

3 Findings

3.1 Introduction

- 3.1.1 This section demonstrates how the purposes of including land in the Green Belt have been used in assessing the performance of the land parcels and illustrates this with examples from the findings.
- 3.1.2 This explanation is followed by the detailed parcel-by-parcel, purpose-by-purpose assessment of the Green Belt in East Herts District, set out as a table.
- 3.1.3 The findings presented in the table are also presented graphically by the maps in **Appendix 4**, with individual maps for each of the four purposes used, and with a map which aggregates the assessment by four purposes with one composite presentation.

3.2 Interpretation of the Green Belt purposes for the assessment

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

- 3.2.1 The sense of permanence provided by Green Belt designation is fundamental to the limitation of 'sprawl' and it is the wholesale restriction that the designation places upon development within the designated area that ensures that the outward expansion of urban areas (the Purpose explicitly refers to large-built up areas which, for the purposes of this study, are taken to be the main towns and the one large 'Group 1' village (Watton-at-Stone) which is located within the Green Belt) remains heavily constrained, thereby limiting 'sprawl'. However, well located and planned urban extensions are unlikely to constitute 'sprawl' (a term that is based on negativity suggesting the unplanned, uncontrolled spread of development).
- 3.2.2 Most land is likely to contribute to the fulfilment of this Purpose to some degree. Land that lies close to the periphery of an urban area is likely to contribute substantially to this Purpose as it is that land that provides the boundary and zone of constraint to urban expansion. Land that is more remote is likely to become progressively less important to this Purpose (although development in such areas, by virtue of being remote, is likely to be perceived potentially as 'sprawl'). Another important consideration in assessing the potential of land parcels against this Purpose is whether the land is well contained or not. Where land is well contained it is more likely that development may be accommodated within it without giving rise to the perception of 'sprawl' as the development would be contained by logical and clearly identifiable physical and/or visual boundaries, reducing its influence upon the land beyond.
- 3.2.3 Within East Herts there are some areas where the urban area has expanded to boundaries that are poorly defined – such as the northern edge of

Hoddesdon where development forms a stark edge to an open field, and some western parts of Sawbridgeworth. As a consequence there is the perception of poorly contained growth. To the contrary, well planned settlements (such as the New Town of Stevenage) have been very well defined by a combination of sensitivity to local topography and the inclusion of strategic woodland planting, and the town has a very limited influence on the countryside within the district beyond and there is no perception of 'sprawl'.

- 3.2.4 This Purpose has a strong relationship with Purpose 3 (safeguarding of the countryside from encroachment).
- 3.2.5 There are areas around the towns where land and/or features create defined thresholds between the edge of the urban area and the outlying countryside beyond (such as parcels 1 and 14). Such areas provide clear physical and visual containment of the urban area and protect the land beyond. These areas are judged as being of fundamental importance to the containment of the urban area, where there are no other similar areas that lie further from the urban edge that could fulfil a similar function in respect of this Purpose if urban expansion were to take place.
- 3.2.6 The south western, western and northern periphery of Bishop's Stortford is very clearly defined and contained by the bypass and associated 'inner' strategic landscape and recreational 'buffers' and 'wedges'. Countryside beyond (within parcels 62-64) is strongly rural and often open. Any development extending beyond these well-defined limits is most likely to lead to the perception of 'sprawl' with development being particularly apparent and uncontained within the landscape. Road and landscape buffers (in the Green Belt) form the 'first line of defence' against the extension of the town and preventing 'sprawl' of the town into the wider countryside.
- 3.2.7 The perception of 'sprawl' can, of course, be reduced by sensitive development planning including the creation of robust green infrastructure which provides a framework to new development. This is very evident at Stevenage and at Bishop's Stortford where development has been planned and strategic planting used to assimilate development (although at Bishop's Stortford the pattern of development has also been influenced by the line of the bypass). Therefore, whilst areas may be identified as being of importance to this purpose, this does not necessarily mean that development could not be accommodated in a sensitive manner which reduces/avoids the perception of 'sprawl'. Early investment in green infrastructure to establish frameworks for future development should be a key component in strategic planning to meet future long term development needs.
- 3.2.8 In other areas thresholds are much less defined, but the land nevertheless still provides a good level of containment around the urban edge, ensuring a reasonable 'fit' of the urban area within its landscape context. These areas are categorised as being of 'Major' importance. There may be other locations, further from the urban edge that have the potential to perform a similar function if the urban area were to expand (for example at parcel 03 where an

area adjoining the eastern edge of Stevenage is well contained by rising land beyond and is distinct from the wider area).

- 3.2.9 The 'Moderate' category applies to land that is more remote from the urban area where other intervening land fulfils a containment function. Further away from the settlement the land generally provides less of a contribution of this purpose and may be categorised as being of 'Slight/Negligible' importance with respect to this Purpose, purely because of distance. However, any large scale development in these more remote areas is very likely to be perceived as 'sprawl' as such development will be unrelated to existing built up areas. Sustainability considerations are in any case likely to preclude such development unless a new settlement is proposed. The emerging District Plan does not propose any new settlements, although the identification of the Gilston area for the development of some 5-10,000 homes, whilst not described as such, seems rather like to a new settlement.
- 3.2.10 Where the parcel is very closely related to an existing town and particularly influenced by its physical and visual presence, the land may also be categorised as being of 'Slight/Negligible' importance with respect to this Purpose as the perception of 'sprawl' is already readily apparent. In such locations there may be opportunities to adjust the Green Belt boundary to a create a boundary that provides greater containment, a better 'fit' for existing or potential development, and one that respects the landscape characteristics of the place (as at parcel 59).
- 3.2.11 Land considered to be of 'No' importance to the Purpose is generally land that is almost entirely contained by existing urban development (parcels 65-67 at Bishop's Stortford, for example). However, these areas may be important for other reasons – such as local landscape character, contribution to settlement form or recreation and may be afforded local policy protection.

Purpose 2: To prevent neighbouring towns from merging into one another

- 3.2.12 The primary function of this Purpose is clear – it is to prevent towns merging. However, it raises the question about whether closing the gap between towns without them merging (either physically or visually) would be acceptable, and whether the merger of other smaller settlements is strictly covered by this Purpose. The Framework makes no mention of minimum distances (para. 2.9 of superseded PPG2 indicated that "*wherever practicable a Green Belt should be several miles wide, so as to ensure an appreciable open zone all around the built-up area concerned*").
- 3.2.13 For this assessment we have assumed that the main towns and large village of Watton-at-Stone should remain separate with a clear physical and visual distinction between them such that they retain their separate identities and setting. Despite the fact that the strict definition of the Purpose appears to exclude them, significant smaller settlements are also of relevance and these are considered within the assessment, but do not influence the assessment of

the performance of land against this Purpose. The review of the performance of areas of Green Belt against this Purpose is informed by an understanding of whether there is the potential for the intervening land to accommodate a strategic level of development without prejudicing the physical and visual distinction between the main settlements.

- 3.2.14 In areas where new development is likely to result in physical coalescence, or at the very least a clearly recognisable perception of merging that would erode the distinct separate identity and character of either / both settlements, the land is considered to be 'Paramount' to this Purpose and its retention in Green Belt is of fundamental importance. Unsurprisingly parcels that are of this level of importance to the Purpose are limited to areas where towns are in very close proximity (parcel 44 between east Hertford and south Ware, and parcels 53 and 54 which separate north east Harlow from Sawbridgeworth, for example).
- 3.2.15 In areas where there is no significant existing inter-visibility between towns, and where some development could be accommodated without causing merger or the perception of merging, the retention of the land within Green Belt is considered to be of 'Major' importance to this Purpose. In such areas development may lead to a substantial reduction of the separation between other smaller settlements (such as Stanstead Abbots/St Margarets, for example) and this will be a consideration that is important particularly where development could lead to coalescence between smaller settlements which, in turn, may lead to a perception of merging between neighbouring towns.
- 3.2.16 The performance of the land against this Purpose reduces with the increase in distance between settlements, as not all of the land is likely to be important to maintaining separation. Where a strategic level of development may be accommodated without compromising this Purpose the land may be categorised as being of 'Moderate' importance to the Purpose. However, smaller settlements may be subject to a significant reduction in physical and visual separation, or potential merger as a result of such development.
- 3.2.17 There are areas of Green Belt on the edge of a town which has a relationship with another town, but which do not lie directly between two towns, and where the separation between the adjoining towns is already less at another point. Subject always to the details of the particular situation, and with due regard to potential cumulative effects, such areas of Green Belt could be considered to be of 'Slight/Negligible' importance in contributing to this purpose, as strategic development could be accommodated without reducing the separation any more than may already be the case in the overall relationship between the two built up areas. In such cases, much will depend on local landscape and visual characteristics – where land is very well contained such that development would not lead to a noticeable 'merging', the cumulative effect is likely to be less of a consideration.
- 3.2.18 Where Green Belt land does not lie between two principal settlements it is adjudged as being of 'No' importance to the Purpose (such as the parcels

north and east of Ware, and Green Belt parcels contained within the urban area of Bishop's Stortford).

Purpose 3: To assist in safeguarding the countryside from encroachment

- 3.2.19 Any Green Belt land around the periphery of the town may be said to fulfil this Purpose. It is the overall restrictive nature of Green Belt policy that protects the surrounding countryside by preventing development and directing it towards existing settlements.
- 3.2.20 The former guidance provided in PPG2 made it clear that the quality of the landscape is not a reason for designating land as Green Belt. Whilst this is not included in the Framework, for the purposes of this review it has been assumed that the principle remains. The reasons for which the designation was originally made must be taken as the reasons for land being in the Green Belt.
- 3.2.21 The consideration of this Purpose has been informed by an understanding of the principal landscape and visual characteristics of the parcels of land based on site work, and by the information provided in the East Herts Landscape Character Assessment (2007) (EHLCA). Unfortunately, the published assessment did not include an evaluation of the landscape sensitivity and capacity of the character areas to different types of development, which would have informed the consideration of this Purpose. However it follows that, all other things being equal, areas that have a strong unspoilt, largely intact rural character could be afforded particular protection via this Purpose, in contrast with those areas that possess a semi-urban character and where encroachment has already occurred. Such areas may offer the potential for repair and/or enhancement through a well-considered approach to development. Any urban extension may be considered to be an 'encroachment' into countryside. This is where consideration of landscape character and the potential ability of the landscape to accommodate change fulfil an important role.
- 3.2.22 Whilst the quality of the land is not a reason for designation, where land is identified as possessing a strong unspoilt rural character the land is likely to perform a more critical role in protecting the countryside from encroachment. In such areas any such encroachment is likely to have a far more significant adverse effect on the characteristics of the countryside and its perception compared to land that possesses a much weaker or semi urban character where the influences of development are already apparent and an intrinsic part of the prevailing character. Such areas may be deemed to contribute less to safeguarding land from encroachment or may no longer be perceived to be part of the open countryside.
- 3.2.23 Whilst the EHLCA does define landscape strategies which are appropriate to the various character areas, the simple assumption that a character area that has a 'Conserve and Restore' landscape strategy is 'more important or

valuable' and could accommodate development more successfully than an area that has an 'Improve and Restore' strategy would be misplaced. Each character area is different. An open, simple arable landscape that is visually exposed having, perhaps, suffered from an erosion of its landscape structure through intensive agricultural practices (and therefore subject to an 'Improve and Restore' strategy), may still have a strong character (influenced by topography, for example) and would be vulnerable to change by development which is likely to be widely visible and poorly assimilated leading to a very evident visual and perceived sense of encroachment. On the other hand, sensitive development in an area that has a strong landscape structure may perhaps be integrated more successfully and be less apparent as an encroachment into wider countryside.

Purpose 4: To preserve the setting and special character of historic towns

- 3.2.24 Hertford and the north east side of Sawbridgeworth are the only towns that have a noticeable historical character (as identified by Conservation Areas for instance) that extends to the outer edge of the settlements. The other towns have no apparent relationship between their older historic parts and the wider landscape setting provided by the surrounding land within the Green Belt due to more recent development which has separated such areas from the hinterland. Nor are the towns within the Green Belt of a nature where principal historic features are evident over a wide area (as is the case at such as Salisbury or Chichester with their cathedrals, for example).
- 3.2.25 At Bishop's Stortford parts of the town's Conservation Area extend into the inner parts of the defined 'green wedges'. These 'historic' areas do not contribute to the wider setting of the historic part of the town (which is generally contained by more recent development); however, the parts of the designated area lying within these 'wedges' do contribute to its setting/historic character at a local level and have therefore been considered in connection with purpose 4 in the relevant parcel assessments.
- 3.2.26 Of the Group 1 villages, only Watton-at-Stone lies within Green Belt and has a Conservation Area which extends to and beyond its periphery; it therefore has a direct relationship with its wider setting provided by surrounding land within Green Belt. For the purposes of this assessment this purpose has been used in assessing the Green Belt at this settlement (which is inset within Green Belt).
- 3.2.27 Group 2 villages within the Green Belt (Hertford Heath, Stanstead Abbots/St Margarets, Hertingfordbury, High Wych, Wadesmill/Thundridge, Tewin, Aston) have Conservation Areas that extend to their peripheries adjoining Green Belt (and sometimes beyond) but the Green Belt has not been assessed in relation to these settlements.

Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict land

3.2.28 If there is any effect at all, it is the overall restrictive nature of Green Belt that, though its limitation of the supply of other development opportunities encourages regeneration and re-use of land. It is therefore impossible to judge how any given parcel of land would contribute to the fulfilment of this Purpose. This purpose is not considered within the Green Belt review as all land in the Green Belt in East Herts District would fulfil the purpose equally.

3.3 Matrix of the assessment of parcels against Green Belt purposes

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
1	Paramount	None	Paramount	None	<p>1. Land creates strong distinctive strong edge to the town, with large areas of woodland which provide visual containment. No other such strong boundaries lie beyond. Inner Green Belt boundary well defined. Outer edge poorly defined in part along field boundaries.</p> <p>3. Strong, unspoilt landscape with no intrusion from development, protected by Green Belt.</p>	Very Low
2	Paramount	None	Paramount	None	<p>1. Land creates strong distinctive edge and containment to the town, with land falling away eastwards into Beane valley. Green Belt boundary adjoining town well defined. Outer edge (outside parcel) reasonably well defined along lanes but poor along field boundaries in some places</p> <p>3. Strong unspoilt landscape; well-defined landscape structure of fields/vegetation pattern</p>	Very Low

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	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					falling generally eastwards away from Stevenage. Little/no sense of encroachment due to well contained urban edge and area being almost entirely free of development; very slight encroachment at edge of Aston.	
3	Major	None	Major	None	1. Land partly under influence of adjoining part of Stevenage but designation does prevent outward growth of urban edge, particularly into area with smaller field pattern which is reasonably contained. Gresley Way provides a very clearly defined and robust edge, except at Aston End where development has extended to the east and part of Green Belt boundary is defined only by a tree belt. An alternative eastern boundary is likely to involve following Aston End Road (contiguous with the ridge) and Broadwater Lane back to Gresley Way, although this would involve potential development rising up onto conspicuous slopes which contain the	Low

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					<p>urban area. Inner Green Belt boundary (within district) reasonably well defined along identifiable features</p> <p>3. Parcel provides containment of Stevenage through combination of strong landscape structure, and ridge on west side of Beane valley (on eastern edge of parcel) which provides containment of central part from open countryside beyond.. Perception of encroachment with development extending up to district boundary at Aston End. Some encroachment at Aston but influence is limited. If alternative boundary considered (as described re. purpose 1 above), development would lead to clear encroachment into countryside beyond generally well-defined boundary and loss of separate identity of Aston within its intimate landscape setting.</p> <p>4. Aston has a Conservation Area (but is not a</p>	

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					historic town/large village).	
4	Paramount	Major	Paramount	None	<p>1. Green Belt between Stevenage and district boundary checks sprawl, with parcel separated from urban edge, Raised landform contains town to west of parcel.</p> <p>2. Lies between edge of Stevenage and Watton-at-Stone which is 1.5km wide.</p> <p>3. Designation prevents potential encroachment from Stevenage along valley/road/rail corridor on southern edge and from encroachment onto higher land with strong character. Southern part contains eastward expansion along A602 corridor.</p>	Very Low
5	Moderate in north western part (Slight/ Negligible in southern	Major (reducing to Moderate in south)	Paramount	None	<p>1. Railway provides strong boundary on south edge of Stevenage, although crematorium has gone beyond this boundary; large scale open landscape where development would be perceived as 'sprawl'. Green Belt boundaries largely outside parcel; well-defined on edge of Stevenage on northern edge.</p>	Very Low

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	part)				<p>2. Northern part lies between Stevenage and the large village of Knebworth (lying outside district); just over 1km apart) but no intervisibility or perception of relationship between these two main towns. Also contributes to separation between smaller settlements of Woolmer Green (beyond district boundary) and Datchworth and large village of Watton-at-Stone. Gap between Stevenage and Hertford is large (8km+).</p> <p>3. Countryside possesses strong rural and open character that is very vulnerable to encroachment of development beyond the very well defined boundary formed by the railway on the edges of Stevenage and Watton-at-Stone.</p>	
6	Major	Slight/ Negligible	Major	Major	<p>1. Other designations and constraints limit encroachment but Green Belt deters encroachment of development out to bypass.</p> <p>2. Northern edge of village lies 3km from south east</p>	Low

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					<p>edge of Stevenage. North edge of Hertford is 4.8km to south.</p> <p>3. Green Belt designation assists with preventing encroachment on northern side and eastern sides; additional constraints restrict development on south side.</p> <p>4. Applies in southern part where Conservation Area extends out from village and forms part of setting.</p>	
7	Slight/ Negligible	Slight/ Negligible	Major	None	<p>1. Land does not adjoin large built up area; other factors restrict 'sprawl' of Watton-at-Stone. Outer Green Belt boundary poorly defined along tracks/field boundaries in places.</p> <p>2. North edge of Hertford is 4.8km to south.</p> <p>3. Encroachment of Watton-at-Stone into this area is constrained by parcel 6 and A602. Little impact from existing built development. Strong rural character protected by Green Belt.</p>	Low

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8	Slight/Negligible	Slight/Negligible	Major	None	<p>1. Parcel forms part of land which limits 'sprawl' of dispersed smaller settlements. Northern part provides contribution to containment of Datchworth (a village, not a large built-up area).</p> <p>2. Northern part of parcel lies between Knebworth and Watton-at-Stone (two large villages rather than towns), where smaller settlement of Datchworth is located. It therefore provides a limited contribution to the separation of these smaller settlements.</p> <p>3. Some encroachment from smaller settlements/dispersed development. Designation provides constraint to further development in and around existing settlements.</p>	Low
9	Slight/Negligible	Slight/Negligible	Major	None	<p>1. Parcel does not adjoin large built up area and therefore contributes little to this purpose, although it does restrict 'sprawl' of Tewin (which are not a large built up areas).</p> <p>2. Burnham/Bull's Green not a town. Parcel lies</p>	Low

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	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					partly between eastern and north eastern suburbs of Welwyn (1.6-1.7km), and large village of Watton-at-Stone (1.6km) to the east. 3. Significant encroachment from Burnham Green but well integrated with little wider impact on countryside. Designation provides constraint to further development in and around existing loose settlements.	
10	Slight/ Negligible	Slight/ Negligible	Major	None	1. Land does not adjoin large built up area but Welwyn Garden City is in close proximity to west and south. 2. Lies in western part of countryside separating north east side of Welwyn Garden City from north west side of Hertford. The gap between these two towns is narrower to the south. 3. Little encroachment from development in parcel with development boundaries well defined. Designation is deterrent to encroachment along	Low

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	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					south west side of Burnham Green/Tewin Wood and south west side of Tewin. 4. Tewin has a Conservation Area which adjoins east side of parcel (but is not a historic town/large village).	
11	Slight/ Negligible	Slight/ Negligible	Major	None	1. Land does not adjoin large built up area but Welwyn Garden City is in reasonable proximity to west. 2. Lies in countryside separating north east side of Welwyn Garden City from north west side of Hertford. Gap between these two towns is narrower to south. 3. Designation is deterrent to encroachment along south side of Tewin Wood. Boundary on north west side of Tewin is along edges of small fields/back gardens which is a less robust, well-defined Green Belt edge to inset settlement. More coherent boundary possible along the tree-lined track/byway	Low

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	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					to the west (Back Lane) but this is significantly beyond the village and would open up this small scale landscape area to encroachment, potentially joining Tewin to Upper Green leading to loss of settlement character/identity. 4. Tewin (which is not a historic town/large village) has a Conservation Area, the north west side of which adjoins south east edge of parcel	
12	Slight/ Negligible	Slight/ Negligible	Paramount	None	1. Land remote from large built up area. 2. Part of a wide gap (6km) between north east Welwyn Garden City and north west Hertford and distinct from both towns. 3. Designation is deterrent to encroachment into open unsettled countryside beyond east side of Tewin and Tewin Wood. Boundary to Tewin is along edges of small fields/back gardens which is a weak Green Belt edge to inset settlement. No obvious location for an alternative, more coherent	Very Low

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	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					boundary available although some minor rationalisation around the village edge may be possible, such as north of Godfries Close where a small field is largely contained within the village envelope and distinct from countryside beyond, and an area of 'back land' south of Harwood Close. 4. Tewin has a Conservation Area which adjoins west side of parcel (but is not a historic town/large village).	
13	Major/ Moderate	Slight/ Negligible	Paramount	None	1. Land south and west of district boundary, which is narrow in parts, fulfils purpose except at north west end where parcel boundary runs very close to edge of Welwyn Garden City, and contribution to this purpose is therefore higher. 2. Parcel lies, in part, between edge of Welwyn Garden City and west Hertford (3km). 3. Designation contributes to strong constraint to encroachment of development on edge of Welwyn	Very Low

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	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					Garden City into Mimram valley.	
14	Paramount	Slight/ Negligible	Paramount	None	<p>1. Whilst recreational land and woodland on edge of town contain the town edge, the area contributes to the very well defined and clear edge of the town which checks 'sprawl' of Welwyn Garden City. Western side of Green Belt in district (adjoining Welwyn Garden City) is well defined by woodland.</p> <p>2. Lies at western edge of gap (4km wide) that separates east side of Welwyn Garden City from west side of Hertford. No perception of proximity between the two.</p> <p>3. Parcel makes particular contribution to preventing encroachment; development extending out from town would be perceived as separate, unrelated development. It would be possible to create new outer edge with large scale structure planting linking existing woodlands to contain area.</p>	Very Low

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15	Major	Slight/ Negligible	Major	None	<p>1. Contributes to containment of town, although intervening land within parcel 14 to north and beyond District to south west/west fulfills purpose to greater degree.</p> <p>2. Lies at western edge of gap (4km wide) that separates east side of Welwyn Garden City from west side of Hertford. No perception of proximity between the two.</p> <p>3. Parcel contributes to purpose by restricting encroachment but intervening land fulfills this purpose to a greater degree. Landfill site well contained from land to east. Any development would be perceived as separate development unrelated to Welwyn Garden City.</p>	Low
16	Slight/ Negligible	Slight/ Negligible	Major	None	<p>1. Contributes little to containment of town and intervening land on edge of Welwyn Garden City fulfills purpose to greater degree.</p> <p>2. Lies towards western edge of gap (4km wide) that</p>	Low

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	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					<p>separates east side of Welwyn Garden City from west side of Hertford. No perception of proximity between the two.</p> <p>3. Parcel contributes to purpose by restricting encroachment of development at Cole Green (village) and adjoining major road junction. Any significant development would be perceived as clear encroachment into open countryside altering the character of Cole Green.</p>	
17	Slight/ Negligible	Major	Paramount	None	<p>1. Contributes little to containment of Hertford and intervening land fulfils purpose to greater degree.</p> <p>2. Occupies large central part of gap (4km wide) that separates east side of Welwyn Garden City from west side of Hertford. No perception of proximity between the two but development could lead to perception of narrowing of separation.</p> <p>3. Parcel contributes to purpose by restricting encroachment of development at small settlements,</p>	Very Low

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	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					maintaining their compact and separate forms. Any significant development would be perceived as encroachment into open countryside.	
18	Paramount	Slight/ Negligible	Major	Moderate	<p>1. Adjoins edge of Hertford and provides strong deterrent to encroachment, although there are other constraints in some parts (flood risk; Conservation Area around Hertingfordbury; TPO woodland between A414 and edge of Hertford). The A414 forms a well-defined edge to the north, although a small generally wooded area of Green Belt lies in the north east corner between the A414 and rear garden boundaries on the settlement edge. The A414 forms a more robust and clear enduring boundary in this area.</p> <p>2. Lies on eastern edge of gap (4km wide) that separates west side of Hertford from east side of Welwyn Garden City. No perception of proximity between the two. Risk of merger with</p>	Very Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					<p>Hertingfordbury but as Hertingfordbury is a village this purpose has limited weight.</p> <p>3. Distinctive character to the parcel with Mimram valley, historic village, Hertingfordbury Park (where there is some development), which Green Belt designation assists in safeguarding from encroachment by development.</p> <p>4. Hertingfordbury has a Conservation Area and there are other historic characteristics to the area; whilst not a historic town/large village its historic character contributes to local setting of Hertford.</p>	
19	Slight/ Negligible	Slight/ Negligible	Major	None	<p>1. Little contribution as land is separated from Welwyn Garden City.</p> <p>2. Limited contribution; other land provides separation and other strong boundaries exist to contain growth of adjoin towns.</p> <p>3. Land is rural and designation deters encroachment of development into countryside</p>	Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					around the village of Letty Green.	
20	Slight/ Negligible (Paramount at eastern end)	Moderate	Major	None	<p>1. Extensive parcel making very little contribution as remote from Welwyn Garden City and Hertford (except eastern end). Outward growth of Hertford limited by flood risk and clear threshold of railway.</p> <p>2. Moderate contribution as forms large part of gap between Welwyn Garden City/Hertford. Currently no perception of proximity between the two towns.</p> <p>3. Parcel with generally strong rural character extending along broad ridge and slopes separating Lee valley from Mimram tributary valley to north, enhanced by topographical variation; largely devoid of development (but some encroachment from mineral extraction although reasonably well contained).</p>	Low/ Very Low
21	Major	None	Major	Slight/ Negligible	<p>1. Outward growth of Hertford limited by clear threshold of railway, reinforced by woodland. Extension beyond this edge likely to be perceived as</p>	Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					<p>'sprawl'; no stronger boundaries exist beyond.</p> <p>2. Parcel lies on fringe of large area that lies directly between Hertford and Welwyn Garden City but gap is narrower to north.</p> <p>3. Railway contains Hertford, preventing physical and visual encroachment of development. Broadly rural character with limited development in historic parkland at Bayfordbury.</p> <p>4. Very limited contribution from parkland at Bayfordbury to setting of this edge of town.</p>	
22	Paramount	None	Paramount	Slight/ Negligible	<p>1. Existing settlement edge well defined such that extent of town has very little/no influence on parcel. Extension beyond this edge likely to be perceived as 'sprawl'; weaker boundaries exist beyond.</p> <p>2. Does not lie directly between two towns.</p> <p>3. Provides strong constraint to development; no influence of urban area. Development would be perceived as encroachment into unspoilt rural and</p>	Very Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					<p>elevated countryside which is almost entirely free of development and contributes to wider character and setting of adjacent parkland and southern approach to town; landscape strategy is to resist development that affects such areas.</p> <p>4. Slight contribution of area owing to setting provided by parkland on this edge of the town.</p>	
23	Major	None	Major	Moderate	<p>1. Varied settlement edge, weak in places where Green Belt boundary aligned along back gardens, which gives impression of poorly contained development. Boundaries further south are all generally weak and offer little scope for alternative well defined Green Belt boundary unless reinforced.</p> <p>2. Does not lie directly between two towns (village of Hertford Heath is closer to south eastern edge of Hertford as opposed to this southern edge).</p> <p>3. Some influence and sense of encroachment of urban area along northern parts of parcel. Otherwise</p>	Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					<p>broadly elevated area with strong rural and parkland character associated with Brickendonbury; landscape strategy is to resist development that affects such areas. Discreet valley and pocket of land in north eastern part where Oak Grove comprises a small residential estate separated from the urban area by a redundant playing field (both within Green Belt). The residential estate does not contribute to the openness of the Green Belt and so could be removed with no significant adverse effect on the integrity of the Green Belt in this location. To create a rational boundary this would also require removal of the intervening disused playing field. Whilst this would lead to a reduction in openness, it would not have a significant effect on the integrity of the Green Belt due to the well-contained nature of the field.</p> <p>4. Locally distinctive area of parkland within much of</p>	

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					parcel which contributes locally to town's setting.	
24	Moderate	Slight/ Negligible	Moderate	Moderate	<p>1. Existing institutional and open space uses appear to limit opportunities for extension of urban area into this parcel. Existing inner boundaries well defined along roads and outer boundaries of parcel defined primarily by tree belts on east side of Balls Park and at caravan park which could, with reinforcement in places, provide alternative Green Belt boundary.</p> <p>2. Development within parcel would lead to slight reduction in separation between Hertford and north west side of Hoddesdon, although gap is currently nearly 4km wide. Hertford Heath 1km to east of parcel (and is a village) but topography and vegetation provide containment.</p> <p>3. Encroachment evident with school related and other development evident within parcel. Caravan site on southern side of parcel is also a local encroachment into countryside. Other designations</p>	Moderate

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					<p>exist (Balls Park Registered Parks and Gardens which forms much of area; Green Finger) which also constrains development.</p> <p>4. North west side adjoins Hertford Conservation Area and there is a relationship between Balls Park and this area; land contributes locally to setting of historic part of town but already contains some development.</p>	
25	Major	Slight/ Negligible	Paramount	Slight/ Negligible; None	<p>1. Land separated from urban edge therefore contributes less to this purpose, although any development likely to be perceived as unrelated to town.</p> <p>2. Lies within gap between south east Hertford and north west Hoddesdon (4km+). Woodland and landform intervenes such that no intervisibility or perception of towns on either side.</p> <p>Hertford Heath (a large village) lies to east and development in parcel would lead to reduction in</p>	Very Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					<p>separation.</p> <p>3. Strong rural and partly open character where any development would appear as encroachment and unrelated to Hertford.</p> <p>4. Limited contribution (northern end only) to landscape setting of Balls Park.</p>	
26	Slight/ Negligible	Slight/ Negligible	Paramount	None	<p>1. Land separated from urban edge therefore contributes less to this purpose. Boundaries defined by roads and woodland edges. Any development in parcel would be unrelated to existing town and perceived as 'sprawl'.</p> <p>2. Lies within gap between south east Hertford and north west Hoddesdon (2km+). Vegetation and landform intervenes such that no intervisibility or perception of towns on either side. Hertford Heath (a large village) adjoins parcel on north east side and development in parcel would lead to reduction in separation with Hertford.</p>	Very Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					3. Parcel has strong rural character and is almost entirely free of development; very large areas of woodland (much of it Ancient) and mosaic of small fields, with latter vulnerable to western expansion of Hertford Heath (although this boundary is very clearly defined, physically and visually).	
27	None	Slight/ Negligible	Paramount	None	<p>1. Parcel does not adjoin large built-up area.</p> <p>2. Lies within gap between north west Hoddesdon and south east Hertford (3.5km+). Vegetation and landform intervenes such that no intervisibility or perception of towns on either side.</p> <p>Hertford Heath (a large village) adjoins parcel on north side and development in south east part of parcel would lead to reduction in separation/possible merger with Hoddesdon, although A10 and Parcel 27A intervenes.</p> <p>3. Strong varied undulating character comprising mosaic of small scale farmland and extensive</p>	Very Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					woodland (some Ancient) with very limited ribbon development on south/south east side of Hertford Heath. SSSI on south side of village.	
27a	Major	Slight/ Negligible	Major	None	<p>1. Adjoins north west edge of Hoddesdon and restricts development extending out to A10, although this major road forms a well-defined physical boundary which would limit outward expansion.</p> <p>2. Lies within gap between north west Hoddesdon and south east Hertford (3.5km+). Vegetation and landform intervenes such that no intervisibility or perception of towns on either side. Development within parcel would not lead to physical or perception of merging.</p> <p>3. In character terms forms part of Parcel 27 although small scale nature has been eroded by field amalgamation and land is now separated from landscape to west by A10. Green Belt boundary</p>	Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					along urban edge unclear with scope for some rationalisation (such as exclusion of narrow finger of woodland between Ellis Close and Gosse Close. If the entire parcel were to be excluded this could lead to encroachment of development beyond the 'soft' edge which currently defines the edge of the town, although the A10 could provide an alternative robust boundary in conjunction with Hailey Lane to the north; this will require cross-boundary co-operation as not all of the existing Green Belt boundary lies within the District.	
28	Slight/ Negligible	Slight/ Negligible	Paramount	None	1. Does not adjoin large built up area (Hertford Heath is a large village). Parcel distinct from clusters of development east of A10 which forms strong physical boundary set back from those areas of development. 2. Lies within gap between north west Hoddesdon and south east Hertford (3km+). Vegetation and	

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					landform intervenes such that no intervisibility or perception of towns on either side. Hertford Heath (is a large village) adjoins parcel on west side and is contained by woodland. 3. Woodland (Ancient Woodland and network of wildlife sites, including SSSI) contains Hertford Heath to the east and extends to A10. Significant development at Haileybury College (major Developed Site in Green Belt) and associated recreational uses assimilated well by woodland and trees. Other areas have strong wooded character with some small pockets of contained pasture. Whilst the constraints largely preclude encroachment in most of area, Green Belt designation provides over-arching constraint, particularly at college.	Very Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
29	Slight/ Negligible	Slight/ Negligible	Paramount	None	<p>1. Does not adjoin large built up area (Hertford Heath is a large village). North east boundary of village formed by rear gardens which defines Green Belt edge. Parcel separated from clusters of development north east of A10, which forms clear physical boundary to those areas of development that lie beyond in parcel 45; south east edge of Hertford contained by A414 and associated planting.</p> <p>2. Lies within gap between north west Hoddesdon and south east Hertford (2.8km). Vegetation and landform intervenes such that no intervisibility or perception of towns on either side. However, intervisibility with development to north/north east means that any development in prominent location will lead to a perception of a reduction in separation. Hertford Heath (is a large village) adjoins parcel on south west side 3. Unsettled and open with folded, elevated topography with rural character, and</p>	Very Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					exposed to views from north/north east. Provides clear perception of open countryside in a locality that contains significant development. 4. Whilst north/north east part of Hertford Heath is a Conservation Area it is not a historic town.	
30	Paramount	Slight/ Negligible	Paramount	None	1. Northern side adjoins south east Hertford but separated from it by A414 and associated woodland belt; it is this strong boundary that checks 'sprawl' of town but Green Belt designation provides constraint to development extending beyond this threshold. Boundary defined along rear edges residential development at Hertford Heath. Development extending into parcel likely to be perceived as 'sprawl' and only roads on parcel boundaries beyond form potential alternative boundaries. 2. Lies within gap between south east Hertford and north west Hoddesdon (2.8km). Woodland and landform intervenes such that no intervisibility or	Very Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					<p>perception of towns on either side. Hertford Heath (a large village) lies to south-east and development in parcel would lead to reduction in separation.</p> <p>3. Open, rather plain rural character, contrasting sharply with urban area to north (which is quite well screened), rising up through open fields to edge of Hertford Heath. Mid and upper slopes exposed to wide views from north/north east. Only settlement is small cluster of properties at Rush Green and Foxholes Farm set in a local fold in the landform. Provides clear perception of openness in a locality that contains significant development.</p> <p>4. Whilst north part of Hertford Heath is a Conservation Area it is not a historic town. No connection or contribution to setting of historic core of Hertford.</p>	

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
31	Major	Major	Major	Slight/ Negligible	<p>1. Eastern edge adjoins west edge of Hertford where existing roads form Green Belt boundary; woodland beyond provides containment and a potential alternative Green Belt boundary which would contain development preventing perception of sprawl.</p> <p>2. Area forms substantial part of gap (3km wide) which separates west side of Hertford from east side of Welwyn Garden City. No intervisibility or sense of proximity although western edge is very close (0.5km) to edge of Welwyn Garden City.</p> <p>3. Mimram valley and associated slopes, with wooded edges and very strong designed parkland character with series of ponds/lakes. Almost whole parcel is a Registered Parks and Gardens. Some encroachment from sand/gravel extraction.</p> <p>4. No relationship between parkland landscape and historic core of Hertford; also little perception of</p>	Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					valley as largely concealed from view by fringing woodland.	
31a	None	None	None	None	<p>1. Area of Green Belt that already lies within the town. Additional development would not constitute sprawl.</p> <p>2. No contribution to separation – parcel lies within urban area, with Thieves Lane and development forming clear boundary to west.</p> <p>3. No contribution to purpose – the land is partly developed and other parts are in recreational use; it does not form countryside.</p> <p>4. No relationship to historic core of Hertford</p>	High
32	Slight/ Negligible; Major (south eastern part)	Slight/ Negligible	Paramount (Moderate in area just north of Welwyn Road)	None	1. Woodland and development forms boundary on north west side of Hertford (very weak Green Belt edge just north of Welwyn Road). Potential to define more robust edge (in physical and visual terms) along woodland a little further out from existing edge. Development beyond this edge likely to be	Very Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					<p>evident as uncontained growth as landscape is open with no other clearly defined boundaries.</p> <p>2. Parcel lies in gap between Hertford and Welwyn Garden City (over 3km wide); substantial woodland intervenes. No intervisibility or sense of proximity.</p> <p>3. Broad open, exposed landscape beyond more immediate vicinity of town, containing very little settlement, bisected by valley of Beane tributary, with some distant woodland blocks. Any development beyond more immediate woodland would be a clear encroachment into open countryside.</p>	
33	Slight/ Negligible	Slight/ Negligible	Paramount	None	<p>1. Separated from edge of large built-up areas. Where parcel forms outer edge of Green Belt, boundary defined along minor roads.</p> <p>2. Occupies large tract of land north of Hertford and south of Watton-at-Stone (large village) which are separated by some 4.7km; intervening parcels 6 and</p>	Very Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					34 provide principal constraint on edges of these built up areas. 3. Strong distinctive rural character of the Lower Beane valley, with flat valley floor and steep valley sides. Little settlement. Overlooked from valley slopes. Parkland character associated with Woodhall Park to north. Substantial areas of flood risk. Designation protects valley landscape which is highly sensitive to change.	
34	Major	Slight/ Negligible	Paramount	Major	1. Area lies on northern fringe of Hertford and much of it is subject to other constraints; contains area from encroachment of urban area which is well defined by roads/woodlands in places but poorly defined in south east corner where there are various developments that create an incoherent built up edge. Contains some areas of development including a small estate of detached houses between disused railway and edge of Bengoe, part	Very Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					<p>of the linear settlement of Waterford and the developed parts of the Goldings estate; also a cemetery south of Bramfield Road which makes no contribution to Green Belt purpose as it is contained on three sides by existing development; Bramfield Road forms clear northern boundary.</p> <p>2. Very small part of substantial gap (5km) between town and Watton-at-Stone.</p> <p>3. Varied landscape of Lower Beane valley floor and associated slopes with large area of parkland at Goldings (Registered Parks and Gardens) and many other constraints (flooding along River Beane, access land, wildlife sites, Conservation Area in south east part; cemetery in southern part); significant woodland and tree belts creates small scale landscape, bisected by railway, which is well integrated in landscape. Fragmented in places with areas of development but generally well integrated</p>	

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					by vegetation. Areas of restored mineral workings on north east side where there is public access. Designation provides important protection, restricting further encroachment from piecemeal development. Cemetery prevents encroachment on southern edge but Bramfield Road forms a more logical boundary between town and countryside. 4. Important contribution to setting/character of town with Conservation Area which extends into town in south east part; parkland also contributes to northern setting.	
35	Paramount (Slight/Negligible in southern corner)	Slight/Negligible	Paramount (Slight/Negligible in southern corner)	Slight/Negligible	1. Only southern end of parcel adjoins built up area where Green Belt boundary follows weak boundary where there are allotments and a nursery. Outer boundary defined along minor roads. Designation has constrained growth of town into this area. Any significant development extending beyond	Very Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					<p>immediate edge of town would be perceived as 'sprawl'; local opportunity here to strengthen boundary in conjunction with small development of nursery site.</p> <p>2. Parcel is of no relevance to purpose. Nearest outlying settlement of significance is the large village of Watton-at-Stone 5km to north.</p> <p>3. Large tract of primarily arable land, with strong rural character; visually very exposed on raised broad ridge that separates the Beane and Rib valleys and contains the town from the countryside to the north. Some blocks of woodland (some Ancient). Little settlement except for small 'isolated' hamlet at Chapmore End on north east edge of parcel. Clear defined transition to urban area at Bengo at southern end, partly softened by weak vegetation and fringe uses (nursery and allotments). Any development beyond this small area would lead</p>	

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					to very prominent encroachment into this widely exposed, generally open and largely elevated area of mainly unspoilt countryside. 4. Conservation Area, extending out from town, abuts southern end of parcel where land is urban fringe and makes limited contribution to setting.	
36	Paramount	None	Paramount	Major	1. Rib valley where floodplain provides substantial constraint to expansion of town. Southern boundary abuts north east edge of Hertford and defines edge of open arable valley farmland. No stronger boundary exists within parcel. 2. Parcel is of no relevance to purpose. 3. Flood constraint imposes limitation to encroachment but Green Belt boundary on edge of town on southern edge is visually weak in places; designation has assisted in containing development from encroaching physically into the open and distinctive landscape of the Rib valley. Settlement in	Very Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					<p>parcel limited to cluster of development in vicinity of Crouchfield Farm/Crouchfield Lane. Southern part of Valley allows views towards east central part of Hertford, and wooded raised ridge at interfluvium of Rib and Lee valleys. Any development would be a clear encroachment into this open and distinctive valley landscape.</p> <p>4. South eastern corner of parcel very close to edge of Conservation Area extending into town. Valley allows views towards east central part of Hertford, and wooded raised ridge at interfluvium of Rib and Lee valleys. The land therefore contributes to the historic setting and character of Hertford.</p>	
36a	Major	None	Major	Paramount	<p>1. Green Belt acts as constraint to development extending into the Lee valley, which could be perceived as sprawl.</p> <p>2. Provides local separation between two parts of the same town, not between separate towns.</p>	Very Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					<p>3. Distinctive part of the Lee valley forming part of Hertford Green Finger extending into the centre of town. Belt of woodland along steep northern valley side provides strong buffer on edge of town; tree belts also contain other parts of urban edge. Recreational uses in western part but overall the area has a mainly rural character which belies its proximity to the town. Whilst other constraints exist (wildlife sites, recreational uses) Green Belt does provide protection.</p> <p>4. Most of area forms part of large Conservation Area extending to the heart of the town. The area makes a very significant contribution to the north eastern setting of the historic town.</p>	
37	Major	Major	Paramount	Major	1. Wooded raised ridge at interfluvium of Rib and Lee valleys. East boundary defined by the A10, southern and western edges by break of slope on edge of floodplain. Separated from Hertford by floodplain	

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					<p>which checks outward growth. A10 provides strong boundary adjoining west edge of Ware. North boundary with similarly elevated land to the north, which is extensively quarried, is defined by woodland and tree belt. Designation contributes to restriction of westward extension of Ware, although A10 provides clear defensible edge.</p> <p>2. Land lies between western edge of Ware and north east side of Hertford, where the width of separation is around 1.5km. Development on this high land would erode a clear perception of the containment/separation that this area provides between the two built up areas.</p> <p>3. A distinctive heavily wooded raised landscape with areas of parkland. Woodland forms some strong internal boundaries. Development limited to Ware Park and farms, generally well contained by woodland and parkland. Due to elevation the area is</p>	Very Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					<p>locally prominent, particularly from across the Lee valley, and forms an area of countryside extending between and separating the two towns. Development likely to be perceived as significant encroachment into countryside; inner parts more contained by woodland.</p> <p>4. Prominent area of countryside which does contribute to the wider setting of Hertford and has visual connections into and out of the Lee valley within the town's Conservation Area.</p>	
37a	Slight/ Negligible	Slight/ Negligible	Moderate	Moderate	<p>1. River Lea and related flood zone to south, and A10 provide limits to expansion on south west edge of Ware; Parcel therefore makes limited contribution to checking sprawl. Existing recreational uses provide significant constraint to development.</p> <p>2. Ware and Hertford are much closer to each other to south but retention of undeveloped land on these exposed valley slopes does make some limited</p>	Moderate

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					<p>contribution to separation between south west Ware and north east Hertford.</p> <p>3.Land provides soft south western edge to Ware, with significant mature vegetation providing some visual containment from river valley (although larger employment development is prominent beyond) and valley slopes west of A10.</p> <p>4. Land separated from Ware Conservation Area by employment development although does contribute to southern setting of town and river valley which contributes to wider setting of historic parts of town</p>	
38	Major	Slight/ Negligible	Moderate	None	<p>1. Raised ridge north of interfluvium of Rib and Lee valleys. East boundary defined by the A10, southern edge by woodland and tree belt along boundary with parcel 37, northern boundary by A602, west boundary by break of slope on edge of floodplain. Area is extensively quarried (now landfill) and degraded; these uses and A10 is a strong constraint</p>	Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					<p>to westward expansion of Ware, such that any development in this area (even if possible due to existing/past uses) would be divorced from the town and could be perceived as 'sprawl'.</p> <p>2. Development would not give rise to merger or reduce the separation between Hertford and Ware as this is already narrower to the south.</p> <p>3. Whilst in countryside, the area is degraded and in need of restoration when activities cease. Any development would be perceived as an encroachment into this area of countryside (although currently degraded, this could be restored).</p> <p>4. No relationship with historic parts of Ware or Hertford.</p>	
39	Major	Slight/ Negligible	Major (Moderate in south western part)	None	1. Designation contributes to restriction of north west extension of Ware, although A10 provides clear defensible edge to town. South east edge of parcel separated from land to west by A10 - land forms part	Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					<p>of Registered Parks and Gardens (see below) and restricts outward growth of Ware, although A10 exists as alternative boundary.</p> <p>2. Parcel is more than 4km from Watton-at-Stone to north west.</p> <p>3. Three areas of distinct character but unified by landform, forming south eastern valley side and elevated land above the Rib valley. South western part is a large area of mineral extraction (visually well contained); central part occupied by Hanbury Manor Hotel & Country Club complex discreet within golf course/remnant parkland, with small severed area of parkland south east of A10; northern part contains small ribbon development and small fields extending to edge of Thundridge.</p> <p>4. Whilst Hanbury Manor is Registered Parks and Gardens it has no clear relationship to setting or character of the closest Conservation Area, as it is</p>	

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					separated by extensive more recent development.	
40	Moderate	None	Major	None	<p>1. Parcel separated from northern edge of Ware by parcel 41.</p> <p>2. No relevance to purpose. Small village of Thundridge extending to Wadesmill directly to north.</p> <p>3. Open area of level farmland, bisected by A10, the character of which has been eroded by arable uses and the road, containing small areas of woodland; forms part of land that separates Thundridge/Wadesmill from northern edge of Ware. Protects land from southward expansion of village which forms a visible edge to the parcel.</p>	Low
41	Paramount	None	Paramount (Major in contained southern parts)	None	<p>1. Southern part of parcel adjoins north edge of Ware and provides constraint to extension of Ware, which is well contained by combination of vegetation, minor changes in landform and hedgerow structure within area of small fields immediately beyond northern edge of town. Some</p>	Very Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					<p>potential to accommodate carefully sited development in this area which benefits from some containment and therefore limiting perception of uncontained growth, with the Green Belt boundary being relocated further out along existing (rather weak) features which could be reinforced further, development beyond these areas would be perceived as ‘sprawl’ and would appear largely unrelated to the town. The landscape is open beyond this more immediate area and no well-defined boundaries exist that could form an alternative Green Belt edge. Designation prevents development that could be perceived as ‘sprawl’ in this open gently undulating and quite exposed landscape beyond the immediate landscape of smaller fields. Outer Green Belt boundary poorly defined along field boundaries.</p> <p>2. No relevance to purpose. Small village of</p>	

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					<p>Thundridge/Wadesmill to north separated from this parcel by parcel 40.</p> <p>3. Urban edge generally well contained by landscape with quite strong structure with some local visually prominent areas. Designation has limited encroachment into the countryside, which has strong, rural character that is visually exposed further away from the urban edge, and contains very little settlement; agricultural uses extend up to the urban boundary except at leisure/sports centre where there are recreational uses. Encroachment of any development outwards into the area adjoining the urban edge would be limited by the stronger landscape structure close to the settlement edge where there is scope to strengthen field boundaries to provide a new Green Belt edge; further beyond the landscape is open and any development would be a clear and very apparent encroachment into the</p>	

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					wider countryside.	
42	Paramount	None	Paramount	None	<p>1. Open landscape contained by local topography with variable boundaries to rear of development along most of the eastern edge of Ware. Designation prevents development that could be perceived as 'sprawl' in this mainly open gently undulating and quite exposed landscape. Some potential for local rationalisation of boundary in area south of Fanhams Hall Road where strong belt of trees along bridleway connects Elders Road to Fanhams Hall Road; this, together with the road could form a new boundary and provide containment. Outer Green Belt boundary defined along field boundaries and farm track.</p> <p>3. Parcel within southern part of extensive Wareside-Braughing Uplands LCA which is elevated and gently undulating due to small valleys of</p>	Very Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					Farnham Tributaries; characterised by exposed open arable land with extensive and far-reaching views, broken only by small copses and trees. Existing urban area generally well contained within lower lying land. Any strategic level of development would appear as substantial encroachment into this strongly rural area. If area mentioned above removed from Green Belt, any development within would encroach into this area of countryside but could be contained from wider area to north. Southern edge of parcel forms top of Lee and Ash valleys; any development up to this edge is likely to be apparent as an encroachment into countryside along the skyline above the valley.	
43	Moderate	None	Paramount	None	1. Parcel separated from large built up areas, except at western corner which abuts Ware but where topography provides constraint. Boundaries defined by roads and farm accesses. Outer Green Belt	Very Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					<p>boundary defined along track following field and woodland boundaries; no other more definitive or logical boundaries exist within reasonable proximity beyond.</p> <p>2. No significant contribution to purpose. Potential to reduce separation between south east side of Ware, Stanstead St Margarets and Stanstead Abbots (which are not towns).</p> <p>3. Very distinctive landscape in lower part of the Lower Ash Valley with a very distinctive wooded character extending around the steep valley sides and at the manor house at Easneye on southern promontory above Lee valley. Widely visible but valley floor concealed. Much Ancient Woodland and Wildlife Site.</p> <p>4. Whilst there is a large Conservation Area at Stanstead St Margarets and Stanstead Abbots they are not historic towns.</p>	

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
44	Moderate	Paramount	Moderate	None	<p>1. Triangular area of land contained by roads and development between southern edge of Ware and eastern edge of Hertford, boundary of which is defined by major road (A10) creating strong edge. Land checks expansion of Ware where existing boundaries are defined along back gardens.</p> <p>2. Designation constrains ribbon development along Ware Road where the undeveloped gap is narrow (0.4km at narrowest point) between southern edge of Ware and east side of Hertford -</p> <p>3. Area characterised by golf course, playing fields and area of pasture fields; part of visually disturbed and incoherent landscape with some urban fringe uses and high impact of A10.</p>	Very Low
44a	Major	Paramount	Paramount	Moderate	<p>1. The area provides strong containment to the northward expansion of the town into the Lee valley, an open level landscape where any significant development would give perception of uncontained</p>	Very Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					<p>growth. Railway and area of flood risk area beyond railway would check development to north of parcel.</p> <p>2. Parcel lies between north east edge of Hertford and south west side of Ware, where there is already intervisibility between the two towns. Any significant development would reduce this already limited separation.</p> <p>3. The parcel forms an integral part of the Lee valley which has a well-defined, broad and open character. Most of the parcel is Open Access Land and also identified as a wildlife site. The railway which forms the northern boundary of the parcel provides no visual containment from the valley landscape to the north; the parcel appears as an integral part of the valley landscape.</p> <p>4. Whilst the parcel does not lie adjacent to a Conservation Area it does contribute to the wider strategic setting of Hertford and, to a more limited</p>	

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					extent, Ware.	
45	Moderate	Major	Major	None	<p>1. Green Belt boundary on edge of Ware defined along edge of development but edge is reinforced by woodland to create strong boundary; no other better boundaries appear to exist. The southern part of the parcel contains the village of Great Amwell which has a dispersed nature. Poorly sited development here could lead to amalgamation of the partially developed character of the area and reduce the perception of openness.</p> <p>2. Lies between southern edge of Ware and north side of Hoddesdon (2.4km apart) with areas of intervening development.</p> <p>3. Linear tract of land sloping/undulating land forming edge of Lee valley. Area characterised by range of uses – educational, industrial, recreational, retail with clustered and scattered residential areas, particularly in southern part. Significant woodland</p>	Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					along valley side (some Ancient and most of which is a Wildlife Site) which helps to contain south edge of Ware and assimilate other residential areas. There is significant encroachment of development within countryside, although this is often quite well contained by strong framework of vegetation. The designation provides constraint to further physical encroachment and loss of intervening areas of countryside.	
46	Moderate	Major	Moderate (Major in southern part)	None	<p>1. Parcel not adjoining large built up areas but contains/adjoins other significant areas of development where amalgamation of existing development could give perception of sprawl. Green Belt boundary on south east edge weakly defined along field boundary/edge of Stanstead St Margarets.</p> <p>2. Larger fields in southern part provide separation between Great Amwell and Stanstead St Margarets</p>	Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					<p>(although they are not towns). Development could link with areas of existing development to create connection between the villages (where Stanstead St Margarets is close to Hoddesdon) and south east edge of Ware.</p> <p>3. Western part of Lee valley and distinctive wooded knoll at Great Amwell. Disjointed landscape with areas of development with small gaps between linked by network of lanes. Significant areas of vegetation assimilate existing development. Views generally short and contained but more expansive in southern area to south. Some urban fringe uses including large car boot sale). Distinctive linear character along New River linked to historic settlement of Great Amwell. Development in southern part would be an apparent encroachment into an area of quite open landscape that is visually distinct from Great Amwell and provides a clear</p>	

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					<p>perception of openness between Stanstead St Margarets and Great Amwell.</p> <p>4. Historic settlement of Great Amwell (a dispersed village) covered by Conservation Area.</p>	
47	Major	Major	Major (Moderate in southern part)	None	<p>1. Parcel lies immediately north of north edge of Hoddesdon where the Green Belt is poorly defined along rear gardens creating a very stark edge. South west boundary of parcel defined along district boundary beyond which Green Belt boundary (within Broxbourne District) appears to be defined along some weak/unclear features. Boundary with Stanstead St Margarets defined clearly along New River. Designation does constrain northward extension of Hoddesdon which, in the open landscape context, could be perceived as 'sprawl' although A414 could form stronger Green Belt</p>	Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					<p>boundary.</p> <p>2. Parcel of limited importance to preventing merger of Hoddesdon and Ware which is some 2.6km to north. However, development would extend development closer to other intervening settlements (Stanstead St Margarets and Great Amwell)., which are loosely connected to each other in the intervening landscape. Therefore there is the potential for any significant levels of development in this area to lead to the erosion of the distinction and separation that this area provides between the two towns.</p> <p>3. Southern part of Great Amwell Ridge and Slopes LCA comprising open areas of two gently sloping arable fields bisected by A414, with southern field forming a very visible open area extending to stark edge of Hoddesdon. Development in this area would be very apparent extension to Hoddesdon although</p>	

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	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					<p>the existing built up edge is poorly defined. Western and north western part is smaller scale more steeply sloping pasture with scattered development in vegetation on sloping land, bisected by A10 link road, which is prominent as part of slopes rising up to elevated land at Herford Heath. Development on these slopes would be a clear encroachment into prominent and attractive countryside extending southwards.</p> <p>4. East side adjoins Conservation Area on south west edge of Stanstead St Margarets (not a historic town).</p>	
48	Slight/ Negligible	None	Paramount	None	1. Parcel not adjoining large built up area but adjoins eastern edge of Stanstead St Margarets (not a large built up area) where Green Belt boundary is weakly defined along rear gardens. Topography provides	Very Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					<p>significant constraint to development along this edge. Outer Green Belt boundary on south east edge weakly defined along field boundaries/farm track; no stronger boundaries exist in more immediate area beyond.</p> <p>2. Does not lie between towns.</p> <p>3. Western part of very large Stanstead to Pishiobury Parklands area which, in this location, defines the eastern side of the Lee valley comprising steep valley slopes and open elevated arable farmland above. Very little settlement except on fringe and north of Stanstead St Margarets. Open views from elevated areas across Lee valley but most development below concealed. Development on valley side and elevated land above would appear as a clear encroachment into prominent rural area, the elevated parts of which are largely visually independent of the main areas of development</p>	

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					below. 4. West side adjoins Conservation Area extending north from Stanstead St Margarets (not a historic town).	
49	Moderate	None	Paramount	None	<p>1. Parcel not adjoining a large built up area. Other intervening land contributes more to this purpose. Designation has provided constraint to development from 'leap-frogging' the floodplain where it would be perceived as 'sprawl'. Outer Green Belt boundary well defined along road woodland and tree belts at Hunsdonbury</p> <p>2. Lies within substantial tract of land (6.5km wide) that separates south eastern edge of Ware from Harlow, and between Sawbridgeworth and north end of Hoddesdon (over 10km apart).</p> <p>3. Forms western and central part of the Stanstead</p>	Very Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					to Pishiobury Parklands LCA, an area with a strong landscape character defining the northern valley slopes of the Stort valley. A generally very open landscape of estate farmland with extensive views south across valley to north western fringes of Harlow. Varied topography interrupted by tributary valley, where the landscape is distinctively wooded (some Ancient Woodland, and a Wildlife Site) and more contained, extending up to Hunsdonbury and associated parkland. Broad ridge extends south west/north east across area and land beyond has no visual association with the valley or development in Harlow beyond. Any development would represent a very apparent encroachment into open countryside where there are few features to provide containment (although the area adjoining the south east edge of Stanstead Abbots is part of the extensive village Conservation Area). .There is scope to realign the	

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					outer boundary along similar and, in some places, better defined boundaries to include Hunsdonbury within Green Belt to provide greater protection to encroachment within this area of scattered settlement and distinctive landscape; this would also create a more consistent width of Green Belt in this location	
50	Moderate	None	Major	None	<p>1. Parcel separated from Harlow by floodplain and Green Belt land to south and within adjoining part of Harlow District; that intervening land contributes more to this purpose. Designation has prevented development from ‘leapfrogging’ the floodplain where it would be perceived as ‘sprawl’ unrelated to existing town.</p> <p>2. Lies within substantial tract of land (6.5km wide) that separates south eastern edge of Ware from Harlow, and between Sawbridgeworth and north end of Hoddesdon (over 10km apart).</p>	Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					3. Western part of the Stanstead to Pishiobury Parklands containing gently undulating lower slopes of the northern valley side, bisected by a tributary valley, and part of the Stort valley floor. A rather discreet area within the landscape with a varied field pattern, orientated towards the valley and possessing a varied rural character broken up by vegetation, including parkland at Briggens Park (now a golf course); separated from the rising land to the north by the A414 which cuts across the area. Large parts designated as Registered Parks and Gardens. Parts of Harlow apparent in views south across valley and some urban fringe influences apparent. Access land and SSSI adjoins to south east; Lee Valley Regional Park in western end of parcel. Designation protects countryside from development which would represent a clear and isolated encroachment into open countryside.	

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
51	Moderate	Moderate	Paramount	None	<p>1. Parcel not adjoining a large built up areas but does lie within 0.5km of northern edge of Harlow. Other intervening land contributes more to this purpose. Designation has prevented development from 'leapfrogging' the floodplain where it would be perceived as 'sprawl' unrelated to existing town. Outer Green Belt boundary reasonably defined along minor lane and track.</p> <p>2. Lies within substantial tract of land (9km wide) that separates south eastern edge of Ware from north east Harlow, and between Sawbridgeworth and north end of Hoddesdon (over 10km apart).</p> <p>3. Forms eastern part of the Stanstead to Pishiobury Parklands, an area with a strong landscape character defining the northern valley slopes of the Stort valley. A generally very open landscape of estate farmland with extensive views south across valley to northern fringes of Harlow. Varied</p>	Very Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					topography, interrupted by tributary valleys on either side of parcel where the landscape is smaller in scale and more enclosed with ribbons of trees. Woodland (some Ancient) and parkland define Gilston Park on the northern edge of the parcel (outer Green Belt boundary) follows a track; no stronger alternative Green Belt boundary exists within this area. Settlement is confined to small compact hamlets at Eastwick, Gilston Park and associated estate houses. Any development in this area would represent a very apparent encroachment into open countryside.	
52	Moderate	None	Paramount	None	1. Parcel not connected to large built up areas. Other intervening land contributes more to this purpose although southern part is close to edge of Harlow and contributes more significantly to this purpose where designation has prevented development from 'leapfrogging' the floodplain	Very Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					<p>where it would be perceived as ‘sprawl’ unrelated to existing town. Outer Green Belt boundary reasonably well defined along minor lanes.</p> <p>2. Lies within substantial tract of land (9-10km wide) that separates south eastern edge of Ware from north eastern edge of Harlow, and between Sawbridgeworth and north end of Hoddesdon (over 10km apart).</p> <p>3. Forms north eastern part of the Stanstead to Pishiobury Parklands, an area with a strong landscape character which generally defines the north eastern side of the Stort valley, with variable undulating topography formed by two tributaries cutting through the area. A generally very open large scale arable landscape interrupted by some blocks of Ancient Woodland and estate farmland with extensive views. Very little settlement - confined to farms and cottages accessed off peripheral lanes</p>	

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					(some associated with adjoining Gilston Park) and associated estate houses. Any development in this area would represent a very apparent encroachment into open countryside, with a strong remote feel, where there are very few features to provide containment. 4. North eastern edge adjoins Conservation Area at High Wych (not a historic town).	
53	Major	Paramount	Moderate	None	1. Designation provides constraint to development on north eastern edge of Harlow and southern edge of Sawbridgeworth, although area of flood risk along River Stort provides an immediate constraint along edge of Harlow. 2. North eastern part contributes to separation of north east edge of Harlow and southern side of Sawbridgeworth where separation is only 0.4km wide. Other parts of parcel, where there is greater separation between the two towns, contribute less to	Very Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					<p>purpose (but are considered to be of Major importance to purpose).</p> <p>3. Central part of the narrow River Stort comprising the valley floor of the northern valley side forming shoulders of sloping land orientated towards Harlow where development is readily visible, particularly from elevated parts, but softened by woodland and tree belts. Other uses include large gravel pit/landfill site east of Pye Corner (reasonably contained); adjoining Major Development Site in Green Belt now being developed for housing set in parkland landscape; some houses at Pye Corner. Small scale pasture in north east corner on southern edge of Sawbridgeworth. Generally a discordant urban fringe area with some rural qualities, yet highly valued, unified by the river and associated vegetation running through it. Designation provides protection of countryside and integrity of river valley</p>	

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					as important linear green infrastructure (although flood constraint also exists in part), particularly to encroachment on southern edge of Sawbridgeworth.	
54	Paramount	Paramount	Major	Major (northern end only)	<p>1. Land lies on southern side of Sawbridgeworth, adjoined by built up area defining edge of Green Belt; area of development along Pishiobury Drive 'projects' into area. Some parts of Green Belt boundary poorly defined along rear gardens but creation of stronger landscape structure in these areas would strengthen these edges..</p> <p>2. Parcel lies between/along south side of Sawbridgeworth. Southern edge abuts north east edge of Harlow where separation is only 0.4km wide.</p> <p>3. Parcel comprises part of River Stort, following river, and Stanstead to Pishiobury Parklands extending around Pishiobury Park. Landscape is a mosaic of woodland, managed pasture and wet</p>	Very Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					grasslands along river with the area north of Pishiobury Drive forming a country park. Much of the area is a Registered Parks and Gardens and there are several Wildlife Sites. Large house in extensive private grounds to south of Pishiobury Drive. Designation and recreational use prevent 'encroachment' into an attractive very accessible area associated with the Stort corridor. Northern end lies partly within flood zone and forms an integral part of the narrow valley corridor that extends northwards along the River Stort; although it contains some unauthorised development which disrupts the continuity of the riverside landscape and has a local impact on the open and linear character of the valley, any development would be perceived as an encroachment into this well-defined and valued parcel leading to a reduction in the river corridor landscape at this narrow point between	

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					<p>adjoining built-up areas</p> <p>4. Northern end of parcel includes/adjoins eastern end of Conservation Area where the river contributes to the setting of the nearby former Maltings. Whilst large part of parcel is Registered Parks and Gardens this does not contribute to setting of the historic core of the town being separated from it by extensive modern development.</p>	
55	Paramount (southern part); Major in northern part	Major	Paramount (southern part); Major in northern part	None	<p>1. Area of land located on south east side of Sawbridgeworth where development has extended along roads with some infilling of areas behind with development. South western part more remote from this area. Designation has constrained growth of town in this area where landscape is smaller in scale and more contained and potentially attractive for development. Inner Green Belt boundaries sometimes poorly defined by rear gardens.</p> <p>2. Land forms separation between southern part of</p>	Very Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					<p>Sawbridgeworth and north eastern edge of Harlow; Stort valley to south provides narrow separation (0.4km wide) between development on Redricks Lane and edge of Harlow. Contributes to separation of Sawbridgeworth from High Wych (but High Wych is not a town). Northern part of parcel contributes less to purpose.</p> <p>3. Forms south eastern part of High Wych slopes which has two areas of distinct character. North eastern part is a small to medium scale transitional landscape with pasture fields defined by hedgerows, containing areas of unmanaged or rough grazing land, with small areas of woodland, tree belts and scrub which soften the edges of the built up area/associated Green Belt boundary which follows boundaries of back gardens. This landscape is well contained by existing development and vegetation and a slight ridge running south west/north east</p>	

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					<p>across the area and has benefited from protection as Green Belt, although there is a sense of encroachment. Development in this area would be a further localised encroachment into countryside but could be contained. The southern part is large scale arable land which is open and has an affinity with land of a similar character lying north west in parcel 52. The extension of the ridge through this area creates a threshold between the Stort valley and countryside beyond and any development would be readily apparent as an uncontained encroachment into open countryside.</p> <p>4. High Wych (not a historic town) Conservation Area extends into northern part of parcel.</p>	
56	Major	None	Major	None	<p>1. Designation restricts westward development of Sawbridgeworth which is likely to appear as 'sprawl' in this broad open landscape with very few significant landscape features that could contain</p>	Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					<p>development; also safeguards narrow gap between High Wych and edge of town on High Wych Road. Existing Green Belt boundary along western edge of town is partly defined along a watercourse/related tree line which forms a clear boundary; further south development has encroached into the field west of The Crest/Brook End and the boundary is weakly defined along garden fences. Arbitrary Green Belt boundary in area around hospital where there is scope to adjust the boundary to follow the access road. If further expansion of the hospital is envisaged consideration could be given to realigning the boundary along the edge of the open area/woodland to the north which, together with landform, provides containment.</p> <p>2. Does not lie between two towns.</p> <p>3. Occupies eastern part of High Wych slopes comprising open, predominantly arable farmland</p>	

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					<p>rising gently away westwards from the town, broken only by poor hedgerows. Areas of woodland and slight local ridge in south eastern part contain the area around the hospital. Visual associations with existing development in Sawbridgeworth where this extends onto west facing slopes.</p> <p>Watercourse/associated vegetation forms defined edge to settlement to north east side but further south the edge is poorly defined with development locally intrusive detracting from character. Area largely devoid of settlement except for High Wych and some limited development along northern boundary. Development in almost any part of this parcel is likely to be an apparent encroachment into countryside where there are no clear alternative boundaries to provide containment, although in eastern/south eastern parts area there are some areas that are more contained. Designation</p>	

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					<p>safeguards narrow area of countryside between town and High Wych.</p> <p>4. High Wych (not a historic town) Conservation Area adjoins south western part. Parcel separated from historic core of Sawbridgeworth by large area of modern housing so no contribution to purpose.</p>	
57	Slight/ Negligible	None	Paramount	None	<p>1. Separated from Sawbridgeworth by parcel 56, therefore currently limited contribution to purpose. Outer Green Belt boundary generally defined along lanes except at north west corner where defined along small watercourse and field boundary.</p> <p>2. Does not lie between two towns.</p> <p>3. Within northern part of High Wych slopes comprising land on either side of a north/south small tributary valley with shallow sides merging into wide open arable landscape to north. Parkland/golf course landscape at Manor Of Groves at High Wych at southern end. Settlement limited to occasional</p>	Very Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					farms and some houses scattered along lanes. Any development in this landscape would appear as a clear encroachment into open countryside and unrelated to any significant development. 4. High Wych (not a historic town) Conservation Area adjoins/extends into south eastern part.	
58	Major	None	Paramount	Moderate	1. Small area of land lying beyond north east edge of Sawbridgeworth which forms parts of Green Belt extending north and east beyond district boundary. Separated from town to west by river floodplain and railway; development adjoins parcel to south west. 2. Does not lie between two towns. 3. Parcel comprises a distinctive area which forms an integral part of valley slopes defining the eastern side of the Stort valley, consisting of a large sloping arable field and surrounding woodland with Hyde Hall on crest of slope set in parkland and woodland. Any development within the arable field would give a	Very Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					<p>clear sense of encroachment into the countryside. To the west of the parcel is a SSSI and several very important Local wildlife Sites.</p> <p>4. A distinctive parcel which does provide some contribution to the setting of the Conservation Area to the south west.</p>	
59	Slight/ Negligible	Slight/ Negligible	Slight/ Negligible	None	<p>1. Parcel lies on northern periphery of Sawbridgeworth where there is a sense of sprawl with a poorly contained development edge. Green Belt boundary poorly defined along edge of unscreened development; better defined boundaries lie to the north (the lane which is followed by a right of way).</p> <p>2. Lies on northern edge of Sawbridgeworth at southern end of area that separates the town from Bishop's Stortford which is currently 3.5km wide.</p> <p>3. Parcel lies in south east corner of Thorley Uplands and forms part of western slopes of the</p>	High

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					Stort valley adjoining the northern edge of the town. Area characterised by stark housing edge and degraded, poorly managed land. Contains G&T development and group of properties in north west corner. Prominent position and exposed to views from rights of way and from valley floor and eastern valley side. Lower part, although degraded, is more sensitive as it forms part of valley and development to the south has been limited to mid valley slopes.	
59a	None	None	None	Slight/ Negligible	<p>1. Area of land contained within northern part of Sawbridgeworth and therefore does not contribute to purpose.</p> <p>2. No contribution to purpose as land lies within town rather than lying between towns.</p> <p>3. Land comprises recreation ground, section of Bullfields road and Reedings Junior School and is not countryside. Outer boundary of parcel in Stort</p>	High

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					valley well defined along east (also boundary of adjoining Conservation Area) and north sides of school which would be appropriate as adjusted Green Belt boundary. 4. Very limited contribution of eastern part (school) to setting of Conservation Area northern part of which adjoins parcel.	
60	Moderate	Major	Major	None	1. Southern end of parcel is removed from north edge of Sawbridgeworth where there is a perception of sprawl (parcel 59), and therefore contributes more to this purpose than the adjacent parcel. 2. Parcel extends from just north of Sawbridgeworth to small loose settlement of Spellbrook, and forms part of 3km gap between town and southern side of Bishops Stortford. Development within parcel could reduce perception of separation but would not lead to merging, although it is likely to be perceived as reducing separation.	Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					3. The parcel lies within the eastern fringe of the Thorley Uplands; the characteristics of this area are in the parcel where the farmland is arable and quite open. Spellbrook forms a small linear development along the A1184 which lies midway between the towns. Overall, this landscape is vulnerable to development which would encroach into this well-defined area, the openness of which is protected by the designation.	
60a	Major	Major	Major	None	<p>1. Northern part adjoining south eastern edge of Bishop's Stortford restricts 'sprawl' of town although this is restricted to some degree by the limited access, the railway and river. If the land west of Thorley Street were to be released, this area will be even more important in providing containment of the built up area.</p> <p>2. Parcel extends from southern side of Bishops Stortford to small loose settlement of Spellbrook,</p>	Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					<p>and forms part of 3km gap between town and northern side of Sawbridgeworth. It contains some significant ribbon development along the A1184 corridor (Thorley Street and northern part of Spellbrook), as well as a small area of distinctive development at Twyford Bury lock. These areas of development, within this small scale landscape, are vulnerable to infilling which may lead to erosion of separation between the two towns, and the linking of development between Thorley Street and Spellbrook. If land west of Thorley Street is released for development the separation between the two towns will reduce meaning that the southern part of this parcel will assume a higher level of importance in respect of this purpose.</p> <p>3. A small scale and intimate landscape, subdivided by the railway corridor, associated with the Stort valley which runs beyond the eastern edge of the</p>	

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					parcel where there are areas of flood constraint and SSSI which are overriding constraints (and therefore omitted from parcel). The area has a distinctive linear small scale character which is vulnerable to encroachment and which the designation protects.	
61	Major (Moderate in south eastern part)	Moderate	Major	None	<p>1. Restricts north west growth of Sawbridgeworth where Green Belt boundary along town edge is reasonably defined except at Leventhorpe School and leisure centre which creates a locally dominant, stark interface with open countryside beyond, although the boundary is clear physically.</p> <p>2. Lies on northern edge of Sawbridgeworth extending north to the small intermediate settlement of Spellbrook within the area of land that separates the town from Bishop's Stortford which is currently 3.5km wide.</p> <p>3. Located within the south eastern part of the Thorley Uplands, an area characterised by broad</p>	Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					scale gently undulating landscape of arable farmland with little significant vegetation cover giving a sense of exposure and wide views in most directions; settlement limited to occasional farms. Noticeable influence of urban area along south eastern edge, especially the leisure centre. South eastern corner of parcel adjoining north west side of Sawbridgeworth is slightly more contained by local landform. The open landscape of the area is vulnerable to encroachment as no significant landscape boundaries exist beyond. Potential to reinforce existing weak landscape boundaries to strengthen Green Belt/urban edge. Mandeville Primary School forms a local encroachment into countryside of the Green Belt. The school boundaries are defined and the school does not contribute to openness, such that it would not be inappropriate to adjust the boundary to exclude the	

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					school. The situation is the same at Leventhorpe School, where the buildings complex forms part of the urban area rather than countryside and reduces openness; it would be appropriate to adjust the Green Belt boundary accordingly (with playing fields to west being retained in Green Belt).	
62	Paramount	Major (eastern part); Slight/Negligible elsewhere	Paramount	None	<p>1. Land restricts growth of Bishop's Stortford; although this is contained by the physical boundary of the bypass, within which growth has been directed, designation constrains expansion of development beyond which would appear as uncontained growth. Outer Green Belt boundary well defined along lanes.</p> <p>2. Lies on southern/south western edge of Bishop's Stortford extending south to the small intermediate settlement of Spellbrook within the area of land that separates the town from Bishop's Stortford which is currently 3.5km wide. Ribbon development along</p>	Very Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					<p>eastern boundary (A1184) between bypass and Spellbrook vulnerable to infilling which would erode separation, which designation prevents.</p> <p>3. Located within the northern part of the Thorley Uplands, an area characterised by broad scale gently undulating landscape of open arable farmland with little significant vegetation cover giving a sense of exposure and wide views in most directions; settlement limited to occasional farms. No clear influence of urban area at Bishop's Stortford which is contained by vegetation and ridge along existing southern urban edge. Open landscape is very vulnerable to encroachment as no significant landscape boundaries exist beyond, although A1184 bypass provides a clear physical limit to potential southern expansion of town (inside bypass) and would reduce perception of encroachment from any development inside bypass into this parcel.</p>	

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
63	Paramount	None	Paramount	None	<p>1. Land constrains growth of Bishop's Stortford, but this has been contained by the physical boundary of the bypass and associated inner strategic landscape buffer areas; collectively these form a strong boundary, although designation constrains expansion of development beyond which would appear as uncontained growth. Outer Green Belt boundary well defined along lanes except on south west edge where it follows less distinct features.</p> <p>2. Does not lie between towns.</p> <p>3. Northern part of Thorley Uplands and eastern part of Perry Green Uplands, which are undulating areas of arable farmland; those parts within the Thorley Uplands are typically open and exposed whilst the Perry Green Uplands are smaller scale and broken by blocks of woodland. Both areas are largely unsettled and have a strong rural character. Any development extending beyond the bypass would be</p>	Very Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					very apparent as an encroachment into open unspoilt countryside.	
64	Paramount	Slight/ Negligible (in north-eastern part); None	Paramount	None	<p>1. Land (in association with Green Belt beyond district boundary) constrains growth of Bishop's Stortford, but this has been contained by the physical boundary of the bypass and associated inner strategic landscape buffer areas; whilst these features collectively form a strong boundary, designation constrains expansion of development into area beyond which would appear as uncontained growth. Outer Green Belt boundary (beyond district boundary) appears to be well defined along lanes.</p> <p>2. Does not lie between towns, except at north-eastern side where land does lie between the northern edge of Bishop's Stortford and Stansted Mountfitchet (considered to be a large village).</p> <p>3. Whilst this narrow parcel contains parts of three</p>	Very Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					character areas (Bourne Brook Valley, Hadhams Plateau, and Stort Meads) they have been combined into one as they fulfil the same function in terms of this Green Belt purpose. The area has a strong rural character consisting of a varied pattern of arable fields, with some pasture, and areas of woodland, which are incised by tributaries of the Stort giving a very varied topography. The north east part includes the part of the Stort valley which extends southwards through the town from the bypass. Any development extending beyond the bypass would be very apparent as an encroachment into open unspoilt countryside.	
65	None	None	None	Major	1. Parcel (which includes triangle of land between railway and Dolphin Drive) is contained on three sides by development; development within parcel could not be considered to be 'sprawl' as area is contained by existing urban area. Whilst it would be	Low

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					<p>undesirable to develop within such 'wedges', if they were developed such development would not be 'unrestricted sprawl' as that development would be contained growth within the principal limits of the urban area. Areas such as these fulfil a more local environmental / green infrastructure and urban planning function/ purpose, as opposed to a wider Green Belt purpose.</p> <p>3. Parcel does not comprise open countryside, being contained by existing development on three sides and by the bypass to the north. The area could therefore be removed from Green Belt and safeguarded by other designations (open space, Green Wedge (proposed), and some areas of flood risk which would provide appropriate protection.</p> <p>4. Southern part forms part of Conservation Area contributes directly to the historic character of the town.</p>	

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
66	None	None	None	None	<p>1. Wedge of land retained between permitted urban extension and will be contained on three sides by development; development within parcel could not be considered to be 'sprawl' as area will be contained within existing and new urban area. Whilst it would be undesirable to develop within such 'wedges', if they were developed such development would not be 'unrestricted sprawl' as that development would be contained growth within the principal limits of the urban area. Areas such as these fulfil a more local environmental / green infrastructure and urban planning function/ purpose, as opposed to a wider Green Belt purpose.</p> <p>3. Parcel, which comprises a well-defined pattern of small fields and woodland, will not comprise part of open countryside once permitted development has taken place, and will be contained by development. Other designations (open space, wildlife sites and</p>	High

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					Green Wedge) provide protection. The area could therefore be removed from Green Belt and safeguarded by these other policies.	
67	None	None	None	Slight/ Negligible	<p>1. Land contained on three sides by development; development within parcel could not be considered to be 'sprawl' as area is contained by existing urban area. Whilst it would be undesirable to develop within such 'wedges', if they were developed such development would not be 'unrestricted sprawl' as that development would be contained growth within the principal limits of the urban area. Areas such as these fulfil a more local environmental / green infrastructure and urban planning function/ purpose, as opposed to a wider Green Belt purpose.</p> <p>3. Parcel does not comprise open countryside, being contained by existing development and comprising a largely recreational landscape. Other designations (open space, Green Wedge) provide protection. The</p>	High

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					area could therefore be removed from Green Belt and safeguarded by these other policies. 4. Limited contribution at eastern end to adjoining Conservation Area. Whilst educational uses occupy the CA immediately adjoining this boundary the parcel makes some limited contribution to the setting and character of the historic core	
68	Slight/ Negligible	None	Slight/ Negligible	None	1. Parcel constrains outward growth of town, although M11 to east provides well defined edge further from town which would provide containment. 3. Parcel comprises golf course crossed by disused railway, part of which is a Local Wildlife Site. Green Belt constrains development from extending into this area, although its character is not that of open countryside.	High
69	None	None	None	None	1. Narrow linear area of land contained on three sides by development; development within parcel could not be considered to be 'sprawl' as area is	High

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					<p>contained by existing urban area.</p> <p>3. Parcel does not comprise open countryside, being contained by existing development. Other designations (open space, Green Wedge) provide protection. The area is also subject to flooding which has acted as a constraint to development.</p>	
70	None	None	None	None	<p>1. Block of land contained by development to north, bypass to south and west, and road to east. Bypass forms well defined edge to the town. Development would be well related to the existing built up edge. Whilst it would be undesirable to develop within such 'wedges', if they were developed such development would not be 'unrestricted sprawl' as that development would be contained growth within the principal limits of the urban area. Areas such as these fulfil a more local environmental / green infrastructure and urban planning function/ purpose, as opposed to a wider Green Belt purpose.</p>	High

Parcel	Purposes of Green Belt				Notes	Overall Suitability as Area of Search
	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					<p>3. Parcel does not comprise open countryside being principally in recreational or strategic landscape buffer areas, and is contained by the countryside to west by the bypass.</p> <p>Other designations (open space – part of Southern Country Park, Green Wedge) provide protection. The area could therefore be removed from Green Belt and safeguarded by these other policies.</p>	
71	Major	None	Major	None	<p>1. Clearly defined Green Belt and urban boundary along northern and western sides (along Whittington/Obrey Way) restricts growth or extension of urban area into large area of open countryside. Whilst development in this open area is likely to be perceived as being apparently unrelated to the existing urban area and therefore has the potential to be perceived as ‘sprawl’; however, the bypass beyond provides a well-defined alternative Green Belt boundary which could, coupled with</p>	Low

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	1. To check the unrestricted sprawl of large built-up areas	2. To prevent neighboring towns from merging into one another	3. To assist in safeguarding the countryside from encroachment	4. To preserve the setting and special character of historic towns		
					<p>strategic planting could limit and contain growth.</p> <p>3. An open area of countryside forming a rural setting to the southern side of the town. As the existing southern town edge is very well contained (along Whittington/Obrey Way) development within parcel would be perceived as an encroachment into countryside, although the bypass provides a boundary that would assist with containing any development in this parcel from the wider open countryside beyond.</p>	