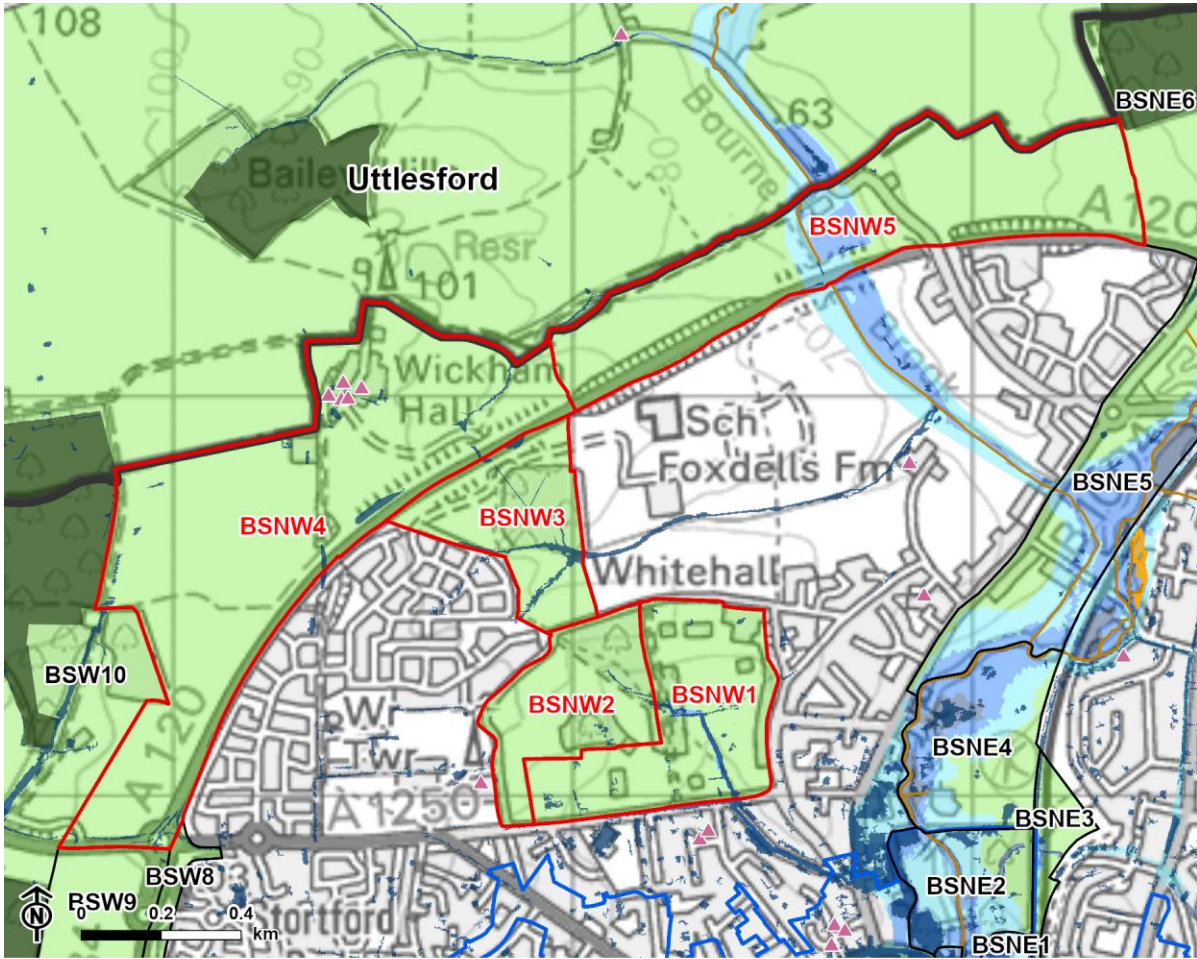


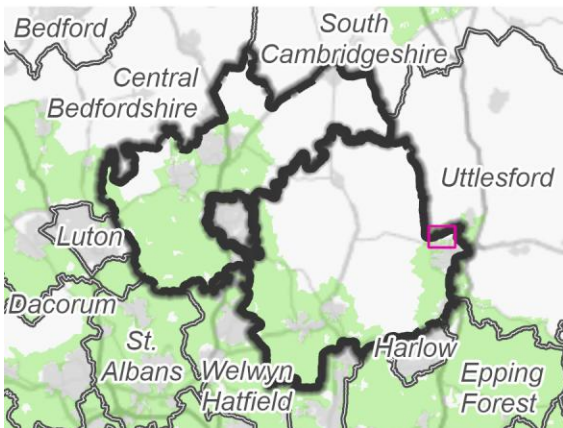
Designations in Bishop's Stortford North West



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

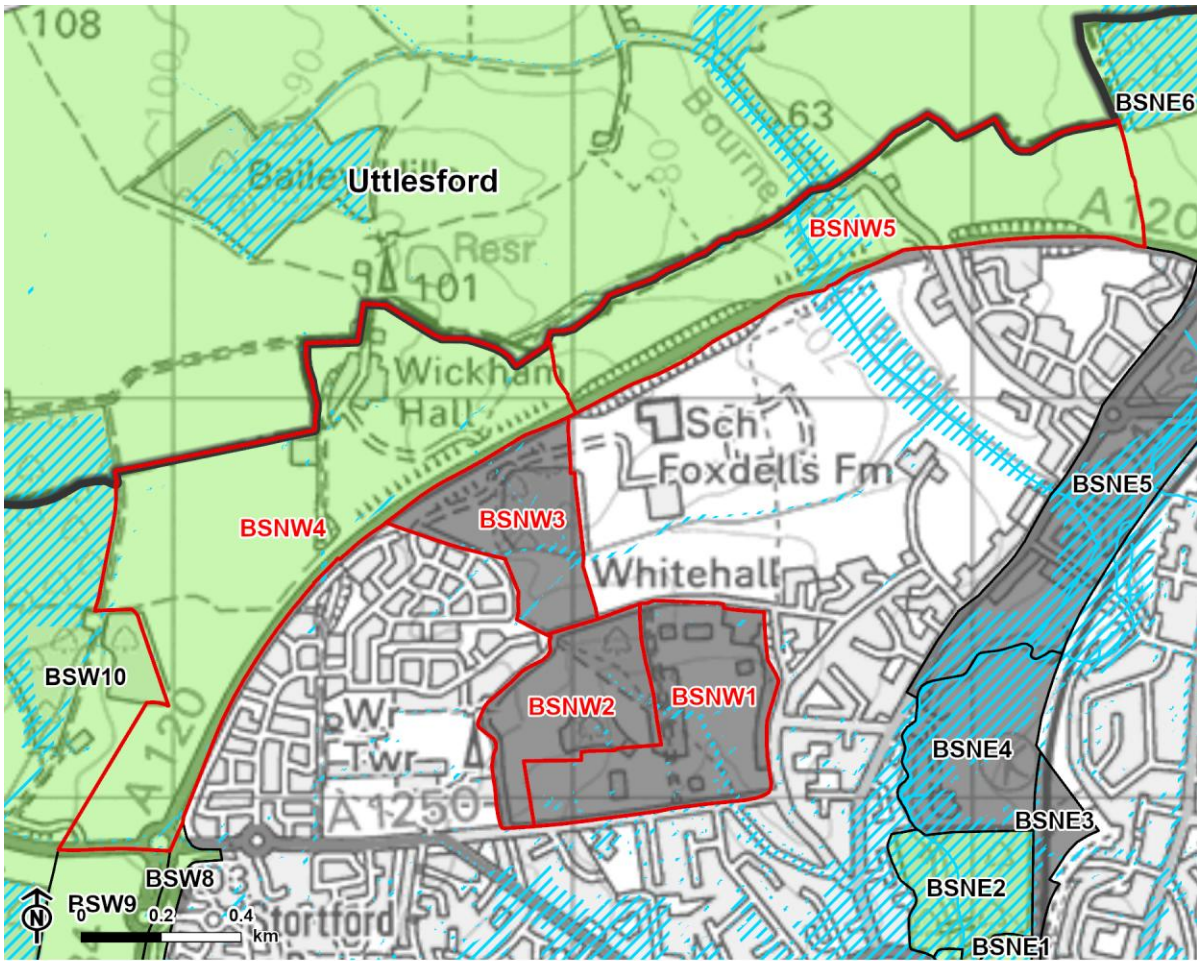
NPPF Footnote 7 designations

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



Bishop's Stortford North West

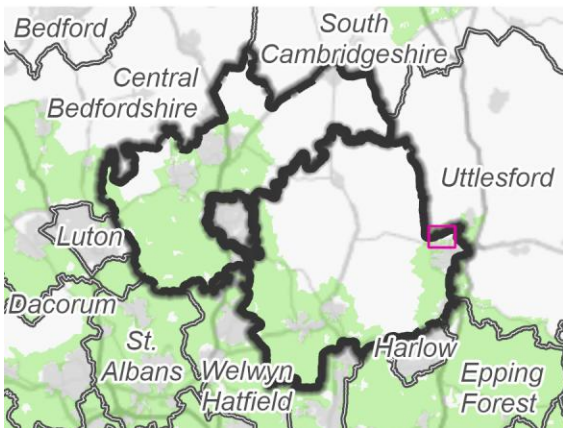
Potential grey belt in Bishop's Stortford North West



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

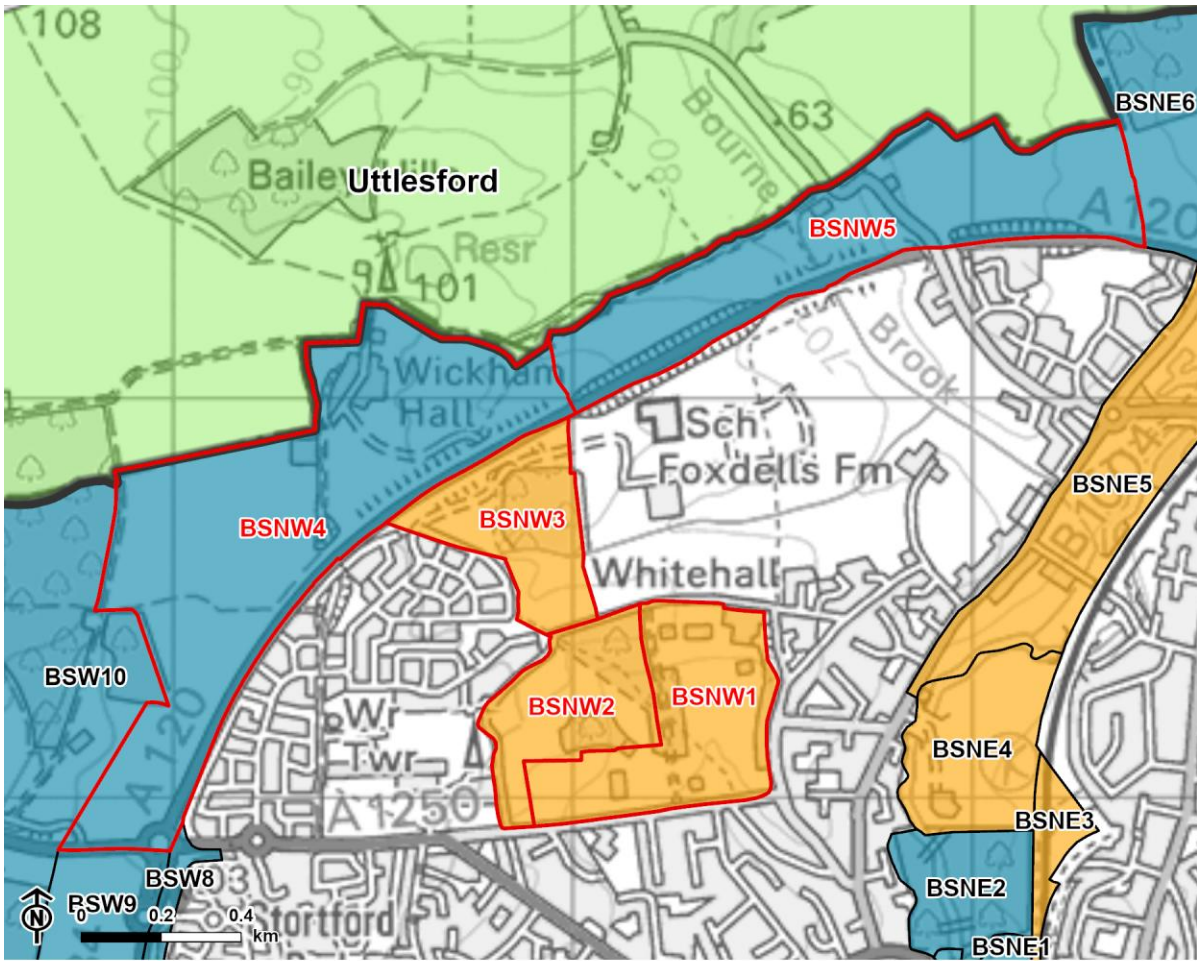
Potential grey belt

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



Bishop's Stortford North West

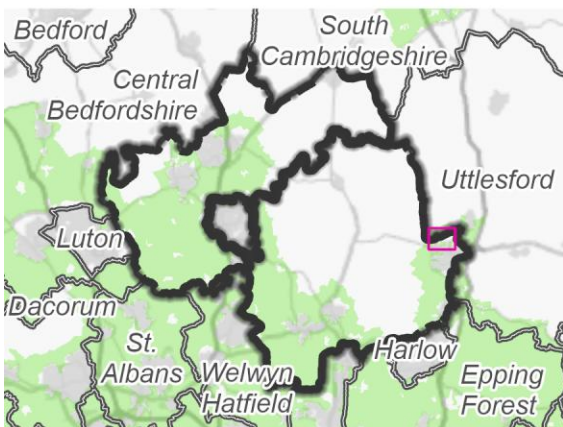
Highest rating in Bishop's Stortford North West



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

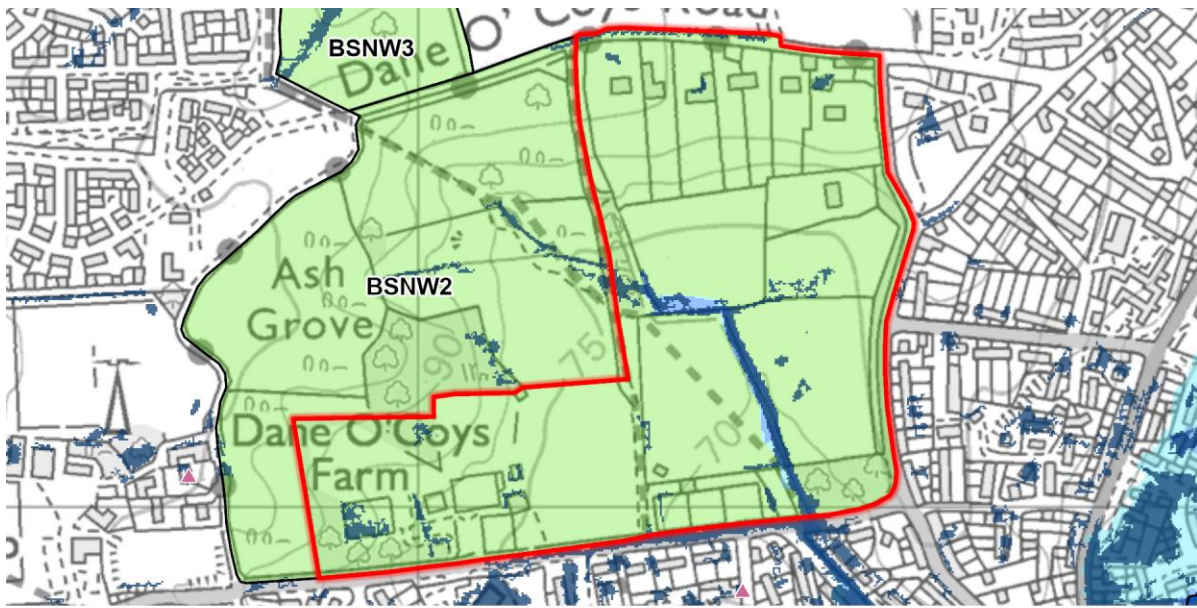
Highest Contribution to NPPF purposes A, B, C and D

- Strong
- Moderate
- Weak/no



Parcel BSNW1

Parcel BSNW1



 Parcel BSNW1  Neighbouring parcel  Green Belt

NPPF Footnote 7 designations

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

Parcel BSNW1

Contribution of land in Parcel BSNW1

Parcel BSNW1 Assessment Conclusions

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

Parcel BSNW1 Description

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

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

Moderate contribution

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

Parcel BSNW1

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

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

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

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

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

Parcel BSNW1

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

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

Weak/No contribution

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

Purpose E – Assisting in urban regeneration:

Equal contribution

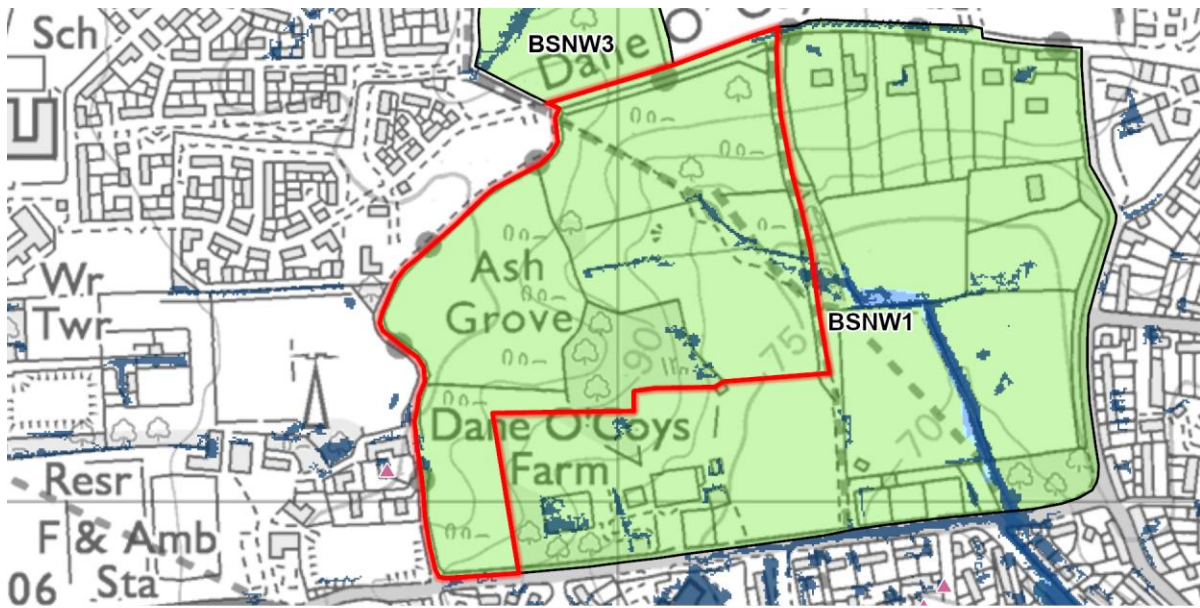
All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

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

Parcel BSNW2

Parcel BSNW2



 Parcel BSNW2  Neighbouring parcel  Green Belt

NPPF Footnote 7 designations

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

Parcel BSNW2

Contribution of land in Parcel BSNW2

Parcel BSNW2 Assessment Conclusions

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

Parcel BSNW2 Description

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

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

Moderate contribution

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

Parcel BSNW2

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

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

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

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

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

Parcel BSNW2

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

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

Weak/No contribution

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

Purpose E – Assisting in urban regeneration:

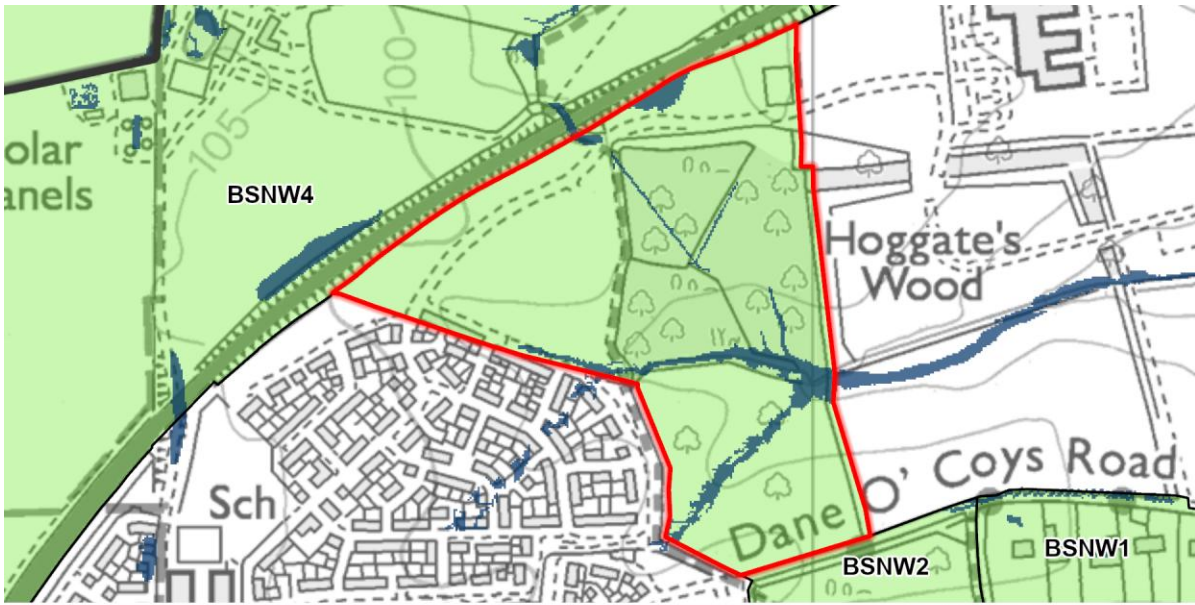
Equal contribution

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

Grey Belt

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


Parcel BSNW3



 Parcel BSNW3  Neighbouring parcel  Green Belt

 Local authority

NPPF Footnote 7 designations

 High risk of surface water flooding

Parcel BSNW3

Contribution of land in Parcel BSNW3

Parcel BSNW3 Assessment Conclusions

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

Parcel BSNW3 Description

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

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

Moderate contribution

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

Parcel BSNW3

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

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

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

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

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

Parcel BSNW3

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

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

Weak/No contribution

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

Purpose E – Assisting in urban regeneration:

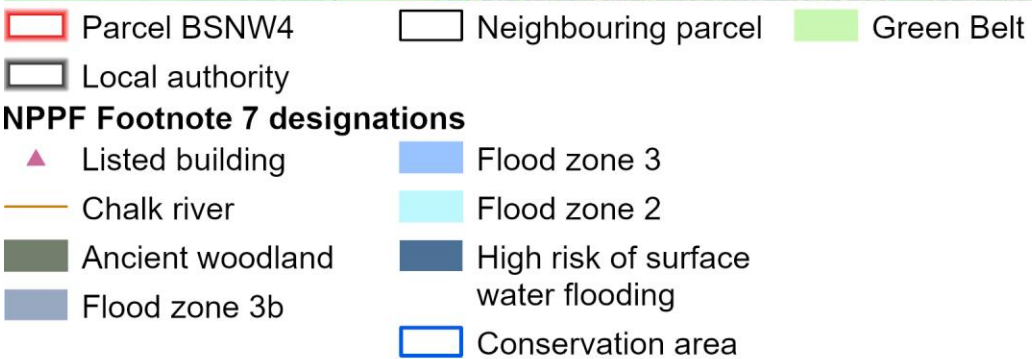
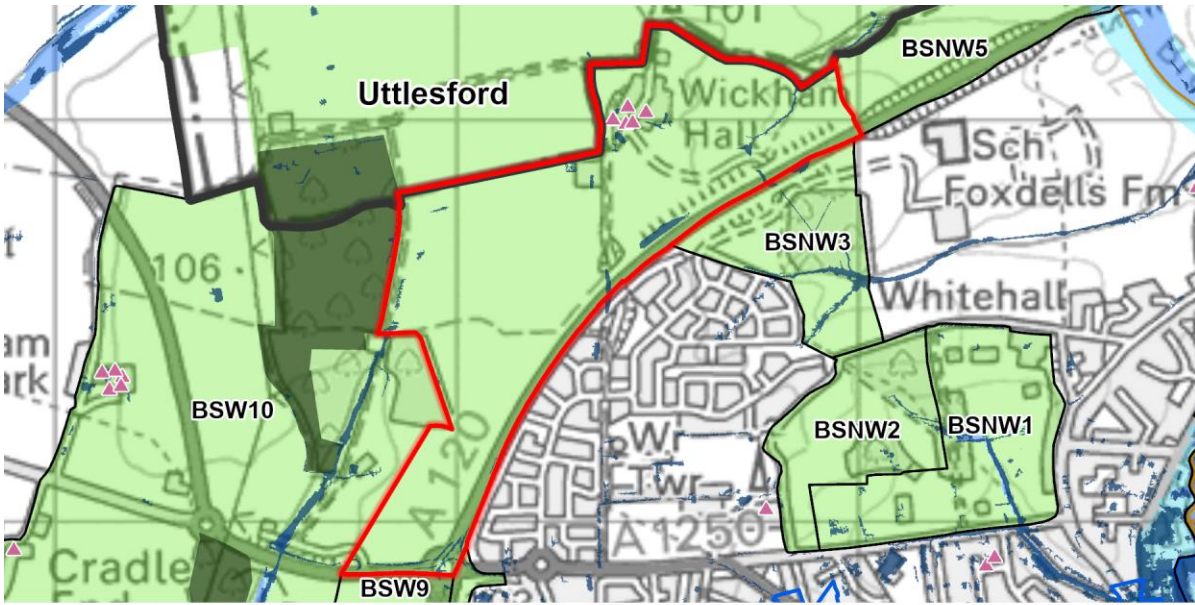
Equal contribution

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

Grey Belt

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

Parcel BSNW4



Parcel BSNW4

Contribution of land in Parcel BSNW4

Parcel BSNW4 Assessment Conclusions

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

Parcel BSNW4 Description

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

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

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

Parcel BSNW4

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

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

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

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

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

Parcel BSNW4

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

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

Weak/No contribution

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

Purpose E – Assisting in urban regeneration:

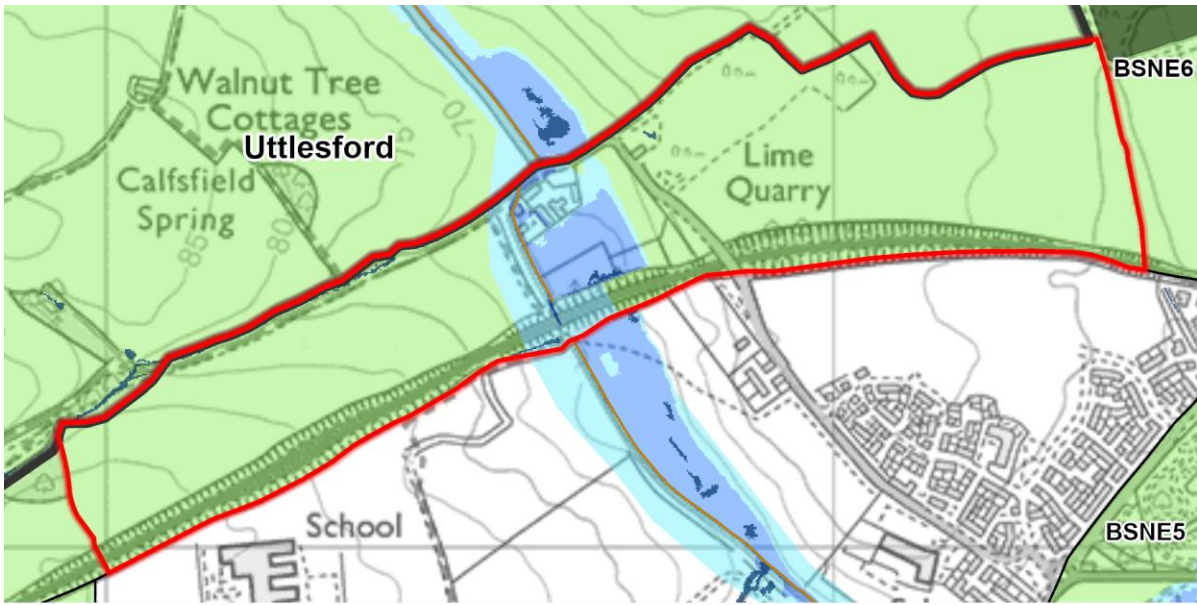
Equal contribution











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

Grey Belt

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

Parcel BSNW5



-  Parcel BSNW5
 -  Neighbouring parcel
 -  Green Belt
 -  Local authority
- NPPF Footnote 7 designations**
-  Chalk river
 -  Flood zone 3
 -  Ancient woodland
 -  Flood zone 2
 -  Flood zone 3b
 -  High risk of surface water flooding

Parcel BSNW5

Contribution of land in Parcel BSNW5

Parcel BSNW5 Assessment Conclusions

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

Parcel BSNW5 Description

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

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

Strong contribution

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

Parcel BSNW5

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

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

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

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

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

Parcel BSNW5

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

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

Weak/No contribution

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

Purpose E – Assisting in urban regeneration:

Equal contribution

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

Grey Belt

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