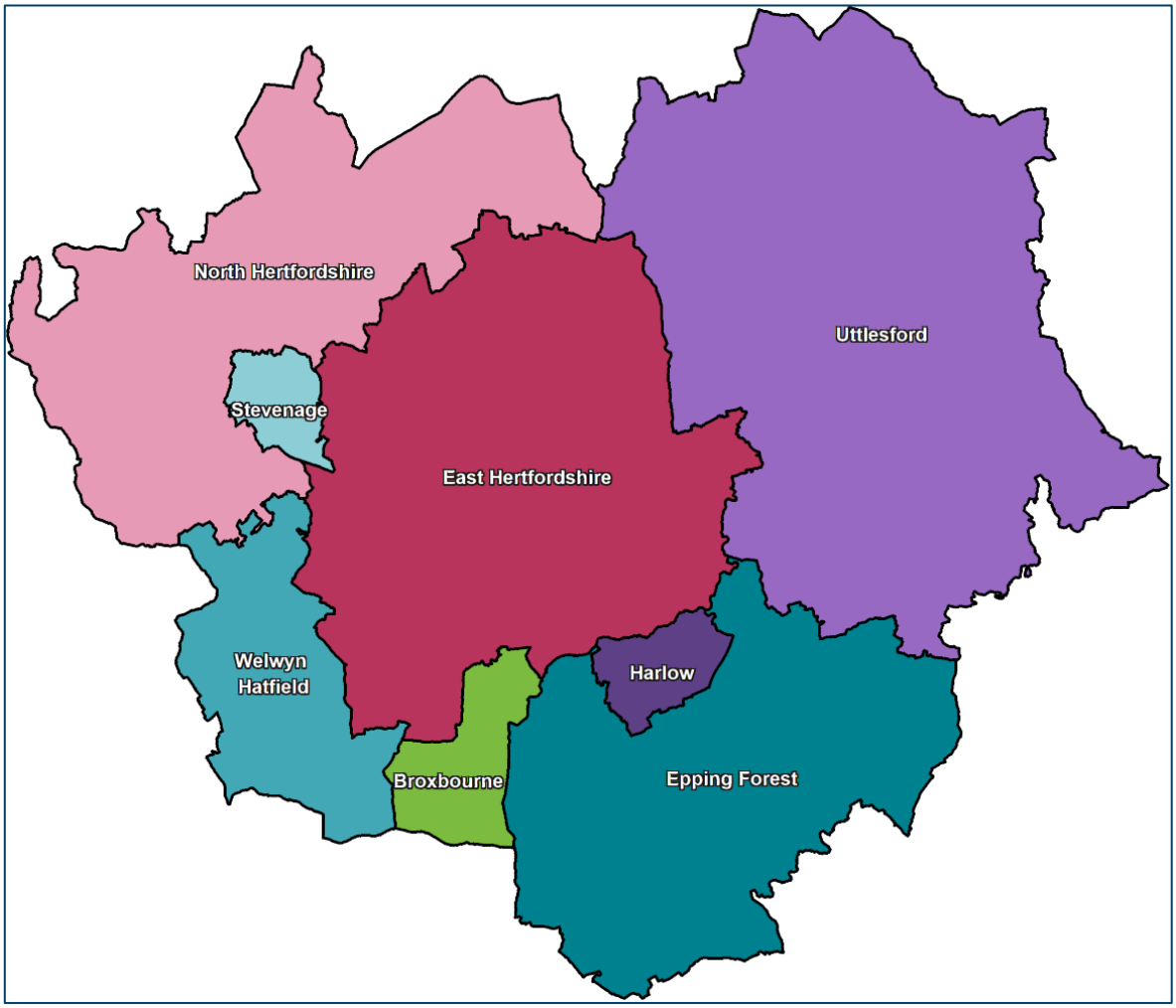
- How close the venue is to where residents live or work
- Other facilities at the same site, such as a gym or studio
- Programming of the pool with swimming activities that appeal to residents and are available at times that fit with the lifestyle of residents
- Age and condition of the facility and inherently its attractiveness

1.8 Increasingly, the quality of swimming pools and their offer are of more importance to residents in their choice of venues. New facilities will have a significant draw because of the enhanced quality of the venues.

1.9 In determining the position across East Hertfordshire, it is important to take full account of the swimming pools and population in neighbouring local authority areas. The most attractive facility for some East Hertfordshire residents may be outside the District (known as exported demand). For residents of neighbouring local authorities, their most attractive swimming pool may be inside East Hertfordshire (known as imported demand).

1.10 To take account of these factors, a study area is established that places East Hertfordshire at its centre and includes the neighbouring local authority areas.

Map 1.1: Study Area for East Hertfordshire Swimming Pools Assessment



Report Structure, Content and Sequence

1.11 The findings for the East Hertfordshire assessment are set out in a series of tables for both runs. This allows a 'read across' to see the specific impact of changes between Runs 1 and 2 and builds up the picture of change.

1.12 The headings for each table are:

- Supply
- Demand
- Accessibility
- Satisfied Demand
- Unmet Demand
- Used Capacity
- Local Share

1.13 The terms listed above are defined beneath the tables.

1.14 To support the findings, this report also includes maps that show swimming pool locations, demand, deprivation, driving and walking coverage, public transport access, exported satisfied demand, unmet demand, imported used capacity and local share.

1.15 Where valid, the findings for neighbouring local authorities are set out. A commentary is provided on these comparable findings. For example, some local authorities like to know how their findings on proportion of met demand compare with those of neighbouring local authorities.

1.16 The key findings in each of the sections are numbered and highlighted in bold typeface.

1.17 The facilities excluded from the study, with explanations, are listed in Appendix 1. Details of the swimming pools in the neighbouring local authority areas for the assessment are set out in Appendix 2. The FPM and its parameters are described in Appendix 3.

1.18 All maps for the study are provided in a separate document as layered PDFs.

2 SWIMMING POOL SUPPLY

Summary

In 2025 and 2043 the public leisure centres provide the most available capacity in East Hertfordshire and have the most modern swimming pools. There is a good range of teaching pools in the District, with four available to the community in 2025 and five when Gilston Leisure Centre is included in 2043.

The educational sites provide 21% of the available capacity in 2043 and are the only sector where capacity at peak times could be increased. The potential capacity that could be made available is the equivalent of 639 sqm of water space.

The commercial pools provide 20% of the available capacity in 2043.

The stock is ageing, despite the inclusion of the new Gilston Leisure Centre. In 2043 the pool sites will have an average age of 52 years, although for the public leisure centres this will only be 27 years.

Other than St Edmund's College and Prep School, which is only open for 1.5 hours per week, there are no other swimming pool sites located in the centre of East Hertfordshire and no pools in the northwest of the District. The reopening of Ward Freman Pool in Buntingford will fill some of this geographical gap

Table 2.1: Supply of Swimming Pools in East Hertfordshire by Run

Supply	Run 1	Run 2
East Hertfordshire	2025	2043
Number of pools Number of pool sites	13 9	15 10
Total water space in sqm Available sqm of water in weekly peak period	2,854 2,215	3,237 2,598
Unavailable supply in the weekly peak period	22%	20%
Supply in visits per week in peak period	19,384	22,730
Average age of all of sites Average age of public leisure centres	40 20	52 27

Definition of supply – This is the supply or capacity of the swimming pools available for community and swimming club use in the weekly peak period. Supply is expressed in the number of visits that a pool can accommodate in the weekly peak period and in square metres of water.

Table 2.2: Details of Swimming Pools in East Hertfordshire included in the Runs

Site	Provider	Facility Type	Dimensions (m)	Area (sqm)	Peak Hours	Total Hours	Capacity (visits in weekly peak period)	Year Built	Year Refurb
Gilston Leisure Centre (Run 2 only)	Public	6-lane Teaching	25 x 12.5 10 x 7	312.5 70	52.5	99	3,347	2039	
Grange Paddocks Leisure Centre	Public	8-lane Teaching	25 x 20 20 x 8	500 160	52.5	99	5,775	2021	
Hartham Leisure Centre	Public	6-lane Teaching Teaching	25 x 13 13 x 8 12 x 6	325 104 72	52.5	99	4,384	1990	2022
Bishop's Stortford College	Educational	6-lane Teaching	25 x 14 14 x 7	350 98	25.5	30	1,904	2002	
Haileybury Sports Complex	Educational	6-lane	25 x 13	325	33	61	1,788	1997	2010
Simon Balle School	Educational	4-lane	25 x 8	200	28	39	933	1955	2018
St Edmund's College and Prep School	Educational	Main	20 x 10	200	1.5	1.5	50	1901	2000
Manor of Groves Hotel and Health Club	Commercial	Main	20 x 10	200	52.5	104.5	1,750	2003	
Nuffield Health Bishop's Stortford	Commercial	Main	20 x 8	160	52.5	105	1,400	2001	2007
Nuffield Health Hertford	Commercial	Main	20 x 8	160	52.5	104	1,400	2003	2012

Weekly peak period – This is when most visits take place and when users have most flexibility to visit. The peak period for swimming pools is one hour on weekday mornings, one hour on weekday lunchtimes, five and a half hours on weekday evenings, and seven and a half hours on weekend days. This gives a total of 52.5 hours per week. The modelling and recommendations are based on the ability of the public to access facilities during this weekly peak period.

Modelling Scenarios

2.1 In 2025 there are 13 swimming pools across nine sites in East Hertfordshire. This increases to 15 swimming pools across ten sites in 2043 with the addition of Gilston Leisure Centre.

2.2 **Key finding 1** is that the total water space in East Hertfordshire in 2025 is 2,854 sqm of water, and the available water space in the weekly peak period is 2,215 sqm of water. This means that 22% of the water space is unavailable. In 2043 the total water space increases to 3,237 sqm of water, and the available water space in the weekly peak period increases to 2,598 sqm of water. An equal amount of water space is unavailable in both years (639 sqm of water), but the proportion reduces to 20% in 2043.

2.3 **The modelling assumes there is no refurbishment/modernisation of the facilities between the two years unless this has been identified.**

2.4 The facilities excluded from the study are listed in Appendix 1.

Providers

2.5 In 2025 there are two public leisure centres in East Hertfordshire that are available to all residents. In 2043 the addition of Gilston Leisure Centre increases the public leisure centres to three. These sites provide all the following swimming activities:

- Learn to swim
- Casual recreational swimming
- Lane and fitness swimming activities
- Swimming development through clubs

2.6 In both years there are four educational sites that are all managed in-house. Access to educational sites depends on the policy of each individual school or college towards community use:

- Some educational owners will proactively encourage community use and allow regular hire by swimming clubs, and may also operate a learn to swim school
- Other schools/colleges will have a responsive, more limited, approach to community use, and only hire the pool on an irregular basis

2.7 In both 2025 and 2043 there are three commercial sites that provide recreational swimming for their membership.

Scale

2.8 Grange Paddocks Leisure Centre is the largest swimming pool site in East Hertfordshire, having a 25m x 20m eight-lane pool and a 20m x 8m teaching pool.

2.9 There are three 25m six-lane pools in 2025, increasing to four in 2043. There is one 25m four-lane pool in both years.

2.10 There are four 20m pools, of which two have a width of 10m and two have a width of 8m.

2.11 There are four teaching pools in 2025, with two of these located at Hartham Leisure Centre. This increases to five teaching pools in 2043 with the new 10m x 7m pool at Gilston Leisure Centre.

Availability

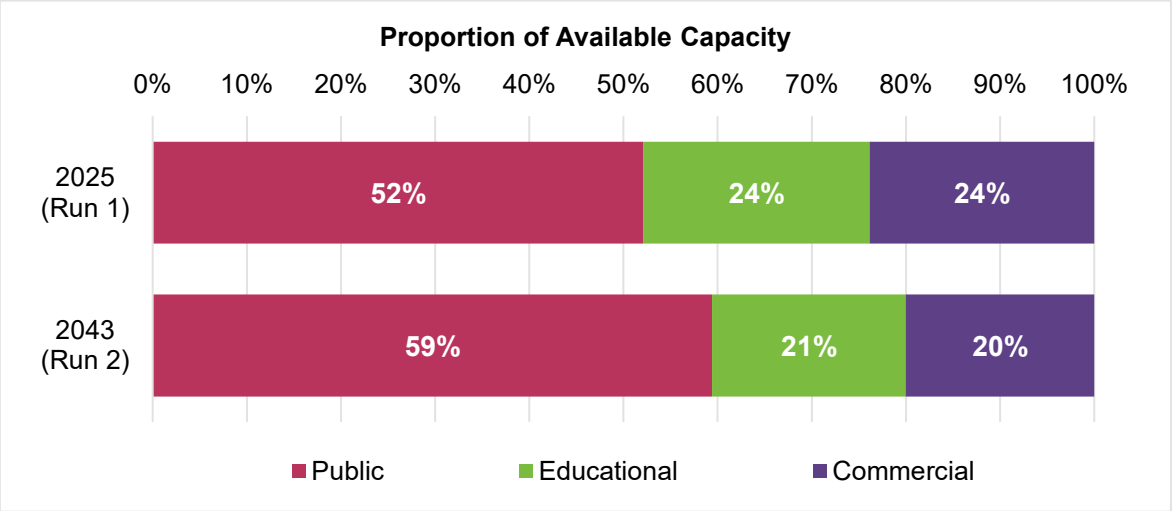
2.12 All three public leisure centres are available for the maximum 52.5 hours in the weekly peak period. They are also open extensively during the off-peak period.

2.13 The commercial sites are also available to their membership for the maximum 52.5 hours in the weekly peak period, and extensively during the off-peak period.

2.14 Educational pools are unlikely to be available for the maximum hours because the weekly peak period includes hours that fall during school time and when after-school clubs are running. There is variable commitment to community use at the four sites. Three sites are available for between 25.5 hours and 33.0 hours in the weekly peak period. St Edmund's College and Prep School is only available for 1.5 hours in the weekly peak period and has no access at off-peak times.

Capacity

Chart 2.1: Proportion of Available Water Space by Provider and Run



2.15 Key finding 2 is that the public leisure centres provide 52% of the available capacity in 2025, increasing to 59% in 2043. The public leisure centre individual capacities are the highest of the District's swimming pool sites.

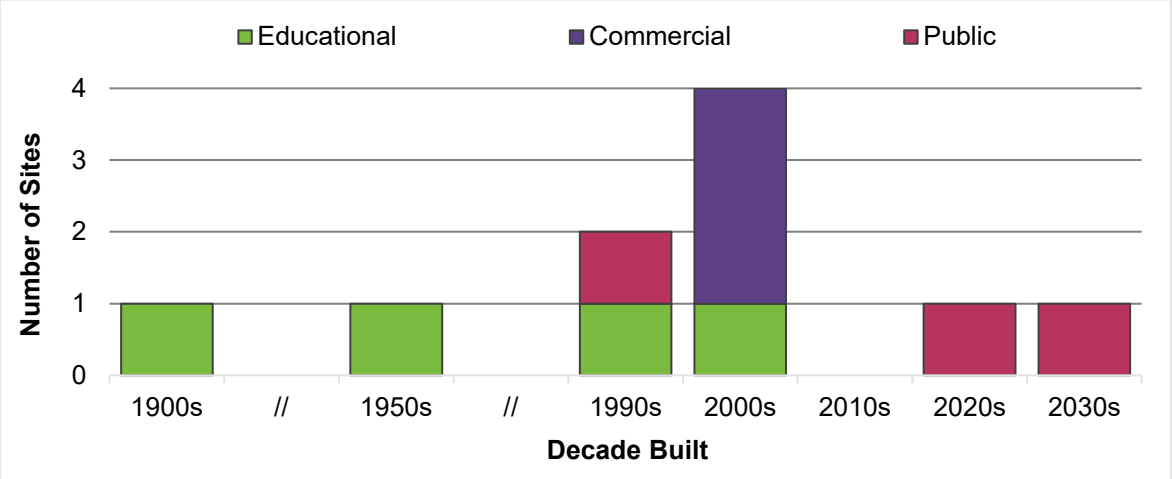
2.16 The educational sites provide 24% of the available capacity in 2025, and 21% in 2043. Bishop's Stortford College has the largest capacity of the educational sites at 1,904 visits in the weekly peak period, because although it has less availability than Haileybury Sports Complex, it has more water space.

2.17 Key finding 3 is that all the unavailable capacity is at the educational sites.

2.18 The commercial sites provide 24% of the available capacity in 2025, and 20% in 2043. Manor of Groves Hotel and Health Club has the largest capacity of the commercial sites at 1,750 visits in the weekly peak period.

Age

Chart 2.2: Decade Built of Swimming Pools in East Hertfordshire by Provider



2.19 Hartham Leisure Centre is the oldest public leisure centre in East Hertfordshire; it opened in 1990 and was refurbished 2022. Grange Paddocks Leisure Centre is the newest existing site in the District, and was built in 2021. Gilston Leisure Centre is modelled to open in 2039.

2.20 Two of the educational sites are the oldest pools in East Hertfordshire. St Edmund's College and Prep School was built in 1901 and Simon Balle School was built in 1955. Both sites have been refurbished. The other two sites are more modern facilities, having been built between 1997 and 2002.

2.21 The commercial sites were built between 2001 and 2003. Both the Nuffield Health facilities have been refurbished.

2.22 Key finding 4 is that there will be an increasing need for modernisation of the stock, particularly at the educational sites.

Swimming Pool Locations

2.23 The pool sites are mostly located in the five main towns in East Hertfordshire (Hertford, Ware, Bishop's Stortford, Sawbridgeworth and Buntingford), with three sites located in Hertford and three in Bishop's Stortford.

2.24 Manor of Groves Hotel and Health Club is located on the outskirts of Sawbridgeworth.

2.25 Haileybury Sports Complex is located to the southeast of Hertford, near the border with Broxbourne.

2.26 St Edmund's College and Prep School is the only swimming pool site in the central area of the District, and there are no sites in the north of the District. However, Ward Freman Community Pool Group has secured funding to repair and reopen Ward Freman Pool in Buntingford as a community-run, not-for-profit facility. It is expected to open in Autumn 2026.

2.27 In 2043 Gilston Leisure Centre is located in the southeast of the District, near the border with Harlow (see Map 2.1).

2.28 In 2043 there are new swimming pools in the neighbouring local authorities, as follows:

- Epping Leisure Centre in Epping (opening in 2026)
- Burnt Mill Academy in Harlow (replacement pool opening in 2027)
- Stevenage Sports and Leisure Centre in Stevenage (replacing Stevenage Swimming Centre in 2027)

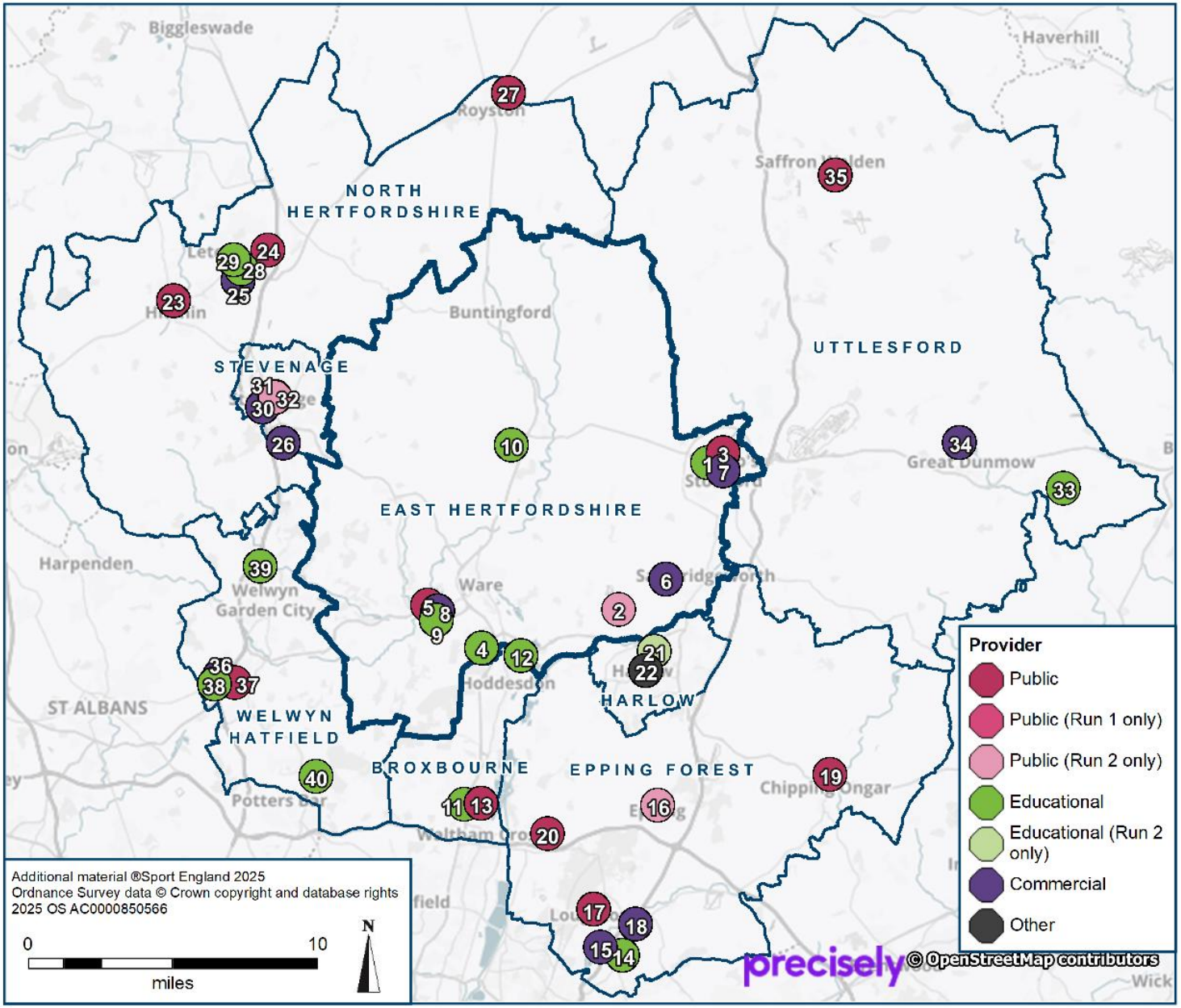
2.29 John Warner Sports Centre in Broxbourne is very close to the border with East Hertfordshire.

2.30 Royston Leisure Centre in North Hertfordshire is close to the northern boundary of East Hertfordshire.

2.31 There are no swimming pools in Uttlesford or Epping Forest close to the east side of East Hertfordshire.

Map 2.1: Location of Swimming Pools in Study Area (2025 and 2043)

ID	Site	Area
1	Bishop's Stortford College	East Hertfordshire
2	Gilston Leisure Centre	
3	Grange Paddocks Leisure Centre	
4	Haileybury Sports Complex	
5	Hartham Leisure Centre	
6	Manor of Groves Hotel and Health Club	
7	Nuffield Health Bishop's Stortford	
8	Nuffield Health Hertford	
9	Simon Balle School	
10	St Edmund's College and Prep School	
11	Goffs - Churchgate Academy	Broxbourne
12	John Warner Sports Centre	
13	Laura Trott Leisure Centre	
14	Chigwell School	Epping Forest
15	David Lloyd Chigwell	
16	Epping Leisure Centre	
17	Loughton Leisure Centre	
18	Nuffield Health Chigwell	
19	Ongar Leisure Centre	
20	Waltham Abbey Leisure Centre	
21	Burnt Mill Academy	Harlow
22	Harlow Leisurezone	
23	Hitchin Swimming and Fitness Centre	North Hertfordshire
24	North Herts Leisure Centre	
25	Nuffield Health Letchworth Garden City	
26	Odyssey Health Club	
27	Royston Leisure Centre	
28	St Christopher School	
29	St Francis College	
30	David Lloyd Stevenage	Stevenage
31	Stevenage Swimming Centre **(Run 1)**	
32	Stevenage Sports and Leisure Centre	
33	Felsted School	Uttlesford
34	Great Dunmow Leisure Centre	
35	Lord Butler Fitness and Leisure Centre	
36	David Lloyd Hatfield	Welwyn Hatfield
37	Hatfield Swim Centre	
38	Hertfordshire Sports Village	
39	Monks Walk School	
40	Queenswood School	



3 DEMAND FOR SWIMMING POOLS

Summary

There is a substantial rise in demand for swimming pools in East Hertfordshire between 2025 and 2043. East Hertfordshire has the greatest demand in the study area in both years.

The areas of highest demand are in the same areas in both 2025 and 2043. These include the centre of Bishop's Stortford and Ware.

Demand increases by around 62 sqm between 2025 and 2043 around the location of Gilston Leisure Centre.

None of East Hertfordshire's demand is in the 10% most-deprived areas nationally.

Table 3.1: Demand for Swimming Pools in East Hertfordshire by Run

Demand	Run 1	Run 2
East Hertfordshire	2025	2043
Resident population	155,808	209,460
Visits demanded in weekly peak period	10,424	13,645
Demand in sqm of water with comfort factor included	1,714	2,244
% of demand in the 10% most deprived LSOAs nationally	0%	0%

Definition of total demand – This represents the total demand for swimming by gender and for six age bands from 0 to 80+ and is calculated as the percentage of each age band/gender that participates. This is added to the frequency of participation in each age band/gender to arrive at a total demand figure, which is expressed in visits in the weekly peak period and square metres of water. The FPM parameters for the percentage of participation and frequency of participation, for gender and for different age bands, are calculated from Sport England's Active Lives survey up to November 2023 and are set out in Appendix 3.

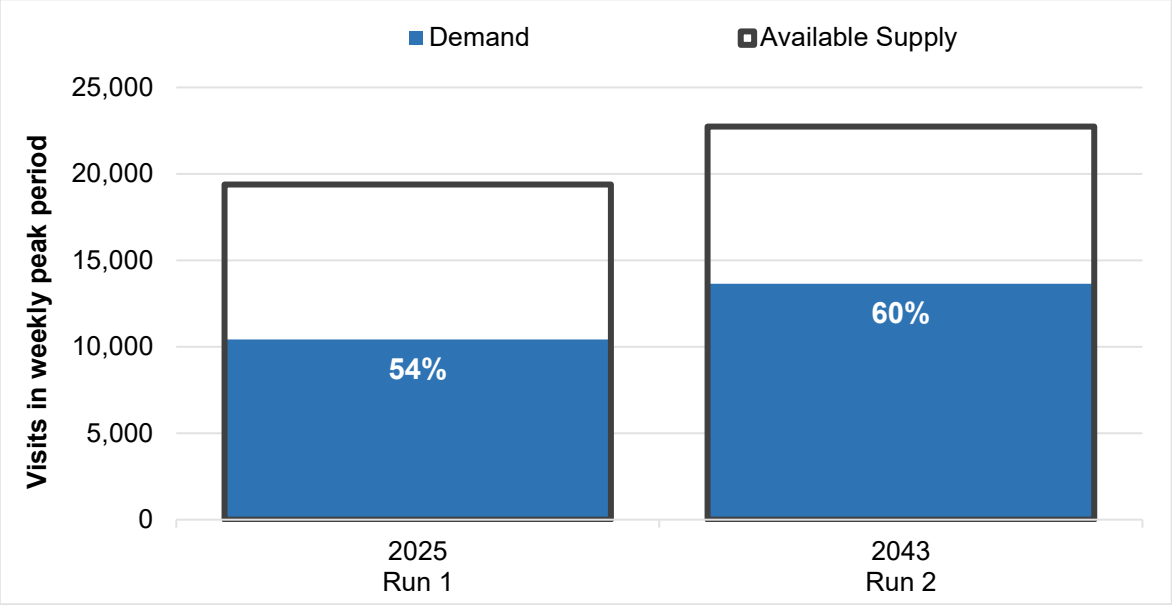
3.1 Demand is calculated based on the resident population. East Hertfordshire District Council provided its population forecast for 2043. The geographical distribution of the population in the FPM for 2043 includes housing growth sites provided by the Council, which are shown on Map 3.1.

3.2 **Key finding 5** is that East Hertfordshire's population is projected to increase by 34% between 2025 and 2043, resulting in a 31% increase in demand for swimming pools.

3.3 The slightly smaller increase in demand compared with the population growth is because of the ageing of the population in East Hertfordshire between 2025 and 2043. There will be fewer residents in the age bands with the highest swimming participation (0-15 year olds and 25-39 year olds) in 2043 than in 2025. The rate and frequency of swimming participation is

assumed to be unchanged between the two years (for participation rates and frequency, see Appendix 3: Swimming Pools Parameters).

Chart 3.1: Demand as a Proportion of Available Supply in East Hertfordshire by Run



3.4 **Key finding 6** is that East Hertfordshire's demand is the equivalent of 54% of its available supply in 2025, increasing to 60% in 2043.

Demand in the Study Area

Table 3.2: Demand for Swimming Pools by Area and Run

Demand in Sqm of Water Considering a 'Comfort' Factor	Run 1	Run 2	Change 2025-2043	
Area	2025	2043	Sqm of water	% Change
East Hertfordshire	**1,714**	**2,244**	**530**	**31%**
Broxbourne	1,101	1,107	7	1%
Epping Forest	1,490	1,547	56	4%
Harlow	1,092	1,135	43	4%
North Hertfordshire	1,482	1,539	57	4%
Stevenage	1,004	995	-9	-1%
Uttlesford	1,062	1,216	154	14%
Welwyn Hatfield	1,394	1,482	88	6%

3.5 East Hertfordshire has the greatest demand in the study area in both 2025 and 2043.

3.6 Based on the ONS projection, the increases in demand in the neighbouring local authority areas are significantly smaller than in East Hertfordshire between 2025 and 2043. Population growth in neighbouring local authorities over and above the ONS projections,

such as through housing development, would increase the level of demand within these areas.

3.7 The largest increase is in Uttlesford at 14%, and Stevenage has a decrease in demand of 1%.

3.8 Demand in East Hertfordshire increases by 530 sqm of water between 2025 and 2043. The next largest increase is in Uttlesford at 154 sqm of water.

Geographical Distribution of Demand

2025

3.9 In 2025 the areas of greatest demand across 12 square kilometres are as follows (see Map 3.2):

- Bishop's Stortford – 299 sqm of water
- Ware – 196 sqm of water
- Hertford – 172 sqm of water

3.10 Demand in Sawbridgeworth is 67 sqm of water across four square kilometres.

3.11 Demand in Buntingford is 63 sqm of water across four square kilometres.

2043

3.12 In 2043 demand increases and remains highest in the same areas (see Map 3.3):

- Bishop's Stortford – 353 sqm of water
- Ware – 212 sqm of water
- Hertford – 196 sqm of water

3.13 Demand around Gilston Leisure Centre is 156 sqm of water across 12 square kilometres.

3.14 Demand in Buntingford increases to 74 sqm of water across four square kilometres.

3.15 Demand in Sawbridgeworth increases to 71 sqm of water across four square kilometres.

Deprivation

3.16 None of East Hertfordshire's demand is in the 10% most-deprived lower super output areas (LSOAs) nationally in either 2025 or 2043.

3.17 East Hertfordshire has very low deprivation. The area of greatest deprivation in East Hertfordshire is in the 30% most-deprived LSOAs, and is in the rural area northwest of Sawbridgeworth (medium brown area in Map 3.4). There are two areas in the 40% most-deprived LSOAs, which are located to the northwest of Hertford and in Bishop's Stortford (dark orange areas).

3.18 The Index of Multiple Deprivation (IMD) score is used in the FPM to limit whether people will use commercial facilities such as Nuffield Health (see Appendix 3 for definition of IMD). A weighting factor is incorporated to reflect the cost element often associated with commercial facilities. The assumption is that the higher the IMD score (less affluence), the less likely the population of the LSOA would choose to go to a commercial facility.

SPORT ENGLAND

Map 3.1: Housing Growth Areas in East Hertfordshire to 2043 (Run 2)

Housing sites and allocations supplied by Council.

Housing Sites and Allocations
(areas over 50 units)

- 8,700
- 1,000 to 2,000
- 500 to 1,000
- 250 to 500
- 50 to 250

Facilities Included in Runs

- Existing Swimming Pools Location
- Proposed Swimming Pools Location

Boundaries

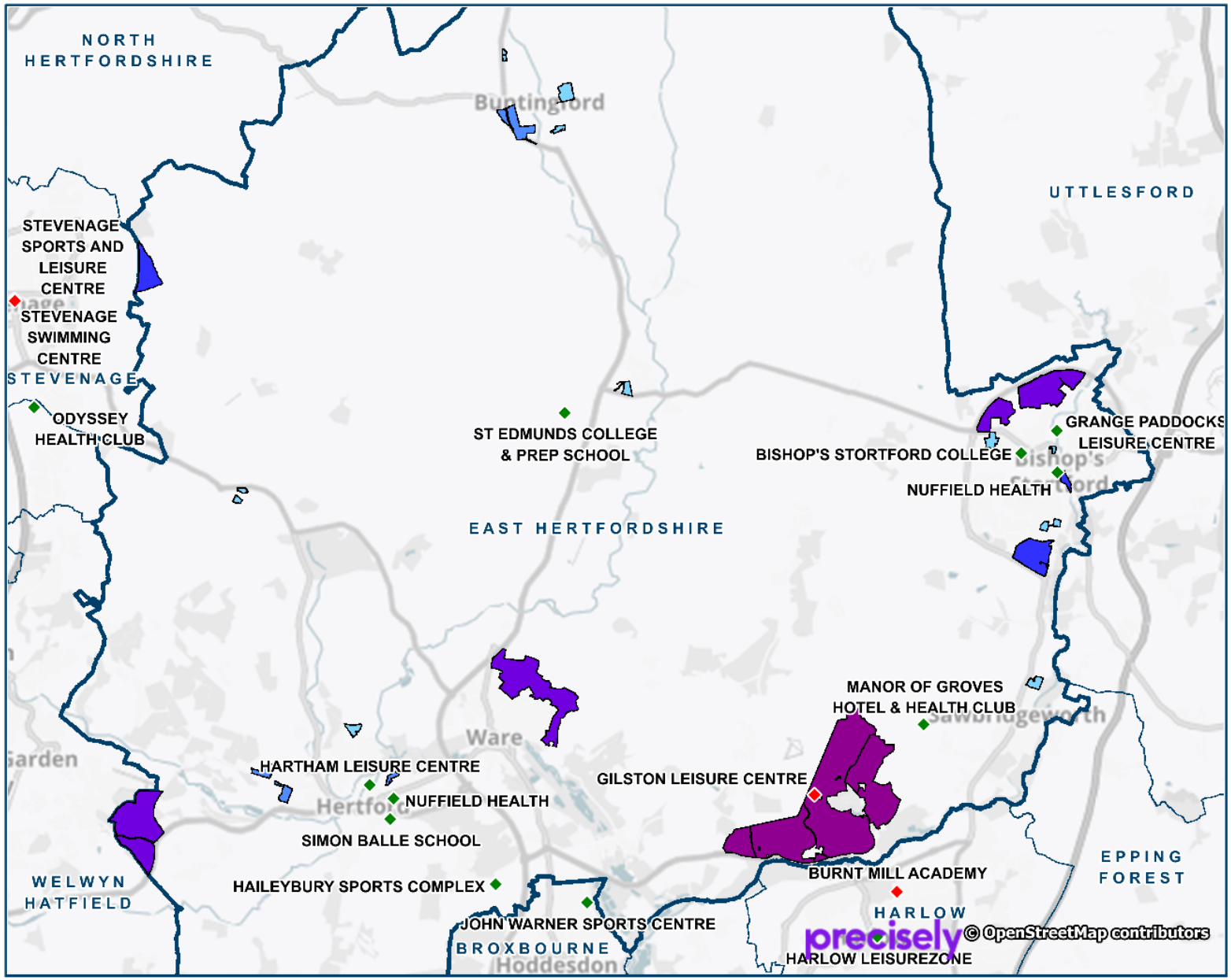
- East Hertfordshire
- Neighbouring Local Authorities

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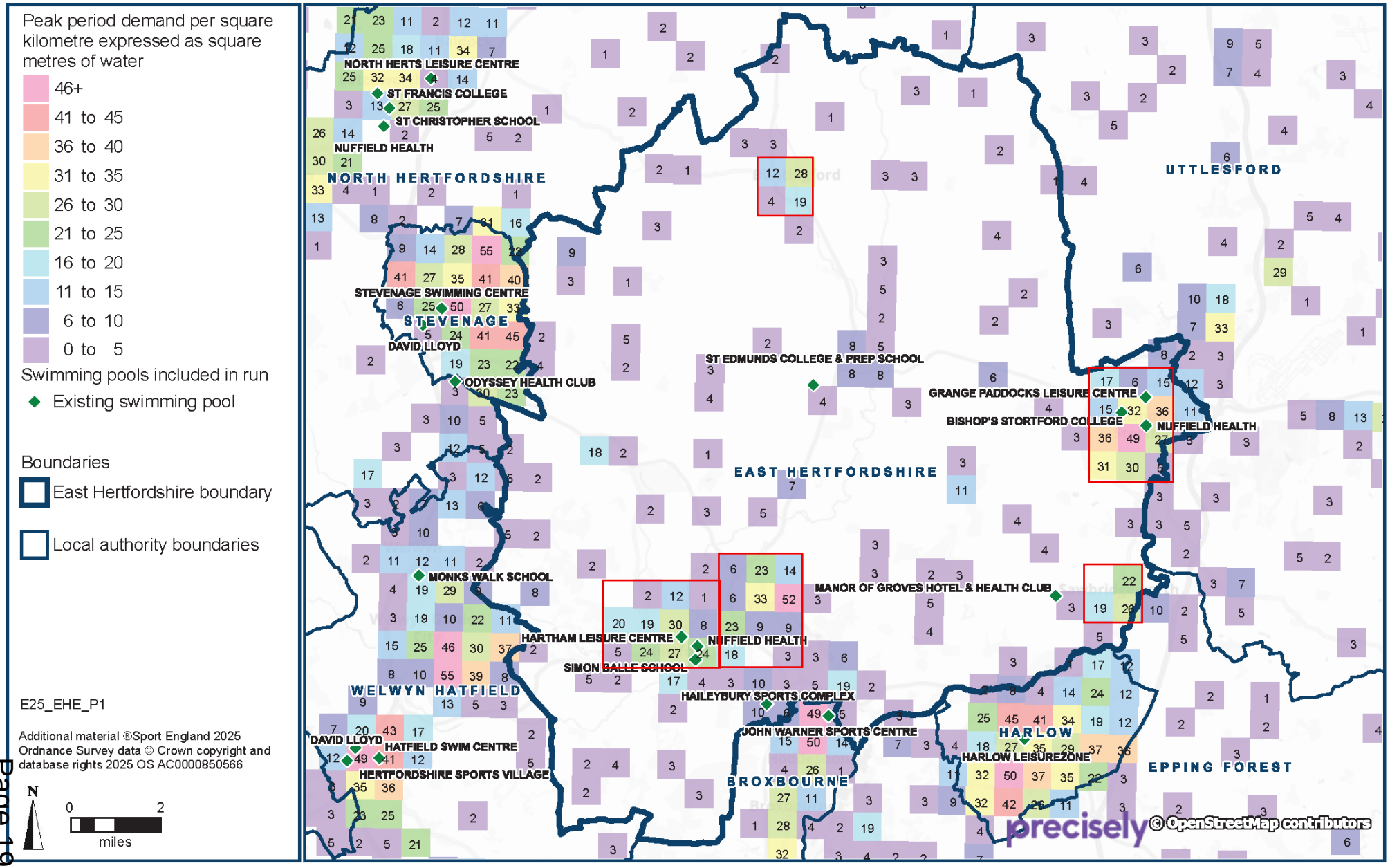
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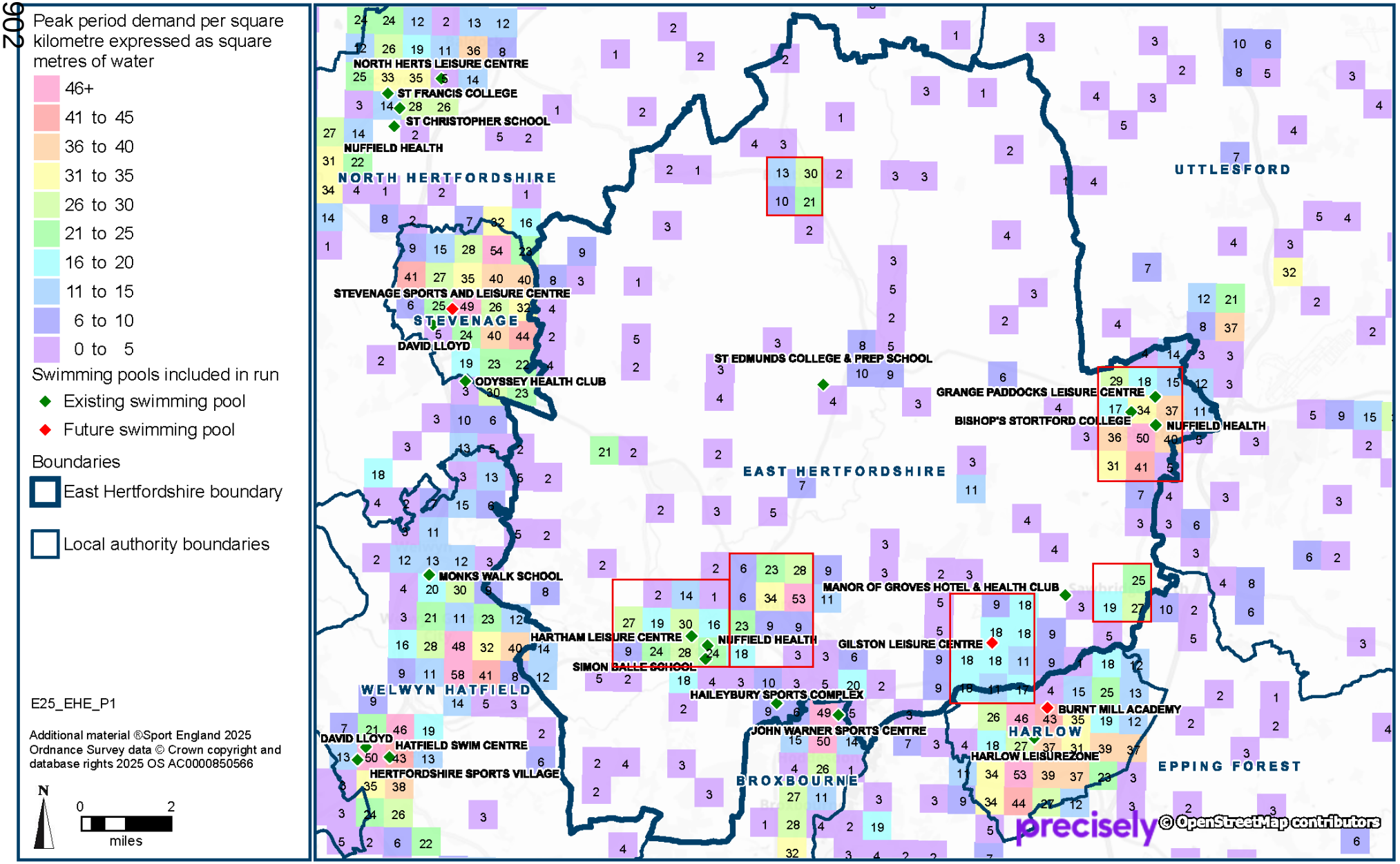
SPORT ENGLAND

Map 3.2: Demand for Swimming Pools in 2025 (Run 1)



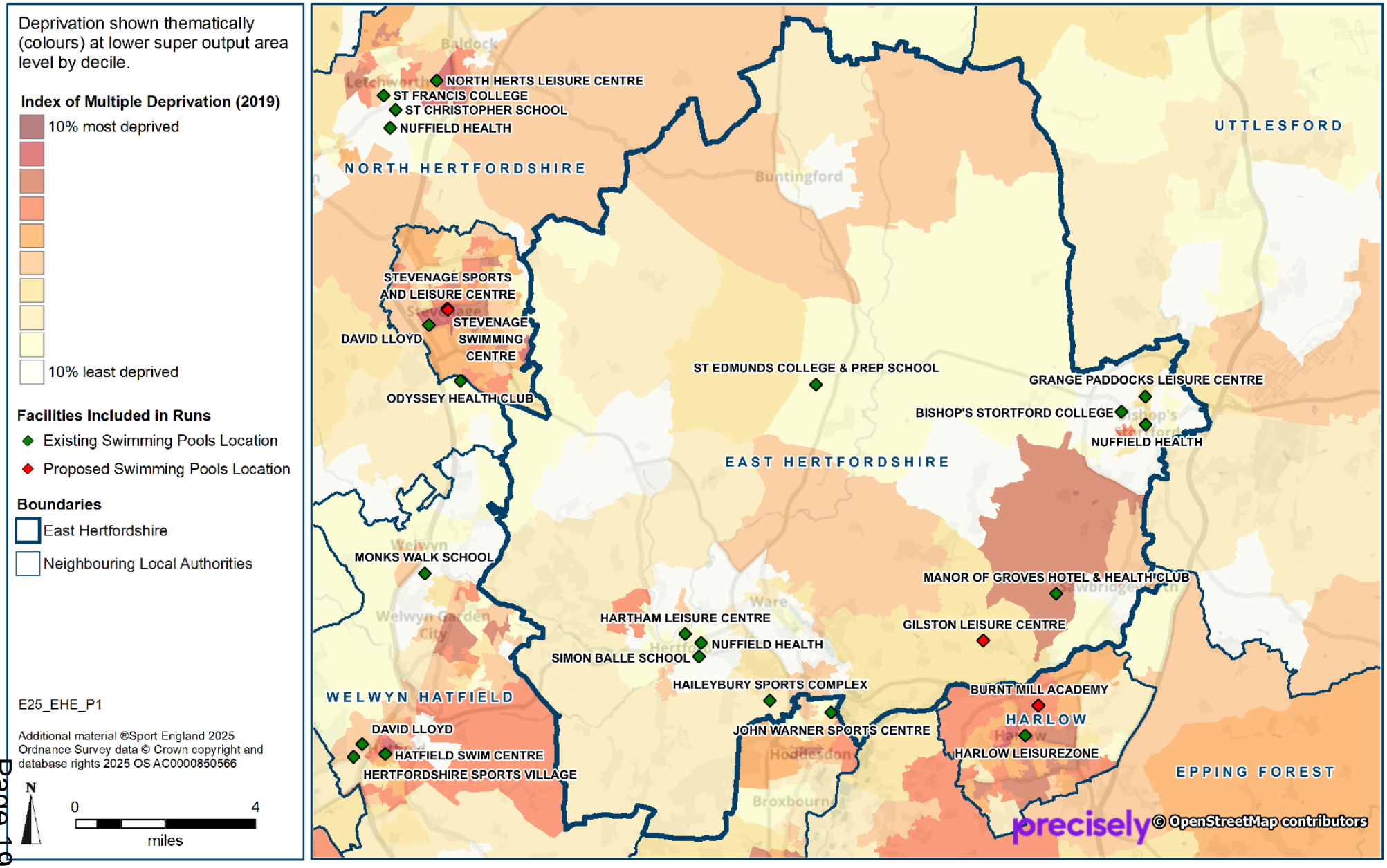
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Map 3.3: Demand for Swimming Pools in 2043 (Run 2)



SPORT ENGLAND

Map 3.4: Deprivation in 2019 (Runs 1 and 2)



4 ACCESSIBILITY

Summary

In 2025, 32% of East Hertfordshire's residents are within a 20-minute walk of a swimming pool. This decreases to 30% in 2043, even with the addition of the new Gilston Leisure Centre, due to the locations of the housing growth areas.

The six swimming pool sites in Hertford and Bishop's Stortford are within a five-minute walk of an existing bus stop. There may be future changes to bus services that could either improve or reduce access to sites such as Gilston Leisure Centre.

Most East Hertfordshire residents can reach at least five swimming pool sites within a 20-minute drive, and in some areas they can reach more than 20 swimming pool sites.

Table 4.1: East Hertfordshire Demand Within a 20-minute Walk of a Swimming Pool by Run

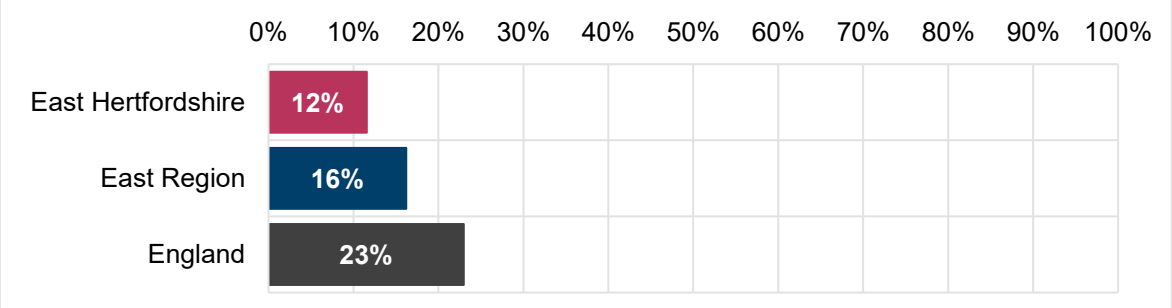
Walking Coverage	Run 1	Run 2
East Hertfordshire	2025	2043
% of total residents within a 20-minute walk of a swimming pool	32%	30%

Table 4.2: Travel Mode of East Hertfordshire Demand to Swimming Pools by Run

Proportion of Satisfied Demand by Travel Mode	Run 1	Run 2
East Hertfordshire	2025	2043
Walk	13%	13%
Public transport or bicycle	5%	5%
Drive	82%	82%

Definition of accessibility – The FPM uses a distance decay function where the further a user is from a facility, the less likely they will travel. A description of the distance decay function is set out in Appendix 3. On average, a 20-minute travel time accounts for approximately 90% of visits to a swimming pool.

Chart 4.1: Proportion of Residents Without Access to a Car



4.1 In East Hertfordshire, 12% of residents do not have access to a car. This is lower than both the regional average of 16% and the national average of 23%. For these residents, a network of accessible swimming pools is important in order to encourage swimming participation.

4.2 It should be noted that no new transportation networks were added to the 2043 modelling as these are not known, but they will have an impact on improving accessibility, particularly to the new sites.

Walking Access

4.3 In 2025, 32% of East Hertfordshire residents are within a 20-minute walk of a swimming pool. This decreases to 30% in 2043, even with the addition of the new Gilston Leisure Centre, due to the locations of the housing growth areas. The addition of Ward Freman Pool in Buntingford would increase walking access in the area and overall.

4.4 Walking access is best in Bishop's Stortford and Hertford where residents can walk to three swimming pool sites within 20 minutes (dark orange areas in Map **4.1**).

4.5 The addition of Gilston Leisure Centre increases walking access in the southeast of the District (yellow area in Map **4.2**). Similarly, the Ward Freman Pool would increase walking access.

4.6 However, not all residents in these areas will walk to a swimming pool and some will travel further. It is estimated that 13% of journeys to swimming pools by East Hertfordshire residents are made on foot in 2025 and 2043.

Public Transport Access

4.7 The six swimming pool sites in Hertford and Bishop's Stortford are within a five-minute walk of an existing bus stop (pink areas in Map **4.3**). Ward Freman Pool is within a five-minute walk of a bus stop. There may be future changes to bus services that could either improve or reduce access to sites such as Gilston Leisure Centre.

4.8 Hartham Leisure Centre and Nuffield Health Hertford are within a ten-minute walk of Hertford East railway station (purple areas). Nuffield Health Bishop's Stortford is within a five-minute walk of Bishop's Stortford railway station.

4.9 It should be noted that, while most East Hertfordshire residents can access an existing public transport stop, it may not mean they can get to a swimming pool within 20 minutes from home via a combination of walking and public transport. Also, in rural areas the service may be irregular.

4.10 It is estimated that 5% of all journeys to swimming pools are made on public transport or by bicycle in both years.

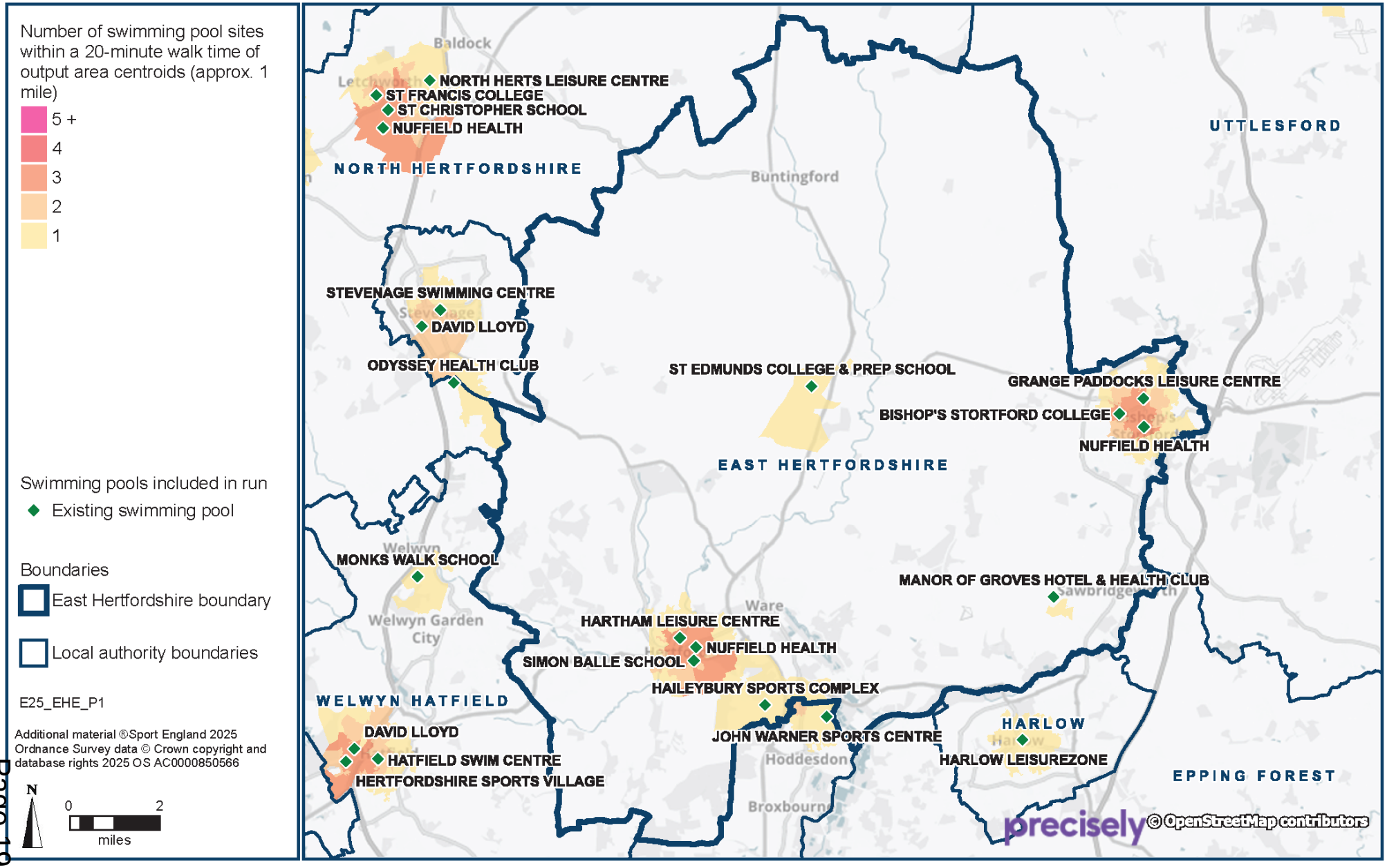
Driving Access

4.11 In 2025 residents in northeast East Hertfordshire have the poorest access to swimming pools, with between one and four sites within a 20-minute drive (light green area in Map **4.4**). Residents in Bishop's Stortford, Sawbridgeworth and part of Buntingford can reach between five and nine sites within a 20-minute drive (dark green area). Residents in Ware and parts of Buntingford can reach between ten and 14 sites within a 20-minute drive (light blue areas), and residents in Hertford can reach between 15 and 19 sites within a 20-minute drive (dark blue areas). Access is best to the west of Hertford on the border with Welwyn Hatfield, where residents can drive to more than 20 swimming pool sites within 20 minutes (purple area).

4.12 In 2043 the addition of Gilston Leisure Centre improves driving access for residents in the southeast of the District (see Map **4.5**). Ward Freman Pool's inclusion would also improve driving access for residents in the north of the District.

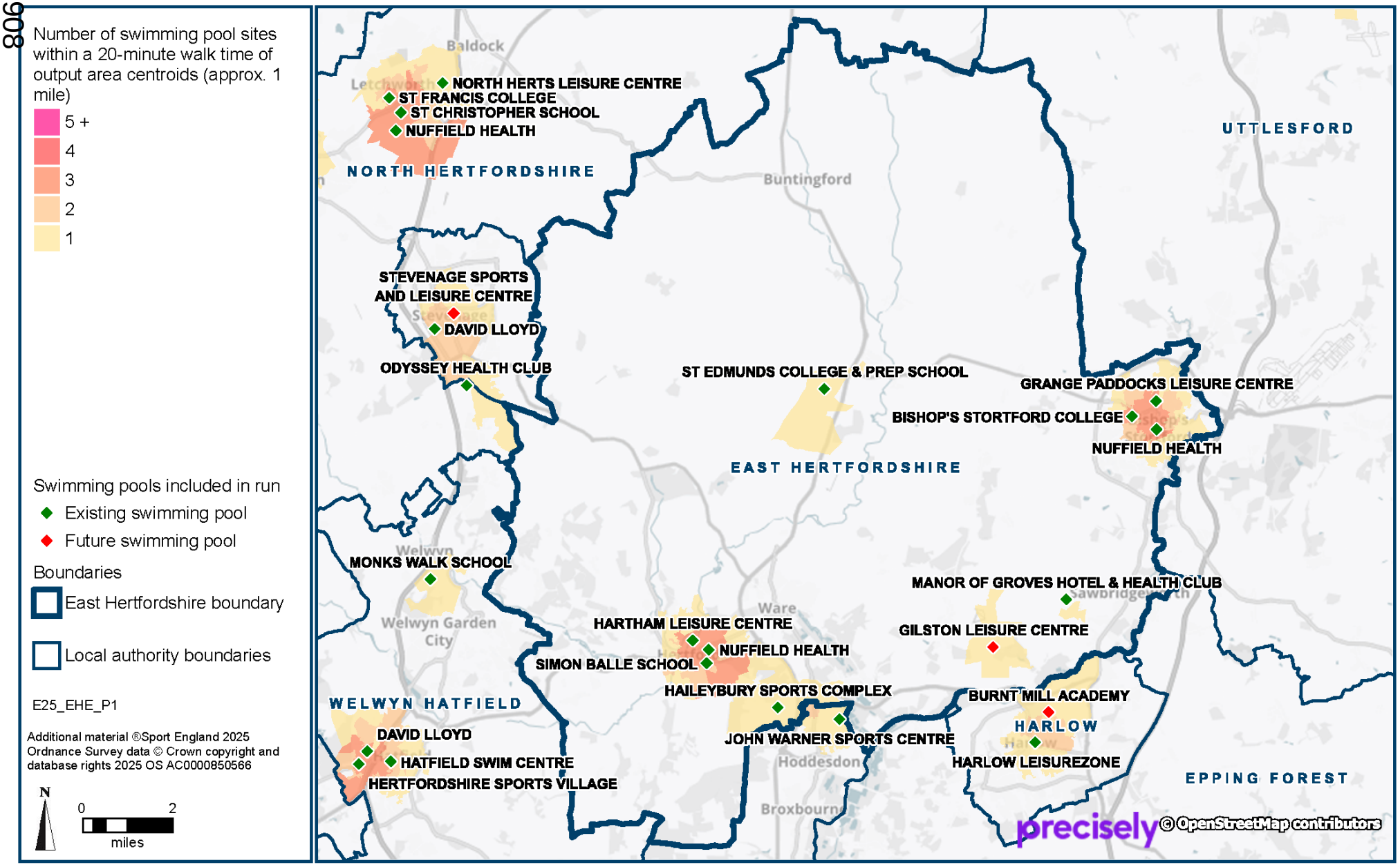
4.13 It is estimated that 82% of all journeys to swimming pools by East Hertfordshire residents are made by car in both 2025 and in 2043.

Map 4.1: Walking Access to Swimming Pools in 2025 (Run 1)



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Map 4.2: Walking Access to Swimming Pools in 2043 (Run 2)



Map 4.3: Walking Access to Public Transport in 2025 and 2043 (Runs 1 and 2)

Areas within walking time shown thematically (colours) from bus, coach and tram stops, and railway, metro and underground stations.

Public Transport

- Railway/Metro/Underground Station

Walk Time from Station

- 5 minutes
- 10 minutes
- 15 minutes

Walk Time from Bus Stop

- 5 minutes

Facilities Included in Runs

- Existing Swimming Pools Location
- Proposed Swimming Pools Location

Boundaries

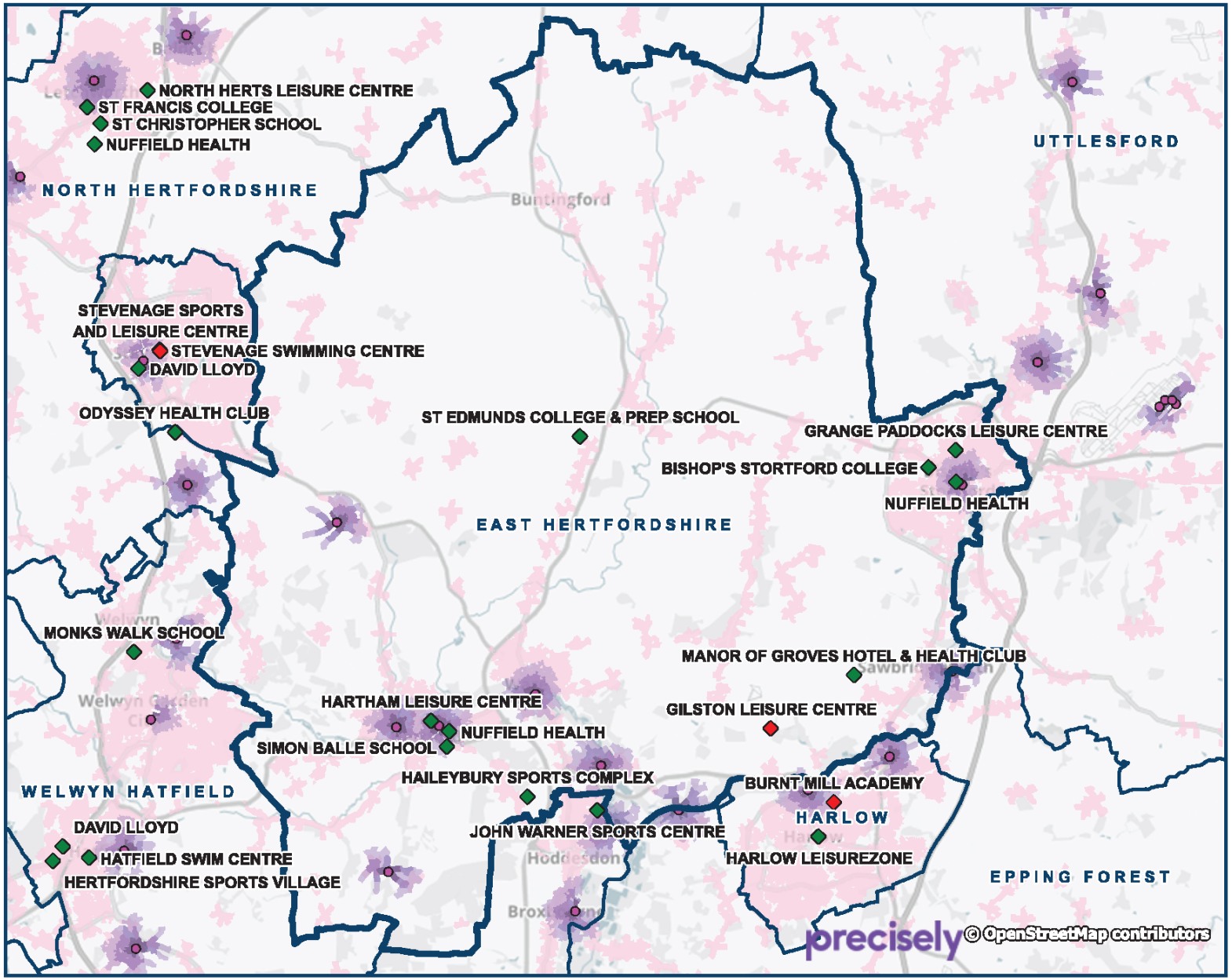
- East Hertfordshire
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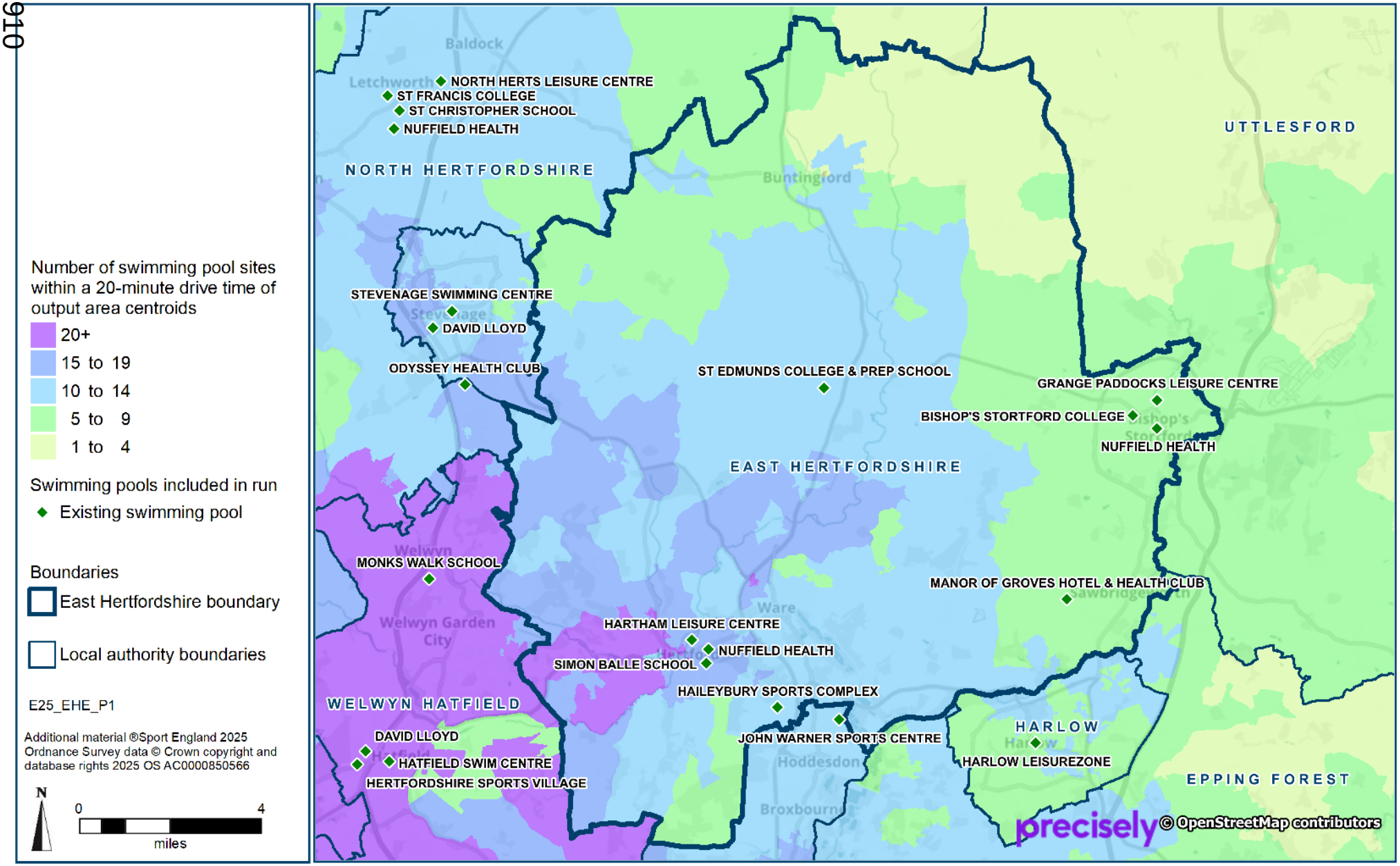
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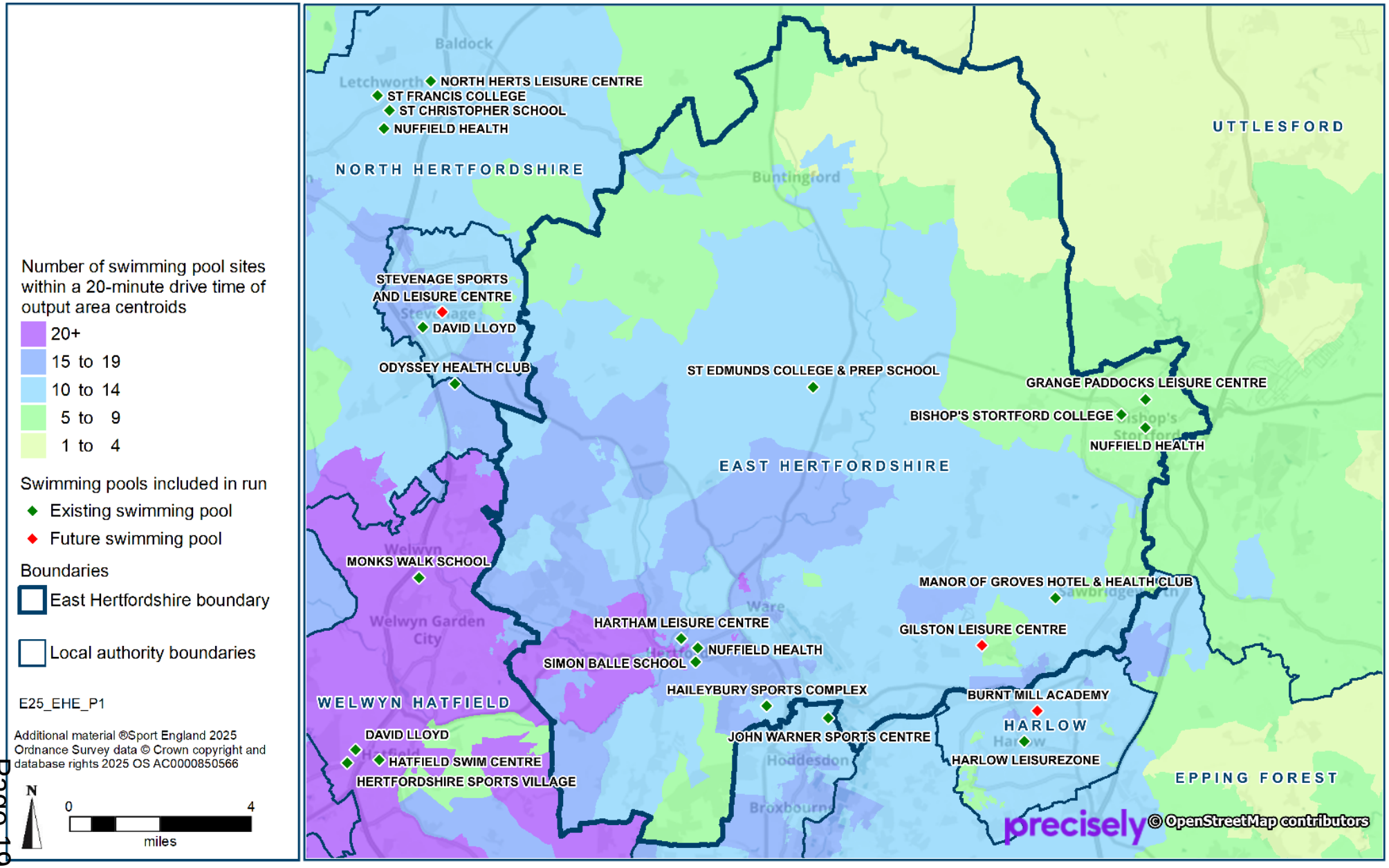
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Map 4.4: Driving Access to Swimming Pools in 2025 (Run 1)



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Map 4.5: Driving Access to Swimming Pools in 2043 (Run 2)



5 SATISFIED DEMAND FOR SWIMMING POOLS

Summary

Nearly all of East Hertfordshire's demand in 2025 and 2043 is met by its available supply, and most is met within the District in both years.

In 2025, 22% of East Hertfordshire's demand is exported and met in neighbouring local authorities. This increases slightly to 25% in 2043.

The largest amount of exported demand goes to Broxbourne in both years.

Table 5.1: Satisfied Demand for Swimming Pools in East Hertfordshire by Run

Satisfied Demand	Run 1	Run 2
East Hertfordshire	2025	2043
Number of visits which are met per week in peak period	10,130	13,239
% of total demand satisfied	97%	97%
Number of visits retained per week in peak period	7,946	9,968
Demand retained as a % of satisfied demand	78%	75%
Number of visits exported per week in peak period	2,184	3,271
Demand exported as a % of satisfied demand	22%	25%

Definition of satisfied demand – This represents the proportion of total demand that is met by the capacity at the swimming pools from East Hertfordshire residents who live within the travel time of a pool. This includes pools located both within and outside East Hertfordshire.

5.1 **Key finding 7** is that 97% of East Hertfordshire's demand is met in 2025 and 2043. The number of visits met in the weekly peak period increases from 10,130 in 2025 to 13,239 in 2043 due to the increase in demand and capacity.

5.2 East Hertfordshire's proportion of satisfied demand is greater than the regional and national averages, which are both 93% in 2025 and 2043.

5.3 Across the study area only Broxbourne meets a larger proportion of demand than East Hertfordshire, at 98% in 2043. Harlow has the smallest proportion of demand met in the study area at 90% in 2025, but this increases to 94% in 2043 with the replacement of Burnt Mill Academy.

5.4 Details of the swimming pools in the neighbouring local authority areas are listed in Appendix 2.

Table 5.2: Proportion of Demand Met by Area and Run

Proportion of Demand Met	Run 1	Run 2
Area	2025	2043
East Hertfordshire	**97%**	**97%**
Broxbourne	97%	98%
Epping Forest	96%	97%
Harlow	90%	94%
North Hertfordshire	97%	97%
Stevenage	95%	94%
Uttlesford	95%	95%
Welwyn Hatfield	96%	96%
East Region	**93%**	**93%**
England	**93%**	**93%**

Retained Demand

Definition of retained demand – A subset of the satisfied demand findings shows how much of East Hertfordshire residents' demand for swimming pools is met at pools located within the District. This assessment is based on the travel time from East Hertfordshire's swimming pools and residents in the District participating at these pools.

5.5 **Key finding 8** is that 78% of East Hertfordshire's satisfied demand is met within the District in 2025, and 75% in 2043.

Exported Demand

Definition of exported demand – The residue of satisfied demand, after retained demand, is exported demand. This is based on East Hertfordshire residents who live within the travel time of a swimming pool located outside East Hertfordshire and use that pool.

5.6 Of East Hertfordshire's satisfied demand, 2,184 visits in the weekly peak period are met at swimming pools in neighbouring local authority areas in 2025, increasing to 3,271 visits in 2043.

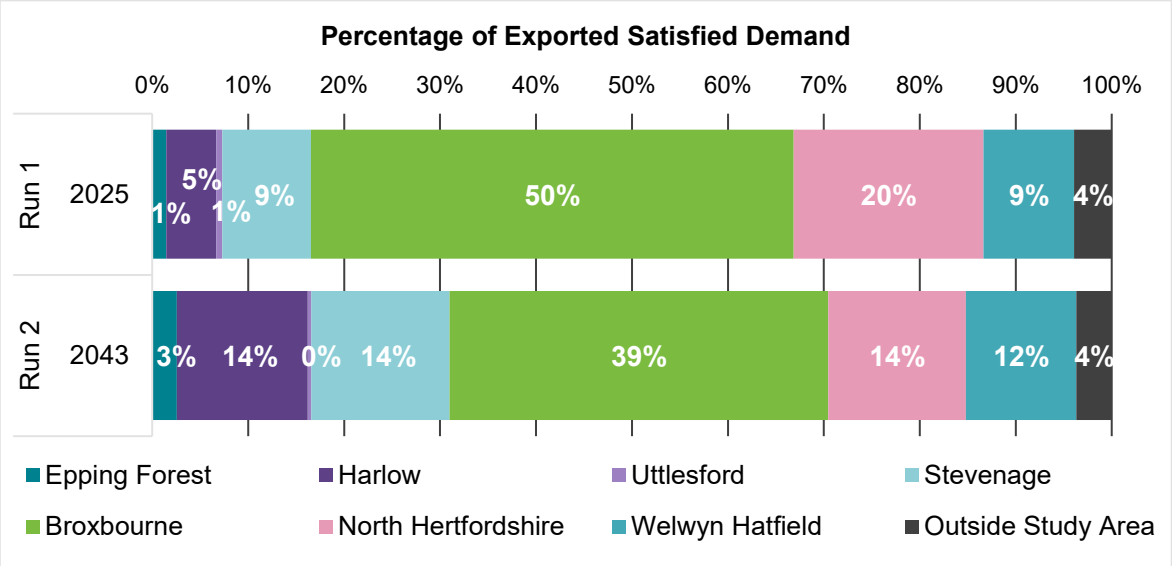
5.7 The largest amount of East Hertfordshire's exported demand goes to Broxbourne in both years, accounting for 50% in 2025 and 39% in 2043. John Warner Sports Centre in Broxbourne is very close to the border with East Hertfordshire. The number of visits exported to Broxbourne is 1,099 visits in the weekly peak in 2025 (see Map **5.1**), increasing to 1,290 visits in 2043 (see Map **5.2**).

5.8 In 2025 the second largest amount of exported demand goes to North Hertfordshire, accounting for 20% and equating to 432 visits in the weekly peak period. For residents in

northwest East Hertfordshire, there are at least four swimming pool sites in North Hertfordshire they can access.

5.9 In 2043 the largest increase in exported demand is to Harlow due to the large housing growth on the border and the opening of Burnt Mill Academy, which is located close to East Hertfordshire. The second largest increase is to Stevenage. Stevenage Sports and Leisure Centre is newer and larger than the existing centre, and there is some housing growth close to Stevenage. There is only a small increase in exported demand to North Hertfordshire, but this accounts for 14% of East Hertfordshire's exported demand in 2043, equal to Stevenage and Harlow.

Chart 5.1: Percentage of Exported Satisfied Demand by Destination and Run



Map 5.1: Export of East Hertfordshire Satisfied Demand for Swimming Pools in 2025 (Run 1)

The figure within each chevron is the number of visits in the weekly peak period from that local authority met at the other local authority.

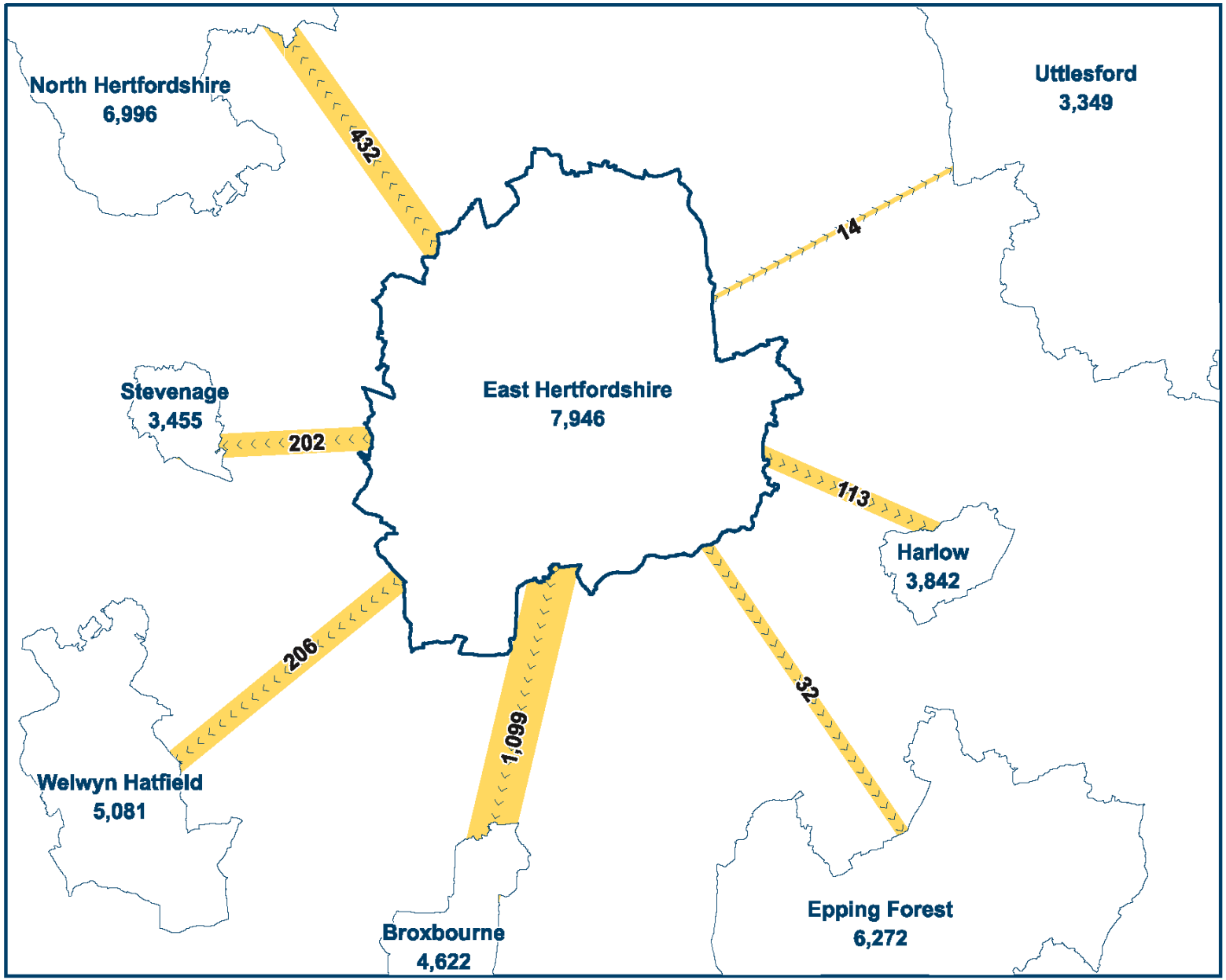
Direction of flow

Export

The figure within each boundary is the number of visits retained within the local authority area in the weekly peak period.

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Map 5.2: Export of East Hertfordshire Satisfied Demand for Swimming Pools in 2043 (Run 2)

The figure within each chevron is the number of visits in the weekly peak period from that local authority met at the other local authority.

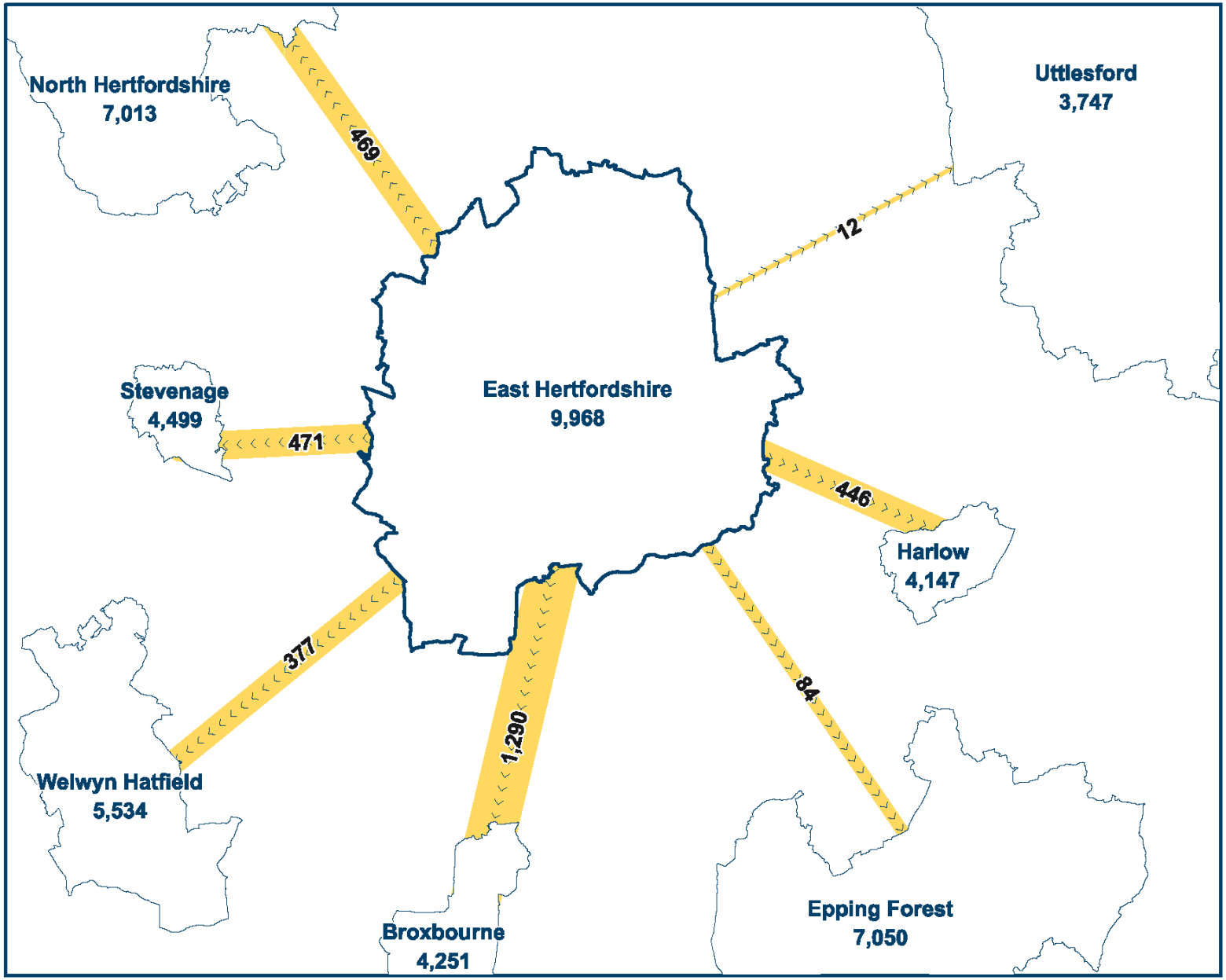
› › › › › Direction of flow

Export

The figure within each boundary is the number of visits retained within the local authority area in the weekly peak period.

East Hertfordshire

Neighbouring Local Authorities



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6 UNMET DEMAND FOR SWIMMING POOLS

Summary

Unmet demand in East Hertfordshire is very low in 2025 and 2043, and is distributed across the District in small amounts.

Unmet demand is highest in Ware in both years, although Ward Freman Pool could potentially meet some of this demand.

There are no areas of the District where new swimming pool provision in addition to Gilston Leisure Centre would be justified to meet unmet demand.

Table 6.1: Unmet Demand for Swimming Pools in East Hertfordshire by Run

Unmet Demand	Run 1	Run 2
East Hertfordshire	2025	2043
Number of visits unmet per week in peak period	294	407
Unmet demand as a % of total demand	3%	3%
Equivalent in sqm of water with comfort factor	48	67
% of unmet demand due to:		
Facility too far away:	98%	96%
% without access to a car	79%	79%
% with access to a car	19%	17%
Lack of facility capacity:	2%	4%
% without access to a car	1%	3%
% with access to a car	1%	2%

Definition of unmet demand – This has two parts; demand for swimming pools that cannot be met because either:

1. There is too much demand for any particular swimming pool within its travel time area and there is a lack of capacity.
2. The demand is located too far from any swimming pool that it can use (taking into account deprivation) or reach (taking into account car access) and is then classified as unmet demand.

6.1 **Key finding 9** is that East Hertfordshire's unmet demand is very low, equating to 48 sqm of water in 2025 and 67 sqm in 2043. Most of the unmet demand is too far from a facility. Unmet demand due to lack of capacity is less than 1 sqm of water in 2025, increasing to 3 sqm of water in 2043.

6.2 Unmet demand that is too far from a swimming pool will always exist because it is not possible to achieve complete spatial coverage whereby all areas of a local authority are within walking distance of a swimming pool that is not commercial and not everyone will want, or is able, to drive the full distance.

6.3 The key point here is the scale of the unmet demand. Also, if it is clustered in one location, further provision should be considered to improve accessibility.

Location of Unmet Demand

2025

6.4 In 2025 the greatest density of unmet demand in East Hertfordshire is 3 sqm of water per square kilometre in Ware (light blue square in Map 6.1).

6.5 There are clusters of unmet demand across four square kilometres in the following areas:

- Ware – 7 sqm of water
- Buntingford – 4 sqm of water
- Sawbridgeworth – 4 sqm of water

6.6 Unmet demand in the remainder of the District is less than 2 sqm of water per square kilometre (dark blue and purple squares).

6.7 Unmet demand in Harlow is much greater than the other local authorities in the study area.

2043

6.8 In 2043 unmet demand is highest in the same clusters as in 2025. but slightly higher in two of the areas (see Map 6.2):

- Ware – 10 sqm of water across six square kilometres
- Buntingford – 6 sqm of water (Ward Freman Pool could meet this demand)
- Sawbridgeworth – 4 sqm of water

6.9 Unmet demand increases around Gilston Leisure Centre due to the housing growth, but is less than 2 sqm of water per square kilometre (dark blue and purple squares). There are small increases in unmet demand across East Hertfordshire where there are housing growth sites, but the density is very low.

Meeting Unmet Demand

Definition of reachable unmet demand – Analysis of the spread of unmet demand shows the level of unmet demand that would be met by a potential new facility in any given location. This 'reachable unmet demand' is calculated for each one-kilometre grid square and figures are shown in the map.

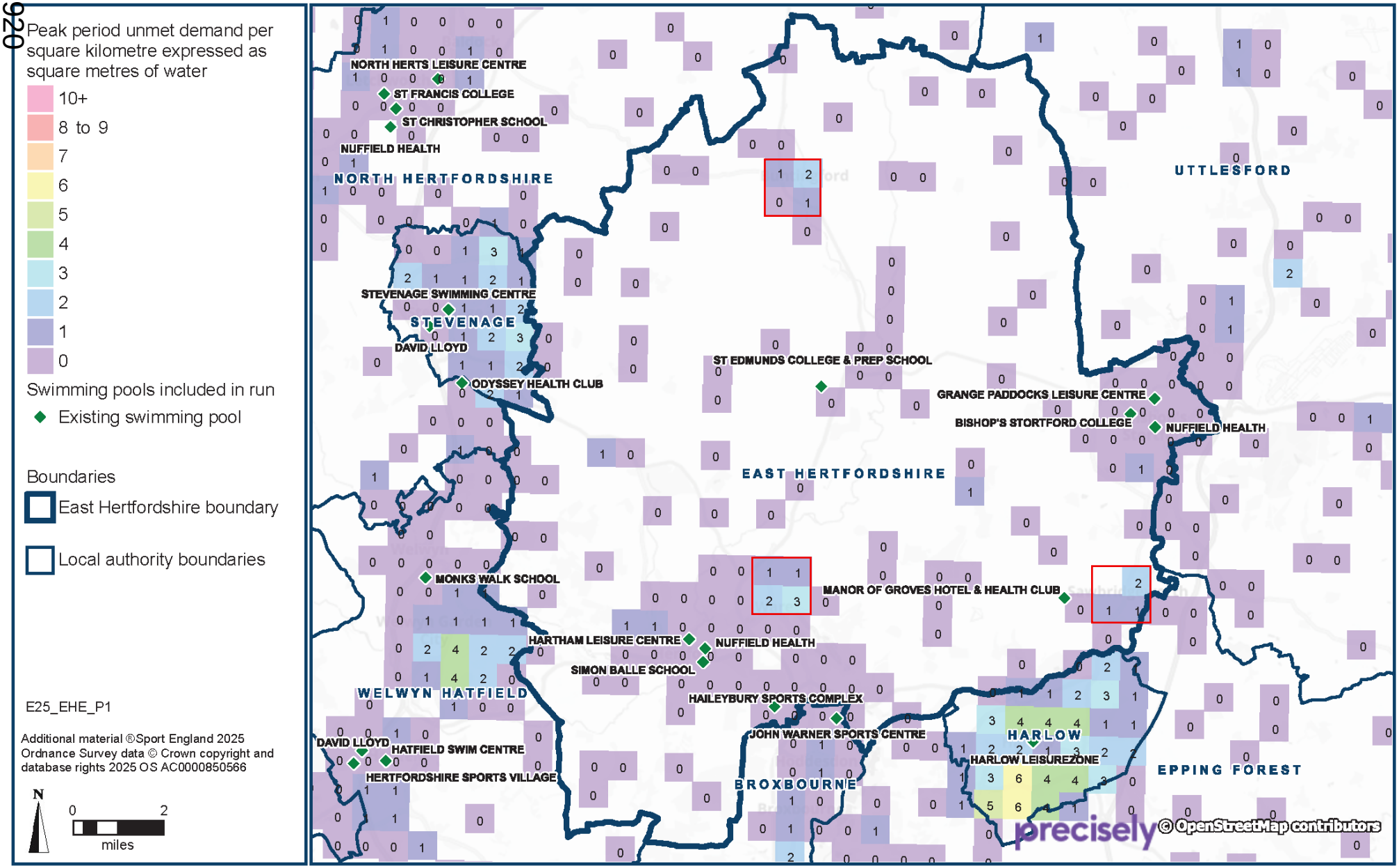
6.10 In 2043 the location in East Hertfordshire where the most unmet demand can be met is at the junction of the A10 and A414, at 52 sqm of water (orange square in Map 6.3). This location is accessible to unmet demand in Ware, Harlow and Broxbourne.

6.11 This is an insufficient amount to consider providing a new swimming pool to meet unmet demand.

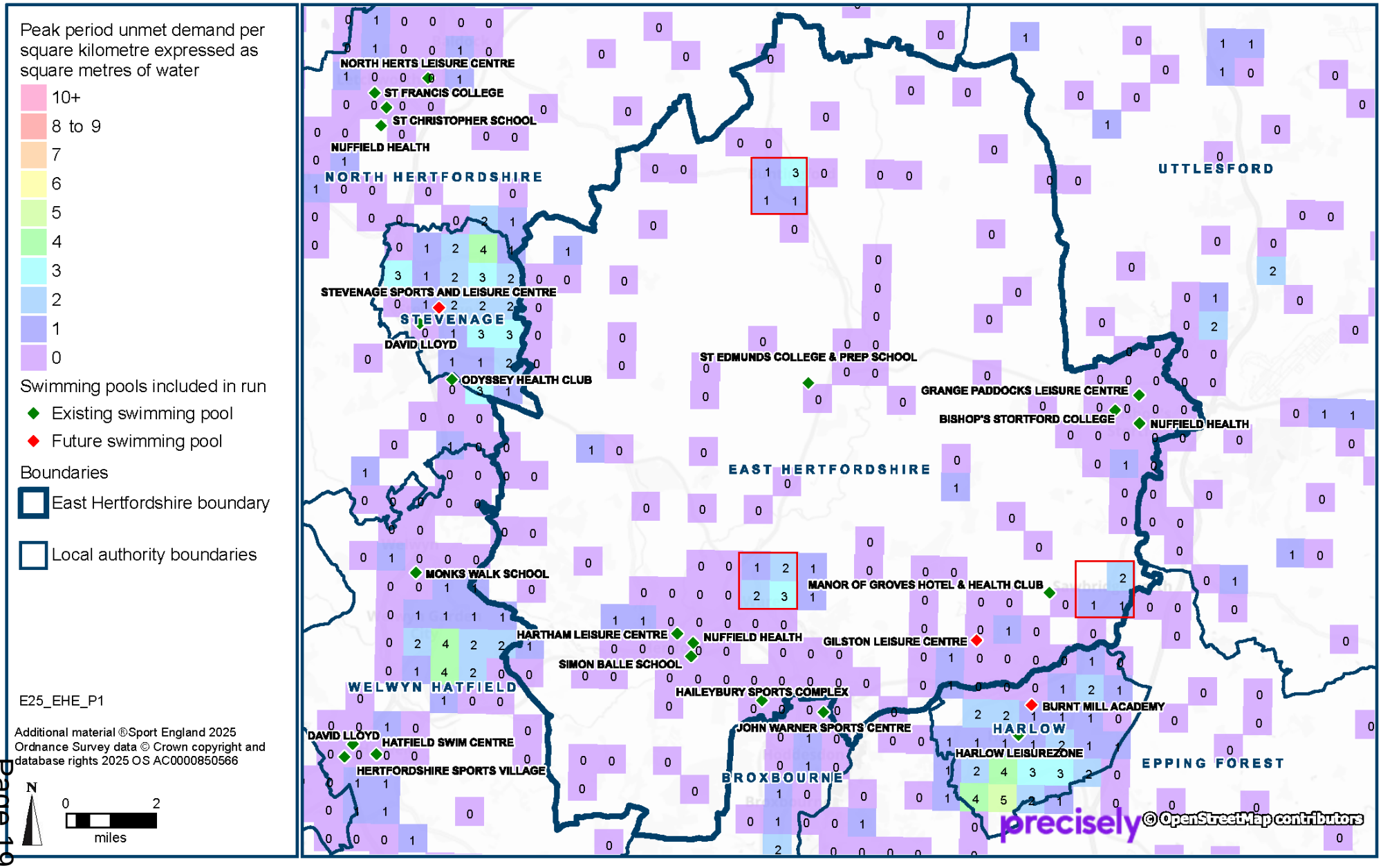
For context, the minimum amount of reachable water space required to justify a new pool would be 120 sqm, which is a 15m x 8m Sport England Leisure Local facility.

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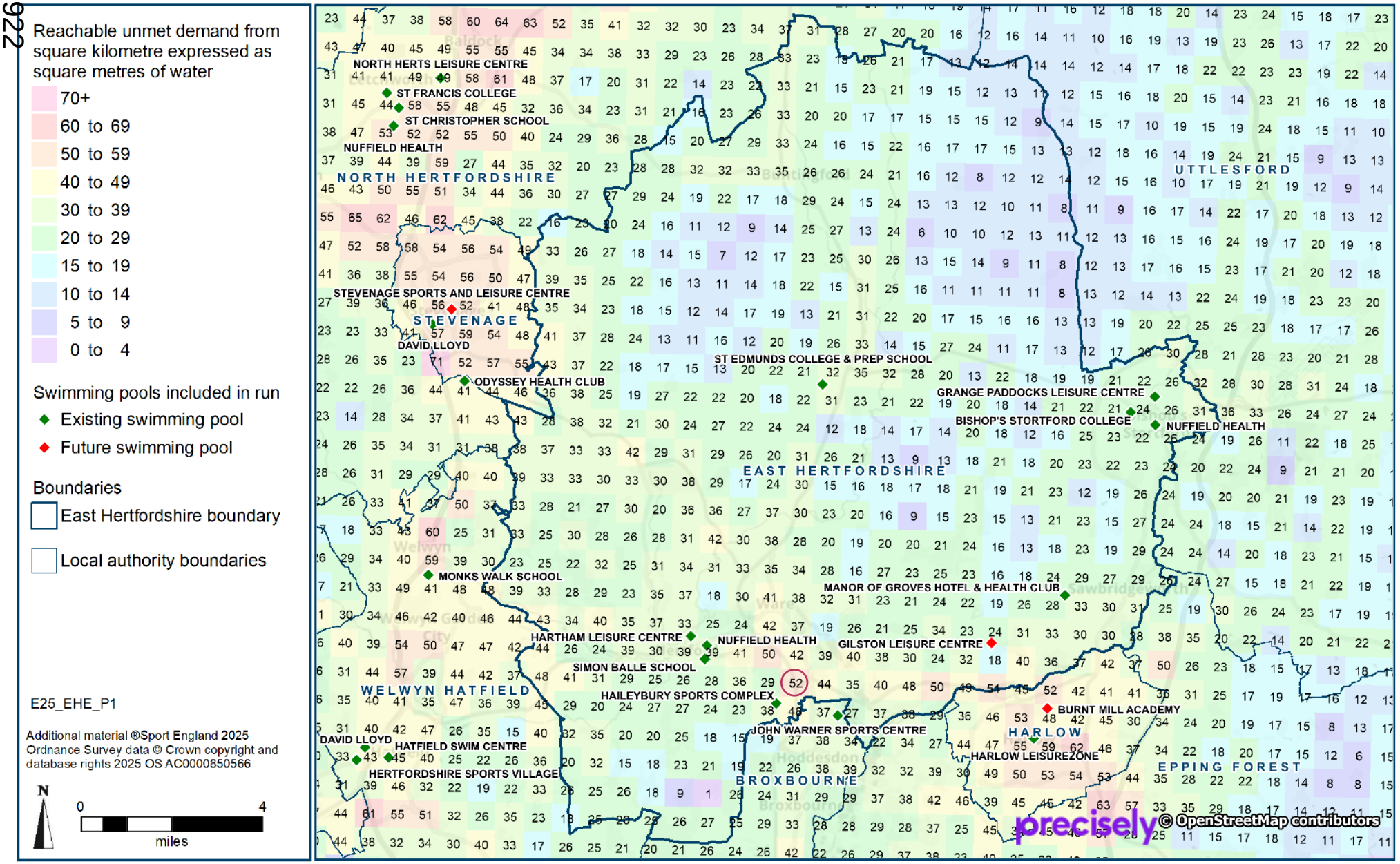
Map 6.1: Unmet Demand for Swimming Pools in 2025 (Run 1)



Map 6.2: Unmet Demand for Swimming Pools in 2043 (Run 2)



Map 6.3: Reachable Unmet Demand for Swimming Pools in 2043 (Run 2)



7 USED CAPACITY OF FACILITIES

Summary

While three of East Hertfordshire's swimming pool sites are estimated to be uncomfortably busy (more than 70% utilised) at peak times in 2025 and 2043, none are estimated to be fully utilised.

East Hertfordshire's proportion of used capacity is the same in 2025 and 2043, despite the increase in demand in 2043 due to the addition of Gilston Leisure Centre.

Visits to East Hertfordshire's swimming pools from neighbouring local authorities account for between 35% and 39% of the used capacity across the runs. The largest amount of imported demand comes from Uttlesford.

Table 7.1: Used Capacity of Swimming Pools in East Hertfordshire by Run

Used Capacity	Run 1	Run 2
East Hertfordshire	2025	2043
Number of visits used of capacity in weekly peak period	13,129	15,422
% of overall capacity of pools used	68%	68%

Definition of used capacity – This is a measure of usage at swimming pools and estimates how well used or how full facilities are. The FPM is designed to include a 'comfort factor', beyond which the venues are too full. The pool itself becomes too crowded to swim comfortably, and the changing and circulation areas also become too congested. In the model, Sport England assumes that usage above 70% of capacity is busy and that the swimming pool is operating at an uncomfortable level.

7.1 The number of visits met at East Hertfordshire's swimming pools in the weekly peak period increases from 13,129 visits in 2025 to 15,422 visits in 2043 due to the increase in demand and capacity.

7.2 **Key finding 10** is that the overall used capacity of East Hertfordshire's swimming pools in the weekly peak period is 68% in both 2025 and 2043. This is because Gilston Leisure Centre meets some of the increased demand.

7.3 In 2025 three sites are estimated to be uncomfortably full in the weekly peak period. In 2043 one site remains uncomfortably full, and two different sites are uncomfortably full. Gilston Leisure Centre is 70% utilised. No swimming pools are estimated to be 100% utilised in either year.

Table 7.2: Weekly Peak Period Used Capacity of East Hertfordshire Swimming Pools by Run

Used Capacity	2025 (Run 1)		2043 (Run 2)		Provider	Peak Hours	Year Built	Year Refurb
Individual Sites	Proportion	Visits	Proportion	Visits				
Gilston Leisure Centre	-	-	**70%**	2,330	Public	52.5	2039	
Grange Paddocks Leisure Centre	69%	3,966	**91%**	5,283	Public	52.5	2021	
Hartham Leisure Centre	**72%**	3,142	55%	2,403	Public	52.5	1990	2022
Bishop's Stortford College	61%	1,157	52%	999	Educational	25.5	2002	
Haileybury Sports Complex	66%	1,184	60%	1,064	Educational	33	1997	2010
Simon Balle School	**87%**	808	56%	520	Educational	28	1955	2018
St Edmund's College and Prep School	54%	27	**83%**	41	Educational	1.5	1901	2000
Manor of Groves Hotel and Health Club	43%	750	37%	646	Commercial	52.5	2003	
Nuffield Health Bishop's Stortford	68%	959	58%	818	Commercial	52.5	2001	2007
Nuffield Health Hertford	**81%**	1,135	**94%**	1,318	Commercial	52.5	2003	2012

Utilisation Factors

7.4 The estimated used capacity should be reviewed with the facility operator. There are several reasons for the variation in estimated used capacity by site. Often it is difficult to identify which of these reasons apply because several could be interacting simultaneously, but variation is generally caused by any of the following factors.

Type of site operator (public/educational/commercial)

- Public leisure centres have a 'draw effect' because they:
  - Are accessible for public and swimming club use
  - Have extensive opening hours and are proactively managed to encourage and support swimming participation and physical activity
  - Unlike commercial swimming pools, do not require payment of a monthly membership fee
  - Provide all activities
- Access to swimming pools for community use at educational sites will be determined by the policy of each educational provider and affects the hours available for community use.
- Commercial swimming pools provide recreational swimming through membership and operate a learn to swim school. The centres are not available for public pay and swim or for club development. Therefore, they offer a more limited programme of use than public leisure centres and are less utilised.

Age of the pool and its 'attractiveness'

- To assess their comparative attractiveness to customers, all swimming pools in the model are weighted to reflect their age and whether they have been modernised.
- The effect of refurbishment at a site decreases as the site gets older, and it becomes less attractive than a site built in the same year as the refurbishment.

Location of demand and competition from other sites

- Where swimming pools are located close together, the demand for these sites is shared between the venues, and this contributes to the level of used capacity at each.
- Conversely, where a swimming pool is remotely located, it benefits from having no competition for the local demand.

Capacity

- When reviewing the estimated used capacity, it is important to consider the capacity of the site and not just the proportion in isolation. Centres with the same or similar proportions of used capacity can accommodate very different levels of demand.
- The hours when a site is available for community use affects its capacity at peak times.

Imported demand

- If residents in neighbouring local authority areas participate at a site in East Hertfordshire, their usage becomes part of the used capacity of the District's swimming pools.

Public Leisure Centres

7.5 The public leisure centres meet the most visits in East Hertfordshire because of their 'draw effect' and large capacities. Utilisation of the public leisure centres is as follows:

- Grange Paddocks Leisure Centre
  - 69% utilised in 2025 and 91% utilised in 2043
  - Meets significantly more visits than the other swimming pools in East Hertfordshire because of its very large capacity
  - Attractive in both years because it was built in 2021
  - Located in area of highest demand in both years
  - No scope to increase availability to reduce the proportion of used capacity to a comfortable level in 2043
- Hartham Leisure Centre
  - 72% utilised in 2025 and 55% utilised in 2043
  - Meets the second most visits in East Hertfordshire in both years
  - Relatively attractive in 2025 as refurbished in 2022, but attractiveness decreases significantly by 2043
  - Located in an area of high demand
  - No scope to increase availability to reduce the proportion of capacity used to a comfortable level in 2025
- Gilston Leisure Centre
  - 70% utilised in 2043
  - Meets the third most visits in East Hertfordshire in 2043
  - Very attractive compared to other swimming pools in 2043 when the other facilities have aged
  - Located in an area of high demand in 2043 due to housing growth
  - Some competition from other swimming pools nearby, including the replacement Burnt Mill Academy in Harlow
  - No scope to increase availability to reduce the proportion of used capacity to a comfortable level in 2043

Educational Sites

7.6 Utilisation of the educational sites is as follows:

- Bishop's Stortford College
  - 61% utilised in 2025 and 52% utilised in 2043
  - Meets the second most visits of the educational sites in both years
  - Relatively attractive in 2025 as opened in 2002, but declines by 2043
  - Located close to Grange Paddocks Leisure Centre, which is relatively more attractive in 2043
- Haileybury Sports Complex
  - 66% utilised in 2025 and 60% utilised in 2043
  - Meets the most visits of the educational sites in both years
  - Located in an area of lower demand in East Hertfordshire but close to higher demand in Broxbourne in both years
  - Relatively attractive in 2025 as refurbished in 2010, but declines by 2043
- Simon Balle School
  - 87% utilised in 2025 and 56% utilised in 2043
  - Meets the third fewest visits in 2025 and second fewest visits in 2043
  - Relatively attractive in 2025 as refurbished in 2018, but very unattractive in 2043 due to being built in 1955
  - Competition from Hartham Leisure Centre and Nuffield Health Hertford nearby
  - Located in an area of high demand in both years
  - Scope to increase availability to reduce the proportion of capacity used to a comfortable level in 2025
- St Edmund's College and Prep School
  - 54% utilised in 2025 and 83% utilised in 2043
  - Meets the fewest visits in both years due to its very small capacity
  - Increase in demand nearby in 2043 due to housing growth
  - Only swimming pool in the area, therefore, has less competition for the demand
  - Scope to increase availability to reduce the proportion of capacity used to a comfortable level in 2043

Commercial Sites

7.7 The utilisation of the commercial sites is as follows:

- Nuffield Health Hertford
  - 81% utilised in 2025 and 94% utilised in 2043
  - Meets the fifth most visits in East Hertfordshire in 2025 and the fourth most in 2043
  - Relatively attractive in 2025 as opened in 2003 and refurbished in 2012, and most attractive site in the area in 2043
  - Located in an area of low deprivation and high demand in both years
  - No scope to increase availability to reduce the proportion of capacity used to a comfortable level in both years
- Nuffield Health Bishop's Stortford
  - 68% utilised in 2025 and 58% in 2043
  - Meets the fourth fewest visits in East Hertfordshire in both years
  - Least attractive site in the area
- Manor of Groves Hotel and Health Club
  - 43% utilised in 2025 and 37% in 2043
  - Meets the second fewest visits in East Hertfordshire in 2025 and third fewest in 2043
  - Located in a rural area

Imported Demand

Table 7.3: Imported Demand for Swimming Pools in East Hertfordshire by Run

Imported Demand	Run 1	Run 2
East Hertfordshire	2025	2043
Number of visits imported per week in peak period	5,183	5,455
As a % of used capacity	39%	35%
Difference between visits imported and exported	2,999	2,184

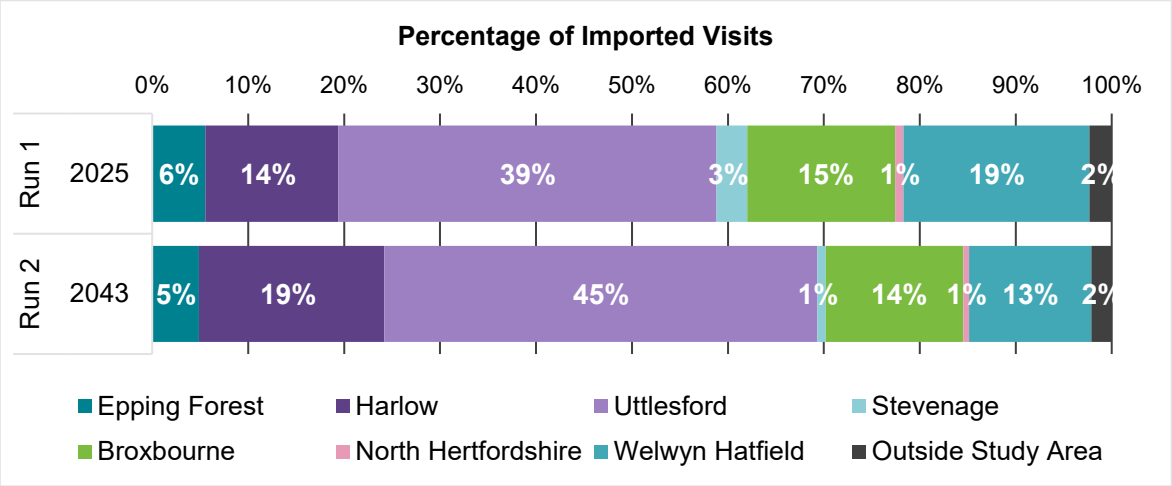
7.8 Key finding 11 is that East Hertfordshire is a net importer of demand in both 2025 and 2043, with between 35% and 39% of the used capacity of its swimming pools coming from outside the District across the runs.

7.9 The largest amount of imported demand comes from Uttlesford, accounting for 39% of East Hertfordshire's imported demand in 2025 and increasing to 45% in 2043. There are no swimming pools in the southwest of Uttlesford, but there is demand close to the swimming pools in Bishop's Stortford.

7.10 In 2025, 2,043 visits are imported from Uttlesford (see Map 7.1). The second largest amount of imported demand is from Welwyn Hatfield, at 1,005 visits in the weekly peak period and accounting for 19% of East Hertfordshire's imported demand. There is high demand in Welwyn Hatfield close to the border with East Hertfordshire, and currently only Monk's Walk School is located in the area, which is an old small swimming pool.

7.11 In 2043 imported visits increase from Uttlesford and Harlow, but decrease from the other neighbouring local authorities (see Map 7.2). Uttlesford has the second highest increase in demand in the study area. Harlow is close to Gilston Leisure Centre, which is the most attractive site in the study area in 2043, and accounts for 19% of East Hertfordshire's imported demand in 2043.

Chart 7.1: Percentage of Imported Visits by Origin and Run



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Map 7.1: Imported Demand for Swimming Pools to East Hertfordshire in 2025 (Run 1)

The figure within each chevron is the number of visits in the weekly peak period from that local authority met at the other local authority.

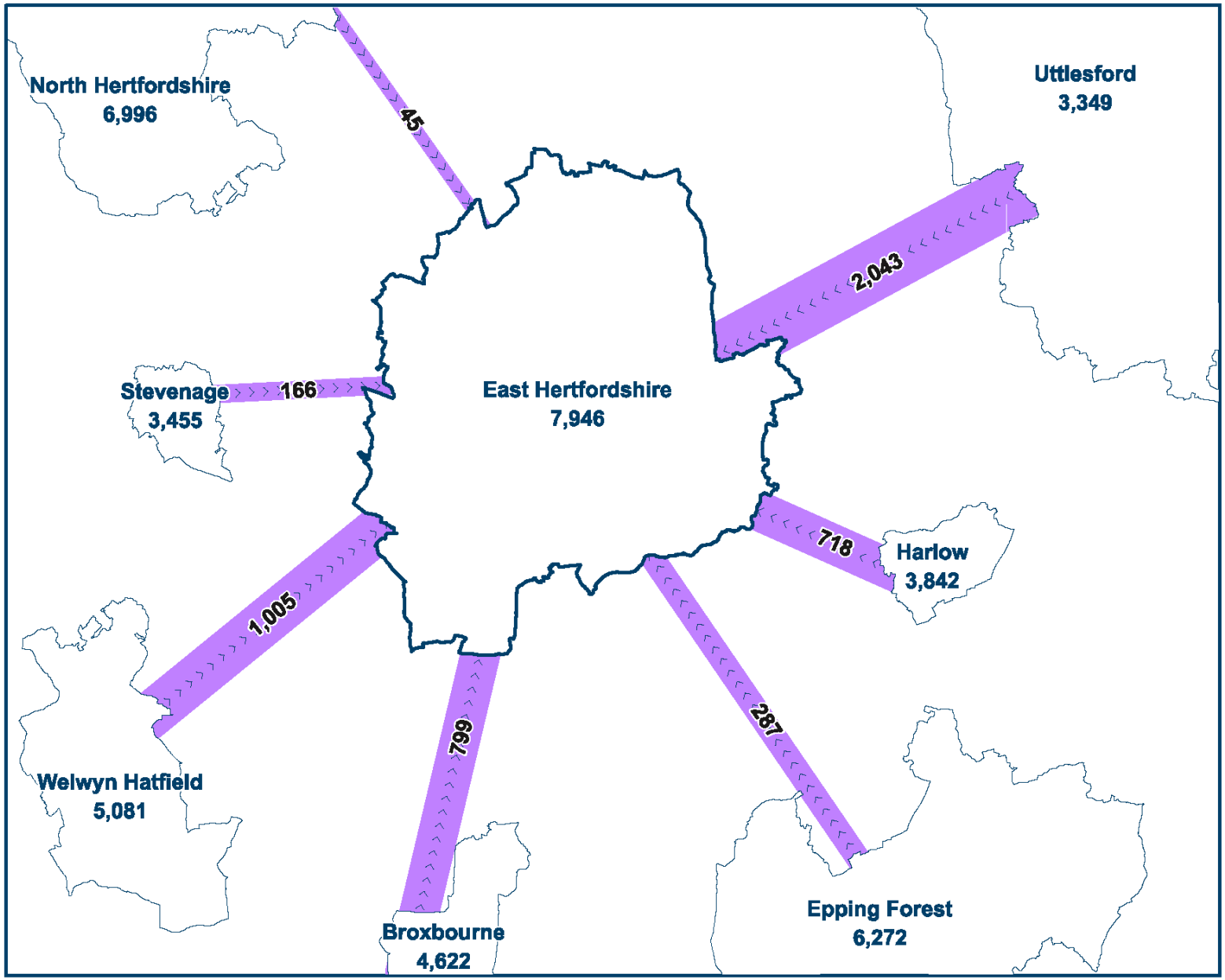
› › › › › Direction of flow

Import

The figure within each boundary is the number of visits retained within the local authority area in the weekly peak period.

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Map 7.2: Imported Demand for Swimming Pools to East Hertfordshire in 2043 (Run 2)

The figure within each chevron is the number of visits in the weekly peak period from that local authority met at the other local authority.

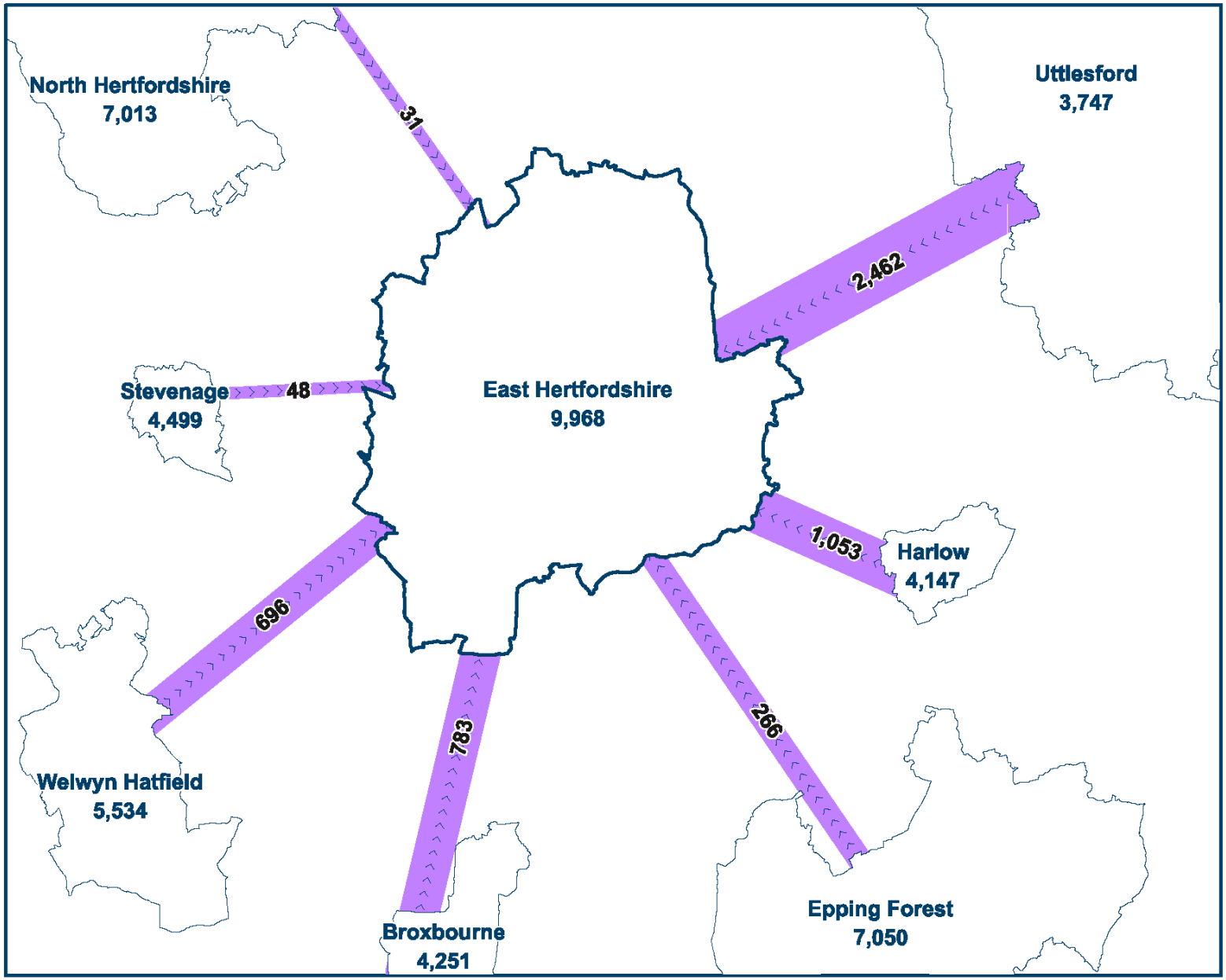
Direction of flow

Import

The figure within each boundary is the number of visits retained within the local authority area in the weekly peak period.

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Neighbouring Local Authorities



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8 LOCAL SHARE OF FACILITIES

Summary

Local share is good across most of East Hertfordshire in 2025, but the ageing of the swimming pools and increase in demand to 2043 means that local share decreases to less than 1.0 across most of the District. The exception is the location of Gilston Leisure Centre.

In 2025 East Hertfordshire has the second highest amount of water space per 1,000 population in the study area. This decreases to third highest in 2043 due to the large increase in population, and despite the addition of Gilston Leisure Centre.

Table 8.1: Local Share of Swimming Pools in East Hertfordshire by Run

Local Share	Run 1	Run 2
East Hertfordshire	2025	2043
Local share of swimming pools relative to demand in local area: <1 = poorer, >1 = better	1.21	0.75

Definition of local share – This helps show which areas have a better or worse share of facility provision. It considers the size, availability and quality of facilities, and travel modes. Local share is useful for looking at 'equity' of provision. Local share is the available capacity that people want to visit in an area (considering deprivation), divided by the demand for that capacity in the area. Local share decreases as facilities age.

8.1 Local share shows how the access and share of swimming pools differs across the local authority area, as follows:

- A value of 1 means that there is sufficient suitable supply reachable by the demand
- A value of less than 1 indicates a shortage of suitable supply that can be reached by the demand
- A value greater than 1 indicates a surplus of suitable supply that can be reached by the demand

8.2 Overall, local share identifies the areas of the local authority where the share of swimming pools is better and worse. The intervention is to try and increase access for residents in the areas with the poorest access to swimming pools.

Geographical Distribution of Local Share

2025

8.3 In 2025 local share in East Hertfordshire is good at 1.21, meaning that there is generally sufficient suitable provision that its demand can access. However, there is some variation in local share across the District (see Map 8.1).

8.4 Local share is highest in Sawbridgeworth at 1.6 and 1.8 (light blue and dark blue squares). Local share is high in Bishop's Stortford at 1.4 and 1.5 (dark green squares). While there is high demand in these areas, deprivation is low and the swimming pools are under-utilised.

8.5 Local share is poorest in the northwest of the District along the border with North Hertfordshire at 0.8 (orange squares). While demand is low, there are no swimming pools nearby.

2043

8.6 In 2043 local share in East Hertfordshire decreases to 0.75. This is because demand has increased and the facilities, with the exception of Gilston Leisure Centre, have aged and become less attractive.

8.7 Local share is best northwest of Gilston Leisure Centre at between 1.5 and 1.7 (dark green and light blue squares in Map 8.2). The new site is very attractive and comfortably utilised.

8.8 Local share is poorest in the north of the District, and in Hertford and Ware, at 0.4 and 0.5 (pink squares). Ward Freman Pool in Buntingford will increase capacity and access in the north of East Hertfordshire. Hertford and Ware have high demand and the facilities in Hertford have become relatively unattractive.

Comparative Measure of Provision

8.9 A comparative measure of swimming pool provision is water space per 1,000 population.

Table 8.2: Water Space in sqm per 1,000 Population by Area and Run

Sqm of water per 1,000 population	Run 1	Run 2
Area	2025	2043
East Hertfordshire	**18**	**15**
Broxbourne	10	10
Epping Forest	15	17
Harlow	6	7
North Hertfordshire	19	18
Stevenage	8	10
Uttlesford	9	8
Welwyn Hatfield	16	14
East Region	**12**	**11**
England	**11**	**10**

8.10 East Hertfordshire has 18 sqm of water per 1,000 population in 2025. This decreases to 15 sqm of water in 2043 because the population has increased more than the capacity of the swimming pools. The reopening of Ward Freman Pool would increase the waterspace per head of population.

8.11 East Hertfordshire's provision is above both the regional and national averages in 2025 and 2043.

8.12 North Hertfordshire has the most water space per head of population in the study area at 19 sqm of water per 1,000 population in 2025 and 18 sqm of water in 2043.

8.13 Provision in Epping Forest increases from 15 sqm of water per 1,000 population in 2025 to 17 sqm of water in 2043.

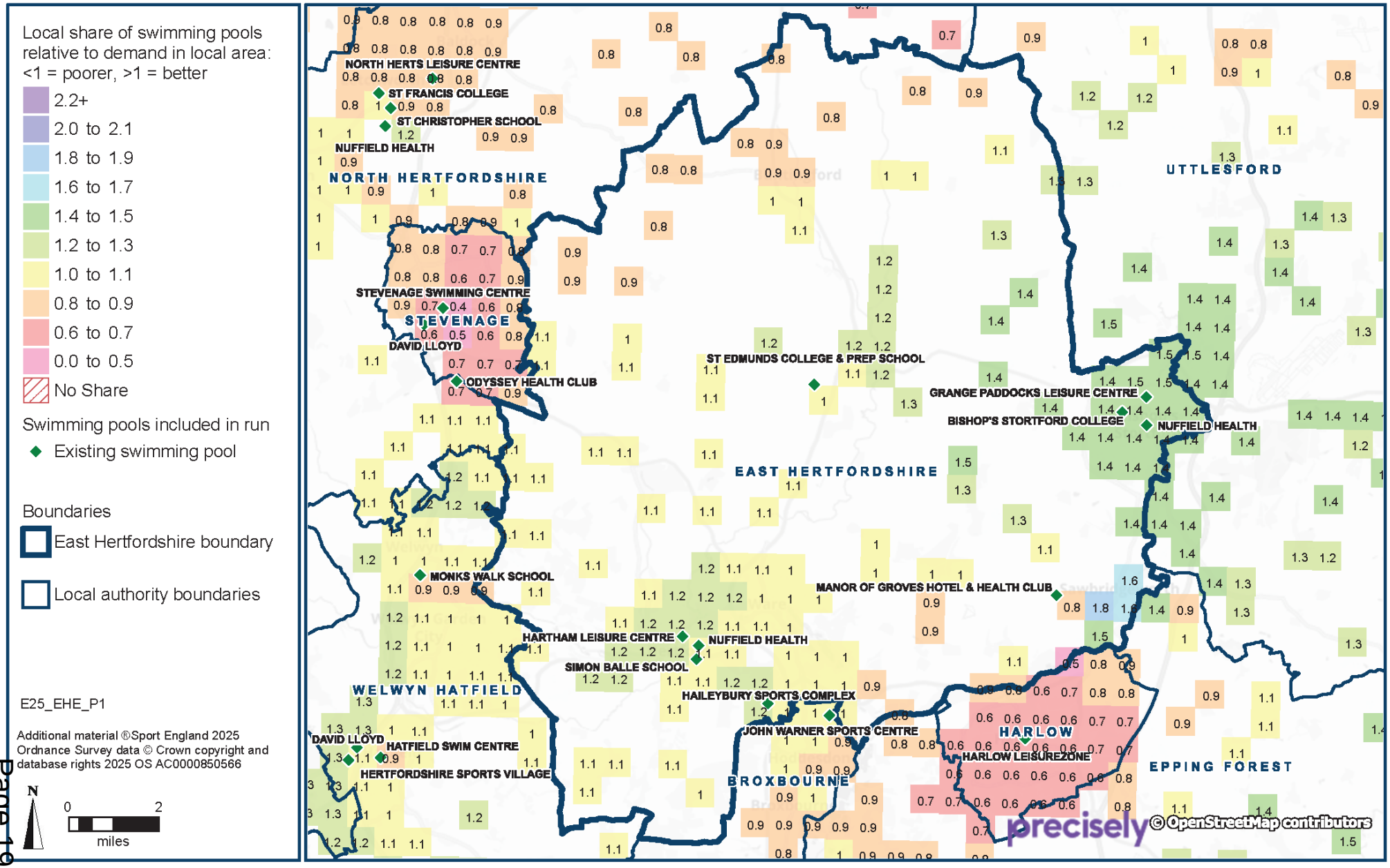
8.14 The poorest provision is in Harlow at 6 sqm of water in 2025 and 7 sqm of water in 2043.

8.15 The findings on water space per 1,000 population are reported because some local authorities like to compare their quantitative provision with others; however, it does not set a standard of provision and should not be used as such.

8.16 The supply and demand assessment for swimming pools in the East Hertfordshire is based on the findings from the previous six headings analysed in this report.

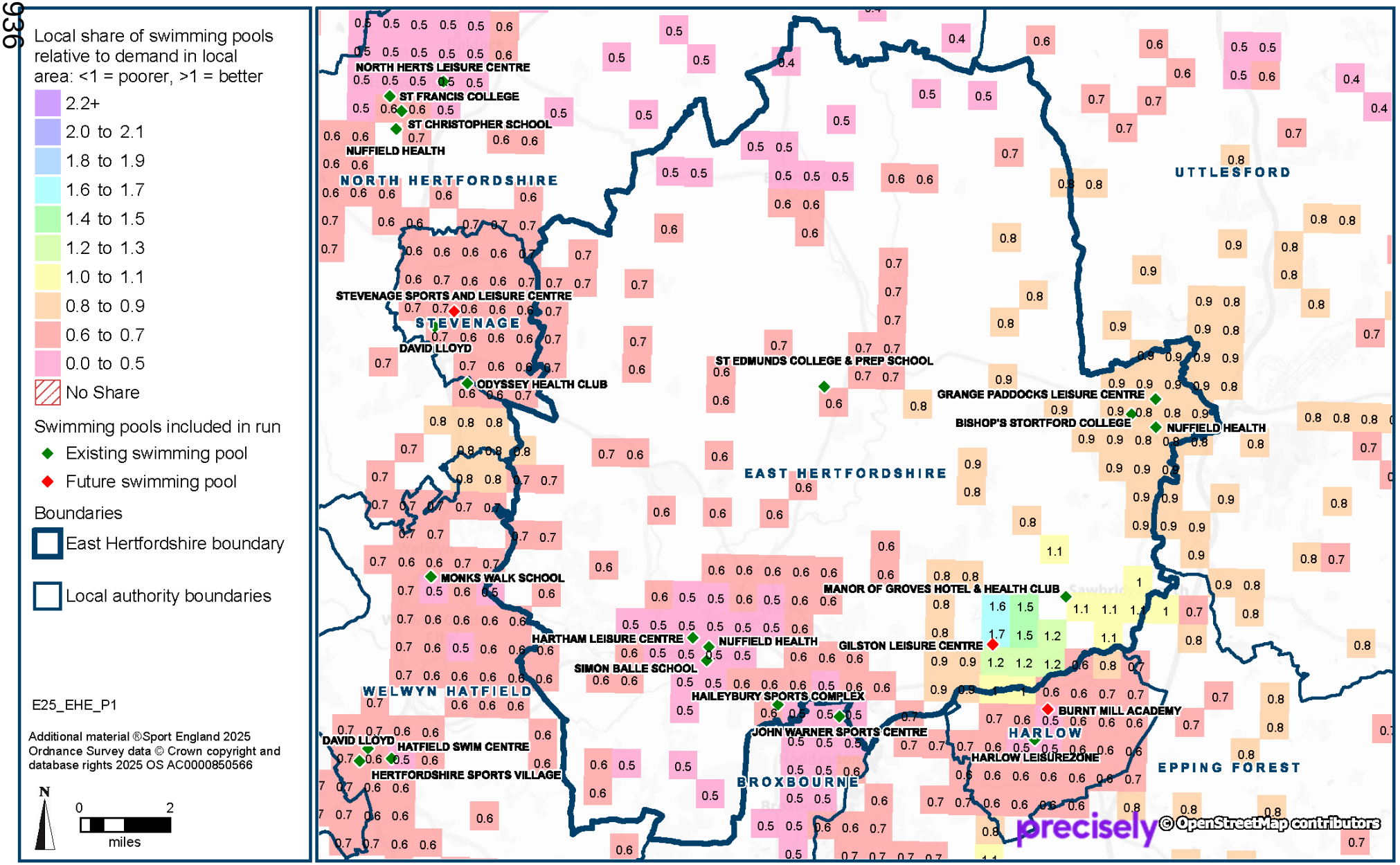
SPORT ENGLAND

Map 8.1: Local Share of Swimming Pools in 2025 (Run 1)



SPORT ENGLAND

Map 8.2: Local Share of Swimming Pools in 2043 (Run 2)



APPENDIX 1: FACILITIES EXCLUDED

The audit excludes facilities that are deemed to be either for private use, too small, closed or there is a lack of information, particularly relating to hours of use. The following facilities were deemed to fall under one or more of these categories and therefore excluded from the modelling:

Site	Facility Type	Reason for Exclusion
Amwell View School	Teaching	Principal pool too small
Fanshawe Pool and Gym	Main	Closed
Grange Paddocks Leisure Centre (old centre)	Main + Teaching	Closed
Heath Mount School	Lido	Lido
Hertfordshire and Essex High School	Main	Closed
Leventhorpe Pool and Gym	Main	Closed
Marriott Leisure and Country Club (Hanbury Manor)	Main	Principal pool too small
Presdales School	Lido	Lido
St Joseph's Catholic Primary School	Lido	Lido
St Joseph's in the Park	Lido	Lido
St Mary's Junior School	Lido	Lido
Tewin Cowper Primary School	Lido	Lido
Ward Freman Pool	Main	Closed
Ware Priory Lido	Lido x2	Lido

APPENDIX 2: FACILITIES IN NEIGHBOURING LOCAL AUTHORITY AREAS INCLUDED IN THE ASSESSMENT

Site	Provider	Facility Type	Dimensions (m)	Area (sqm)	Year Built	Year Refurb
Broxbourne						
Goffs - Churchgate Academy	Educational	4-lane	25 x 10	250	1970	2016
John Warner Sports Centre	Educational	6-lane	25 x 13	325	2002	
		Teaching	11 x 7	77		
Laura Trott Leisure Centre	Public	6-lane	25 x 13	325	1984	2015
		Teaching	8 x 8	64		
Epping Forest						
Chigwell School	Educational	6-lane	25 x 13	325	2022	
David Lloyd (Chigwell)	Commercial	4-lane	25 x 10	250	1992	2014
Epping Leisure Centre (Run 2 only)	Public	6-lane	25 x 13	325	2025	
		Teaching	15 x 10	150		
Loughton Leisure Centre	Public	5-lane	25 x 12	300	2003	
		Teaching	12 x 7	84		
Nuffield Health (Chigwell)	Commercial	5-lane	20 x 11	220	2004	
		Teaching	11 x 8	88		
Ongar Leisure Centre	Public	6-lane	25 x 13	325	1977	2020
Waltham Abbey Leisure Centre	Public	6-lane	25 x 13	325	2018	
		Teaching	13 x 7	91		
Harlow						
Burnt Mill Academy (Run 2 only)	Educational	4-lane	20 x 8.5	170	2027	
Harlow Leisurezone	Other	7-lane	25 x 16	400	2010	
		Teaching	20 x 8	160		
North Hertfordshire						
Hitchin Swimming and Fitness Centre	Public	8-lane	25 x 17	425	1990	
		Teaching	13 x 8	104		
North Herts Leisure Centre	Public	Leisure	33 x 25	825	1982	
		Teaching	13 x 9	117		
Nuffield Health (Letchworth)	Commercial	4-lane	20 x 8	160	2003	2013
Odyssey Health Club (Knebworth)	Commercial	5-lane	25 x 12	300	1983	2002
Royston Leisure Centre	Public	6-lane	25 x 13	325	2005	
St Christopher School	Educational	4-lane	25 x 9	225	1999	
St Francis College	Educational	2-lane	20 x 5	100	1970	2007
Stevenage						
David Lloyd (Stevenage)	Commercial	5-lane	25 x 11	275	1997	2017
Stevenage Swimming Centre (Run 1 only)	Public	5-lane	33 x 12	396	1962	2001
		Teaching	12 x 7	84		
Stevenage Sports and Leisure Centre (Run 2 only)	Public	9-lane	25 x 21	525	2027	
		Teaching	17 x 10	170		
Uttlesford						
Felsted School	Educational	4-lane	23 x 8	184	1983	
Great Dunmow Leisure Centre	Commercial	6-lane	25 x 13	325	2003	
Lord Butler Fitness and Leisure Centre	Public	5-lane	25 x 11	275	1984	2004
		Teaching	12 x 10	120		

Welwyn Hatfield						
David Lloyd (Hatfield)	Commercial	5-lane	25 x 12	300	2004	
Hatfield Swim Centre	Public	8-lane	33 x 17	561	1966	2009
		Diving	15 x 12	180		
		Teaching	11 x 10	110		
		Teaching	10 x 5	50		
Hertfordshire Sports Village	Educational	8-lane	25 x 17	425	2003	
Monk's Walk School	Educational	4-lane	20 x 8	160	1965	
Queenswood School	Educational	4-lane	25 x 9	225	2004	

APPENDIX 3: MODEL DESCRIPTION, INCLUSION CRITERIA AND MODEL PARAMETERS

Included within this Appendix are the following:

- Model Description
- Facility Inclusion Criteria
- Model Parameters

Model Description

1 Background

1.1 The Facilities Planning Model (FPM) is a computer-based supply/demand model, which has been developed by Edinburgh University in conjunction with sportscotland and Sport England since the 1980s.

1.2 The model is a tool for helping to assess the strategic provision of community sports facilities in an area. It is currently applicable for use in assessing the provision of the following facilities that Sport England holds substantial demand data for:

- sports halls
- swimming pools
- indoor bowls centres
- artificial grass pitches (AGPs)

2 Use of FPM

2.1 The FPM is one of Sport England's principal tools and has been developed as a means for:

- Assessing the requirements for different types of community sports facilities on a local, regional and national scale.
- Helping local authorities to determine an adequate level of sports facility provision to meet their local needs.
- Helping to identify strategic gaps in the provision of sports facilities.
- Comparing alternative options for planned provision, taking account of changes in demand and supply. This includes testing the impact of opening, relocating and closing facilities, and the likely impact of population changes on the need for sports facilities.

2.2 The FPM has been used in the assessment of Lottery funding bids for community facilities and as a principal planning tool to assist local authorities in planning for the provision of community sports facilities.

3 How the Model Works

3.1 In its simplest form, the model seeks to assess whether the capacity of existing facilities for a particular sport is capable of meeting local demand for that sport, considering how far people are prepared to travel to such a facility.

3.2 In order to do this, the model compares the capacity of facilities (supply) within an area against the demand for that facility from the local population, similar to other social gravity models.

3.3 To do this, the FPM converts both demand (in terms of people) and supply (facilities) into a single comparable unit. This unit is 'visits in the weekly peak period'. Once converted, demand and supply can be compared.

3.4 The FPM uses a set of parameters to define how facilities are used and by whom. These parameters are primarily derived from a combination of data, including actual user surveys from a range of sites across the country in areas of good supply, together with participation survey data. These surveys provide core information on the profile of users such as their age and gender, how often they visit, the distance travelled, duration of stay, as well as information on the facilities themselves such as programming, peak times of use and capacity of facilities.

3.5 This survey information is combined with other data sources to provide a set of model parameters for each facility type. The original core user data for halls and pools comes from the National Halls and Pools survey undertaken in 1996. This data previously formed the basis for the National Benchmarking Service. For AGPs, the core data used comes from the user survey of AGPs carried out in 2005/06 jointly with sportscotland.

3.6 User survey data from the National Benchmarking Service and other appropriate sources are used to update the model's parameters on a regular basis. The parameters are set out at the end of the document, and the main data sources analysed are:

- Active Lives:
    - For the adult survey, this data is collected by an online survey or paper questionnaire on behalf of Sport England. Each annual sample includes approximately 175,000 people and covers the full age/gender range. Detailed questions are asked about over 200 separate sport categories in terms of participation and frequency.
    - For the children and young people survey, this data is collected through schools, with up to three mixed ability classes in up to three randomly chosen year groups completing an online survey.
- National Benchmarking Service (now ceased):
    - This was a centre-based survey whose primary purpose was to enable centres to benchmark themselves against other centres. Sample interviews were conducted on site. The number of people surveyed varied by year depending on how many centres took part. Approximately 10,000 swimmers and 3,500 sports hall users were surveyed per year. This data was used for journey

times, establishing proportions of particular activities in different hall types, the duration of activities and the time of activity (peak period).

- Moving Communities Customer Experience Survey:
    - Annual online survey distributed by participating local authorities and operators via email. Email invites are sent to any member or customer on their database who has attended their leisure centre in the last 3 months. The results inform the travel mode that residents use to access facilities.
- Scottish Health:
    - Annual survey of approximately 6,600 people (just under 5,000 adults). This data is primarily used to assess participation, frequency and activity duration.

3.7 Other data is used where available. For example, the following data sources are among those that have been used to cross-check results:

- Children's Participation in Culture and Sport, Scottish Government, 2008
- Young People's Participation in Sport, Sports Council for Wales, 2009
- Health and Social Care Information Centre, Lifestyle Statistics, 2012
- Young People and Sport, Sport England, 2002
- Data from Angus Council, 2013/14
- National Pools and Halls Survey, 1996
    - This survey was used to obtain capacities per sports hall for differing sport types for programming data.

4 Calculating Demand

4.1 Demand is calculated by applying the user information from the parameters, as referred to above, to the population[1]. This produces the number of visits for that facility that will be demanded by the population.

4.2 Depending on the age and gender composition of the population, this will affect the number of visits an area will generate. In order to reflect the different population profiles of the country, the FPM calculates demand based on the smallest census groupings. These are output areas (OAs)[2].

4.3 The use of OAs in the calculation of demand ensures that the FPM is able to reflect and portray differences in demand in areas at the most sensitive level based on available census

[1] For example, it is estimated that 7.72% of 16-24 year old males will demand to use an AGP 1.67 times a week. This calculation is done separately for the 12 age/gender groupings.

[2] Census OAs are the smallest grouping of census population data and provide the population information on which the FPM's demand parameters are applied. A demand figure can then be calculated for each OA based on the population profile. There are over 178,600 OAs in England. An OA has a target value of 125 households per OA.

information. Each OA used is given a demand value in visits in the weekly peak period by the FPM.

5 Calculating Supply Capacity

5.1 A facility's capacity varies depending on the following factors:

- Its size (area of pool or hall, number of pitches or rinks)
- How many hours the facility is available for use by the community in the weekly peak period
- How many visits can be accommodated by the facility at any one time (pools = 1 user/6 sqm, main halls/barns = 8 users/court, activity halls/studios = 15 users/court, AGPs = 28 users/pitch, indoor bowls = 6 users/rink)

5.2 The FPM calculates the maximum number of visits that a facility can accommodate, which gives it a theoretical capacity in visits in the weekly peak period.

5.3 Based on travel time information (see Travel Time section) taken from the user surveys, the FPM then calculates how much demand would be met by the facility, having regard to its capacity and how much demand can travel to the facility. The FPM includes an important feature of spatial interaction. This feature takes account of the location and capacity of all the facilities, having regard to their access and the size of demand, and assesses whether the facilities are in the right place to meet the demand.

5.4 It is important to note that the FPM does not simply add up the total demand within an area and compare that to the total supply within the same area. This approach would not take account of the spatial aspect of supply against demand in a particular area. For example, if an area has a total demand for five facilities and there are currently six facilities within the area, it would be too simplistic to conclude that there is an over-supply of one facility as this approach would not take account of whether the five facilities are in the correct location for local people to use them within that area. It may be that all the facilities are in one part of the local authority area, leaving other areas under-provided. An assessment of this kind would not reflect the true picture of provision. The FPM is able to assess supply and demand within an area based on the needs of the population within that area.

5.5 In making calculations as to supply and demand, visits made to sports facilities are not artificially restricted or calculated by reference to administrative boundaries, such as local authority areas. Users are generally expected to use their closest facility. The FPM reflects this through analysing the location of demand against the location of facilities, allowing for cross-boundary movement of visits. For example, if a facility is on the boundary of a local authority, users will generally be expected to come from the population living close to the facility, but who may be in a neighbouring authority.

6 Calculating the Capacity of Sports Halls – Badminton Court Equivalents

6.1 The capacity of sports halls is calculated in the same way as described above, with each sports hall site having a capacity in visits in the weekly peak period. In order for this capacity to be meaningful, these visits are converted into the equivalent of main hall badminton

courts. This 'court' figure is often mistakenly read as being the same as the number of 'marked courts' at the sports halls in the Active Places data, but it is not the same. There will usually be a difference between this figure and the number of 'marked courts' in Active Places.

6.2 The reason for this is that the badminton court equivalents are of all the main and activity halls' capacities; this is calculated based on hall size (area) and whether it is a main hall or an activity hall. This gives a more accurate reflection of the overall capacity of the halls than simply using the 'marked courts' figure, for two reasons:

- In calculating the capacity of halls, the model uses a different at-one-time parameter for main halls and for activity halls. Activity halls have a greater at-one-time capacity than main halls. Marked courts can sometimes not properly reflect the size of the actual main hall. For example, a hall may be marked out with four courts, when it has space for three courts. As the model uses the 'courts' as a unit of size, it is important that the hall's capacity is included as a 'three-court unit' rather than a 'four-court unit'.
- It is often difficult to visualise how much hall space there is when expressed as visits in the weekly peak period. To make things more meaningful, this capacity is converted back into badminton court equivalents and is noted in the output tables as hall space in courts.

7 Facility Attractiveness – for Halls and Pools Only

7.1 Not all facilities are the same, and users will find certain facilities more attractive to use than others. The model attempts to reflect this by introducing an attractiveness weighting factor, which affects the way visits are distributed between facilities. Attractiveness, however, is very subjective. Currently weightings are only used for sports hall and swimming pool modelling.

7.2 Attractiveness weightings are based on the following:

- Age and refurbishment weighting (pools and halls): The older a facility is, the less attractive it will be to users. It is recognised that this is a general assumption and that there may be examples where older facilities are more attractive than newly built ones due to excellent local management, programming and sports development. Additionally, the date of any significant refurbishment is also included within the weighting factor; however, here attractiveness is set lower than a new build of the same year. It is assumed that a refurbishment that is older than 20 years will have a minimal impact on the facility's attractiveness. The information on year built/refurbished is taken from Active Places. A graduated curve is used to allocate the attractiveness weighting by year. This curve levels off at 70 years old with a 20% weighting. The refurbishment weighting is slightly lower than the new built year equivalent.
- Management and ownership weighting (halls only): Due to the large number of halls being provided by the education sector, an assumption is made that these halls will generally not provide as balanced a programme as halls run by local authorities, trusts, etc, with school halls more likely to be used by teams and groups through block booking. A less balanced programme is assumed to be less attractive to a general

pay-and-play user than a standard local authority leisure centre sports hall with a wider range of activities on offer.

7.3 To reflect this, two weighting curves are used:

- High weighted curve – includes non-education management (third party) and a more balanced programme, therefore more attractive
- Lower weighted curve – includes educational halls managed in-house, therefore less attractive

7.4 Commercial facilities (halls and pools): While there are relatively few sports halls provided by the commercial sector, an additional weighting factor is incorporated within the model to reflect the cost element often associated with commercial facilities. For each population OA, the Indices of Multiple Deprivation (IMD) score is used to limit whether people will use commercial facilities. The assumption is that the higher the IMD score (less affluence), the less likely the population of the OA would choose to go to a commercial facility.

7.5 The English Indices of Deprivation 2019, produced by the Ministry of Housing, Communities and Local Government, measure relative levels of deprivation in 32,844 lower super output areas in England. IMD is an overall relative measure of deprivation constructed by combining seven domains of deprivation according to their relative weights.

8 Used Capacity

8.1 Used capacity refers to how much of a facility's theoretical capacity is being used. At first this can appear to be unrealistically low, with local authority figures being in the 50-60% region. Without any further explanation, it would appear that facilities are half empty. The key point is not to see a facility's theoretical maximum capacity (100%) as being an optimum position. In practice this would mean that a facility would need to be completely full every hour it was open during the peak period. This would be both unrealistic from an operational perspective and undesirable from a user's perspective, as the facility would be completely full.

8.2 For example, a 25m four-lane pool has a theoretical capacity of 2,260 visits per week during a 52.5-hour peak period. Usage of a pool will vary throughout the evening, with some sessions being busier than others through programming, such as an aqua aerobics session between 19:00 and 20:00 and lane swimming between 20:00 and 21:00 (see table below). Other sessions will be quieter, such as between 21:00 and 22:00. This pattern of use would mean a total of 143 swims taking place. However, the pool's maximum theoretical capacity is 264 visits throughout the evening. In this instance the pool's used capacity for the evening would be 54%.

Visits per hour	16:00-17:00	17:00-18:00	18:00-19:00	19:00-20:00	20:00-21:00	21:00-22:00	Total visits for the evening
Theoretical maximum capacity	44	44	44	44	44	44	264
Actual usage	8	30	35	50	15	5	143
% of capacity used	18%	68%	80%	114%	34%	11%	54%

9 Comfort Factor – Halls and Pools

9.1 If the facilities were full to their theoretical capacity, there would simply not be the space to undertake the activity comfortably. In addition, there is a need to take account of a range of activities taking place which have different numbers of users; for example, aqua aerobics will have significantly more participants than lane swimming sessions. Additionally, there may be times and sessions that, while being within the peak period, are less busy and so will have fewer users.

9.2 To account for these factors the notion of a 'comfort factor' is applied within the model. For swimming pools, 70%, and for sports halls, 80%, of their theoretical capacity is considered as indicating where a facility starts to become uncomfortably busy. This should be seen only as a guide to help flag when facilities are becoming busier, rather than as a 'hard threshold'.

9.3 The comfort factor is also used to increase the capacity needed to comfortably meet unmet demand. If this comfort factor is not applied, then any facilities provided will be operating at their maximum theoretical capacity, which is not desirable as previously noted.

9.4 The comfort factor is not applied to AGPs due to the fact they are predominantly used by teams that have a set number of players, therefore, the notion of having a 'less busy' pitch is not applicable.

10 Travel Times

10.1 The model includes three different modes of travel:

- driving
- walking and wheeling
- public transport and cycling

10.2 Car access is also considered. In areas where there is less access to a car, the model reduces the number of visits made by car and increases those made on foot for shorter journeys and public transport for longer journeys.

10.3 Overall, surveys have shown that most visits to swimming pools, sports halls and AGPs are made by driving, with a significant minority of visits to facilities being made on foot.

Facility	Driving	Walking	Public Transport	Cycling
Swimming Pool	74%	18%	4%	4%
Sports Hall	76%	19%	2%	3%
AGP Combined AGP Football AGP Hockey	79% 74% 97%	18% 22% 2%	3% 4% 1%	unknown

10.4 The model includes a distance decay function where the further a user is from a facility, the less likely they will travel. Set out below is the survey data with the percentage of visits made

within each of the travel times. This shows that almost 90% of all visits, both by car and on foot, are made within 20 minutes. Hence, 20 minutes is often used as a rule of thumb for the coverage for sports halls and swimming pools.

Minutes	Swimming Pools		Sport Halls	
	Drive	Walk	Drive	Walk
0-10	56%	53%	54%	55%
11-20	35%	34%	36%	32%
21-30	7%	10%	7%	10%
31-45	2%	2%	2%	3%

10.5 For AGPs, there is a similar pattern to halls and pools, with hockey users observed as travelling slightly further (89% travel up to 30 minutes). Therefore, a 20-minute travel time can also be used for combined and football, and 30 minutes for hockey.

Minutes	AGP Combined		AGP Football		AGP Hockey	
	Drive	Walk	Drive	Walk	Drive	Walk
0-10	28%	38%	30%	32%	21%	60%
10-20	57%	48%	61%	50%	42%	40%
20-40	14%	12%	9%	15%	31%	0%

NOTE: These are approximate figures and should only be used as a guide

10.6 Ordnance Survey's Multi-Modal Network Roads average speed data is used to calculate the off-peak drive times between facilities and the population, observing any one-way and turn restrictions that apply. These travel times have been validated against national survey work, and therefore are based on the actual travel patterns of users.

10.7 The network is also used to calculate walk times along paths and roads, excluding motorways and trunk roads. A standard walking speed of 3 mph is used for all journeys.

10.8 Due to the complexity of public transport timetables, public transport travel times in the model are assumed to be twice as long as driving times.

10.9 A cycling speed of 12 mph is used for roads and shared use cycleways, which is approximately half the average speed of driving in urban areas. A speed of 7.5 mph is used for tracks and off-road travel.

Facility Inclusion Criteria

Swimming Pools

The following inclusion criteria were used for this analysis:

- Include all operational indoor pools available for community use i.e., pay-and-play, membership, sports club/community association.
- Exclude all pools not available for community use, i.e., private use.
- Exclude all outdoor pools, i.e., lidos.
- Exclude all pools where the main pool is less than 20 metres in length, or the area is less than 160 square metres. If the principal pool is a leisure pool with an area less than 200 square metres, then all pools on the site should be excluded.
- For leisure pools, only the area of the water that is swimmable should be included. Water play or splash areas should be excluded from the useable space.
- Include all 'planned', 'under construction', and 'temporarily closed' facilities only where all data is available for inclusion.
- Where opening times are missing, availability is included based on similar facility types.
- Where the year built is missing, assume date 1975[3].

Facilities over the border in Wales and Scotland are included, as supplied by sportscotland and Sport Wales.

osing a date in the mid-1970s ensures that the facility is included, while not overestimating its impact within the run.

Model Parameters

Swimming Pools Parameters

<table>
<tr><td>At-one-time Capacity</td><td></td><td>0.16667 per square metre = 1 person per 6 square meters</td><td></td></tr>
<tr><td>Coverage Maps</td><td></td><td>Car: 20 minutes
Walking: 1.6 km
Public transport: 20 minutes at about half the speed of a car

NOTE: Travel times are indicative, within the context of a distance decay function of the model.</td><td></td></tr>
<tr><td>Duration</td><td></td><td>60 minutes</td><td></td></tr>
<tr><td>Percentage Participation

Frequency per Week</td><td></td><td>
<table>
<tr><th>Age</th><th>0-15</th><th>16-24</th><th>25-39</th><th>40-59</th><th>60-79</th><th>80+</th></tr>
<tr><td>Male</td><td>15.6%</td><td>7.6%</td><td>10.9%</td><td>9.9%</td><td>6.7%</td><td>2.3%</td></tr>
<tr><td>Female</td><td>17.5%</td><td>9.2%</td><td>12.7%</td><td>11.7%</td><td>9.2%</td><td>3.0%</td></tr>
</table>
<table>
<tr><th>Age</th><th>0-15</th><th>16-24</th><th>25-39</th><th>40-59</th><th>60-79</th><th>80+</th></tr>
<tr><td>Male</td><td>1.07</td><td>0.91</td><td>0.77</td><td>0.92</td><td>1.21</td><td>1.54</td></tr>
<tr><td>Female</td><td>1.09</td><td>0.94</td><td>0.75</td><td>0.92</td><td>1.16</td><td>1.27</td></tr>
</table>
</td><td></td></tr>
<tr><td>Peak Period

Proportion in Peak Period</td><td></td><td>Weekday: 9:00 to 10:00, 12:00 to 13:00, 15:30 to 21:00
Weekend: 08:00 to 15:30
Total: 52.5 hours

63%</td><td></td></tr>
</table>