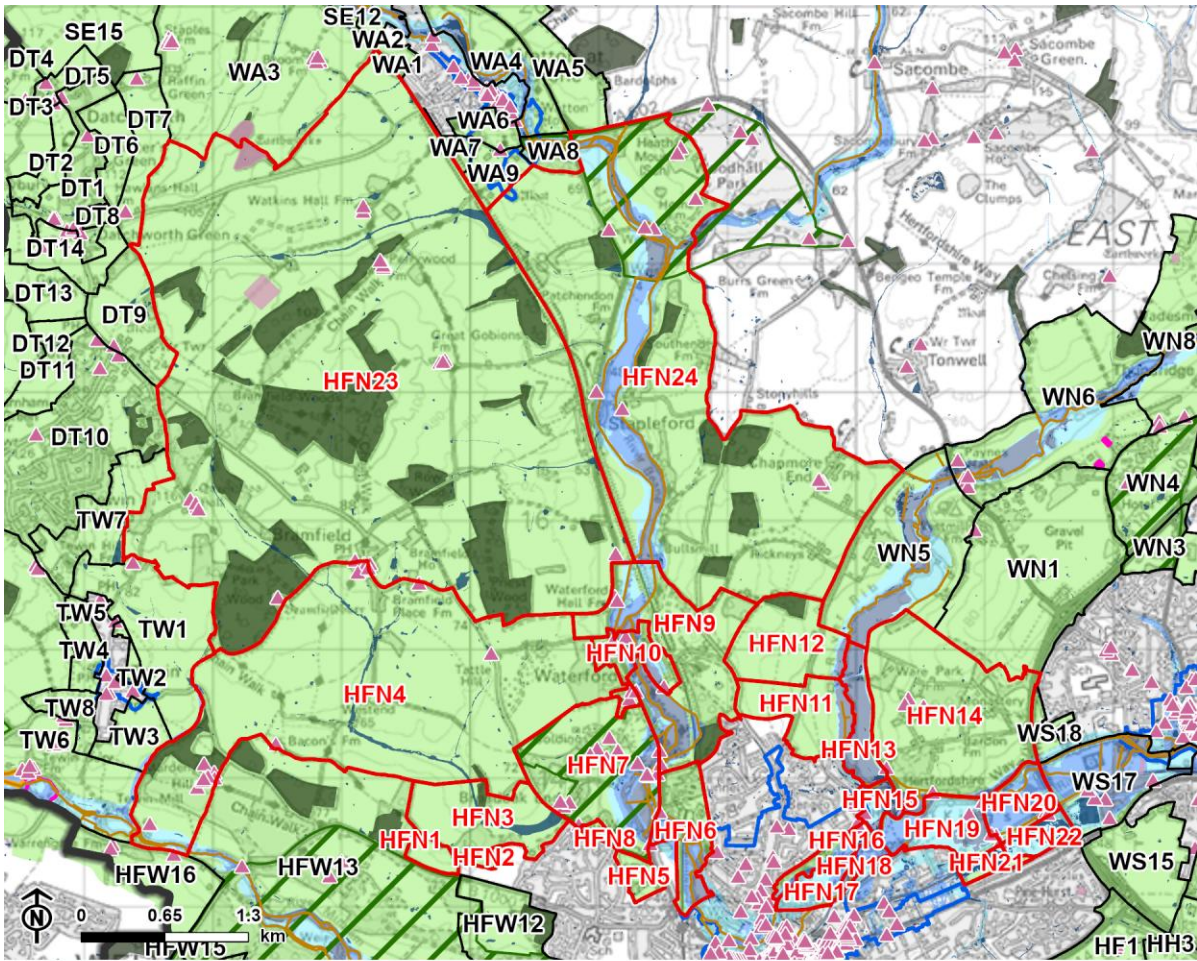


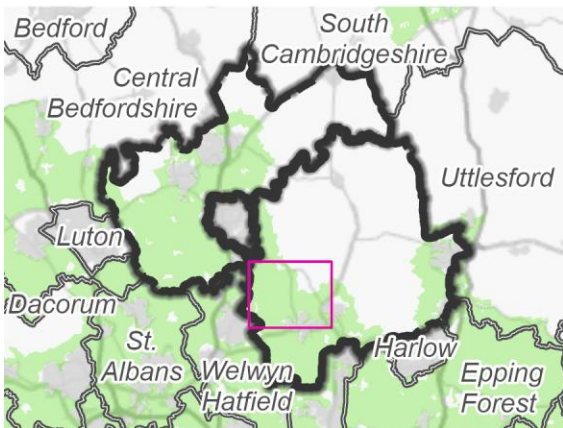
Designations in Hertford North



- Hertford North parcel
- Neighbouring parcel
- Local authority
- Neighbouring authority
- Green Belt

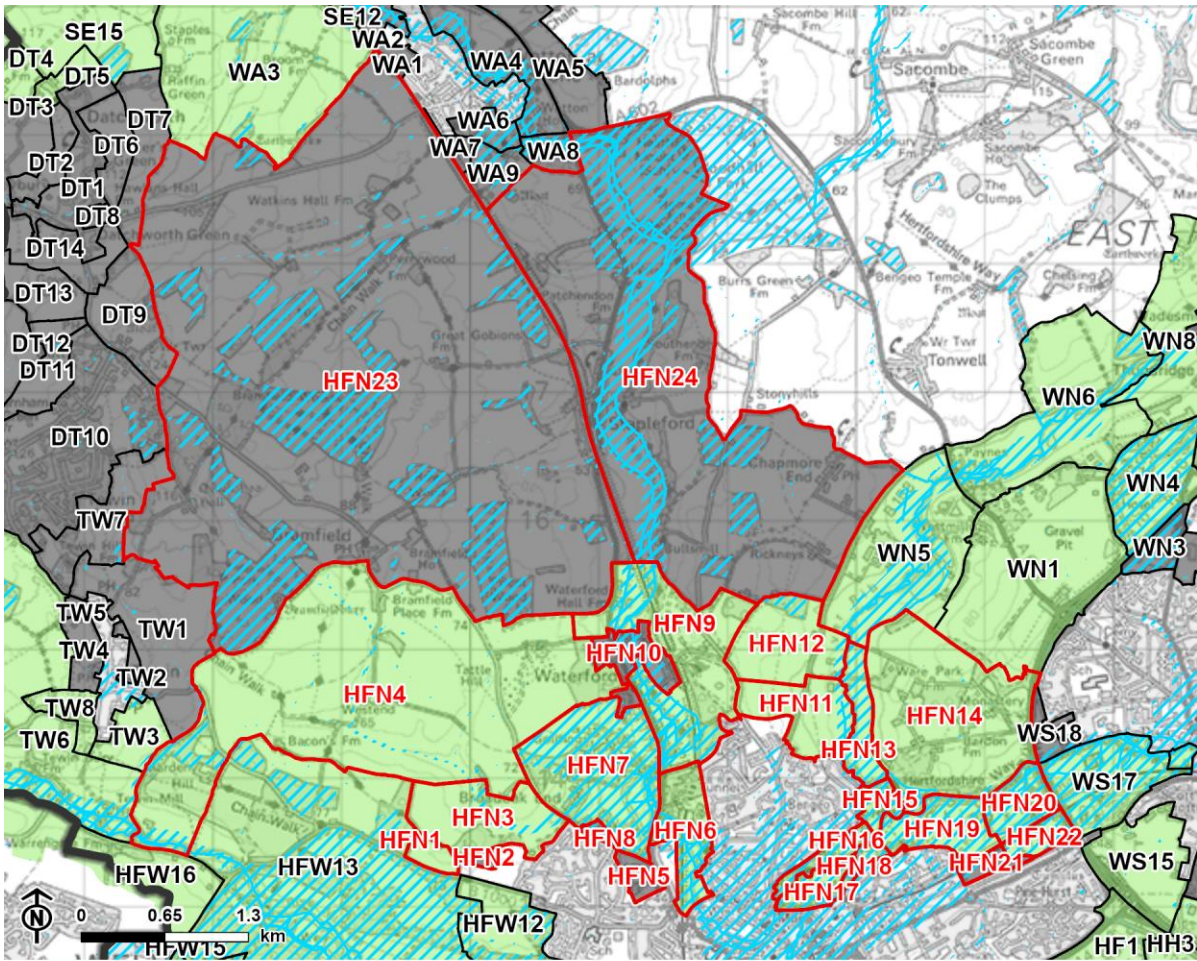
NPPF Footnote 7 designations

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



Hertford North

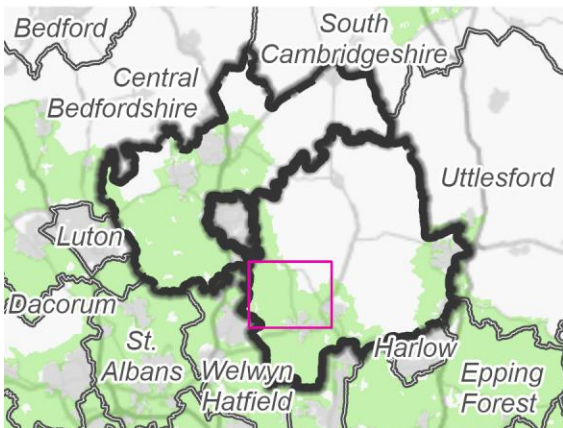
Potential grey belt in Hertford North



- Hertford North parcel
- Neighbouring parcel
- Local authority
- Neighbouring authority
- Green Belt

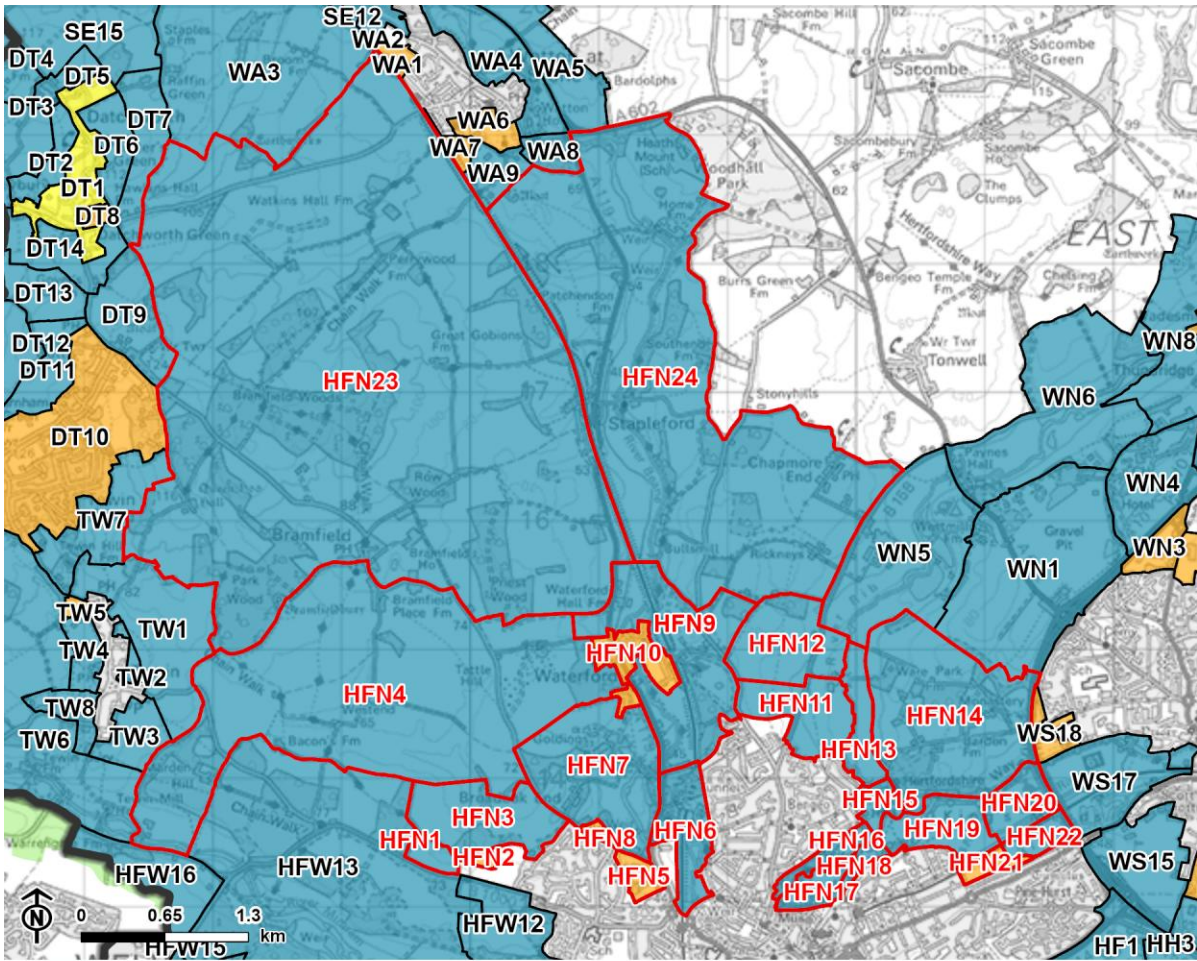
Potential grey belt

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



Hertford North

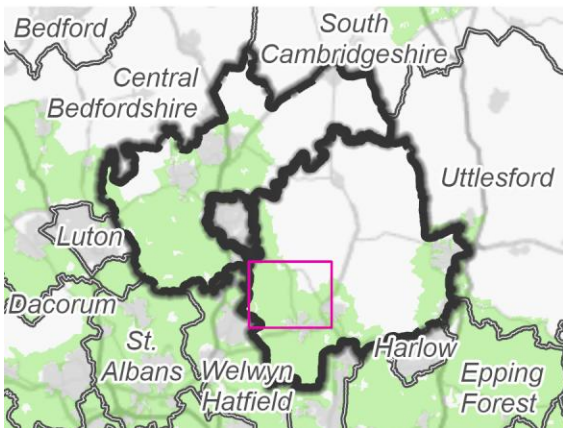
Highest rating in Hertford North



- Hertford North parcel
- Neighbouring parcel
- Local authority
- Neighbouring authority
- Green Belt

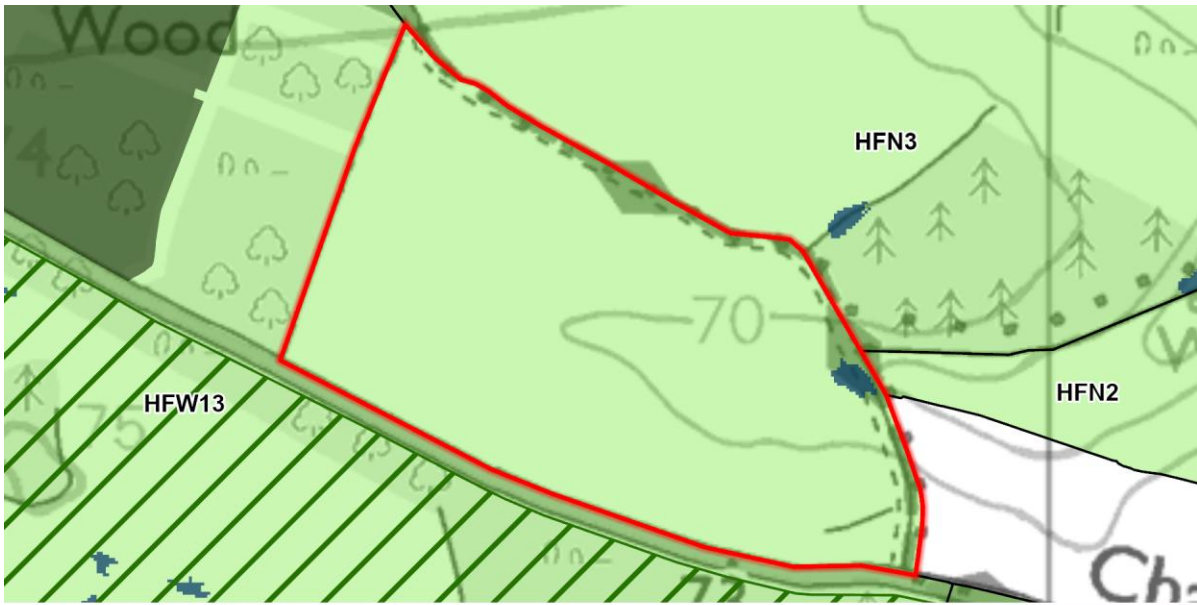
Highest Contribution to NPPF purposes A, B, C and D

- Strong
- Moderate
- Weak/no






Parcel HFN1

Parcel HFN1



 Parcel HFN1  Neighbouring parcel  Green Belt

NPPF Footnote 7 designations

-  Ancient woodland
-  High risk of surface water flooding
-  Registered Parks and Gardens

Parcel HFN1

Contribution of land in Parcel HFN1

Parcel HFN1 Assessment Conclusions

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

Parcel HFN1 Description

Parcel Location, Land Uses and Boundaries
<p>Land located west of Hertford. Parcel size: 8ha.</p> <p>There is a moderate boundary feature between the settlement and the parcel. Light woodland and scrub provide a moderate degree of separation.</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>Natural features limit perception of the wider countryside. Woodland and tree lines on the outer parcel boundaries limit perception. The parcel boundary is weaker to the north.</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 near to a large built-up area. Hertford is a town, so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has only hedgerow boundaries to the north, so development within it would in turn increase the urbanising impact of development on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The lack of features to restrict and contain development mean that, although the parcel is subject to some urbanising

Parcel HFN1

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

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a robust gap between towns. The parcel lies in the gap between Hertford and Welwyn Garden City.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The parcel forms a very small part of the gap and contains no strong separating features.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

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

Parcel HFN1

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

Weak/No contribution

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

Purpose E – Assisting in urban regeneration:

Equal contribution

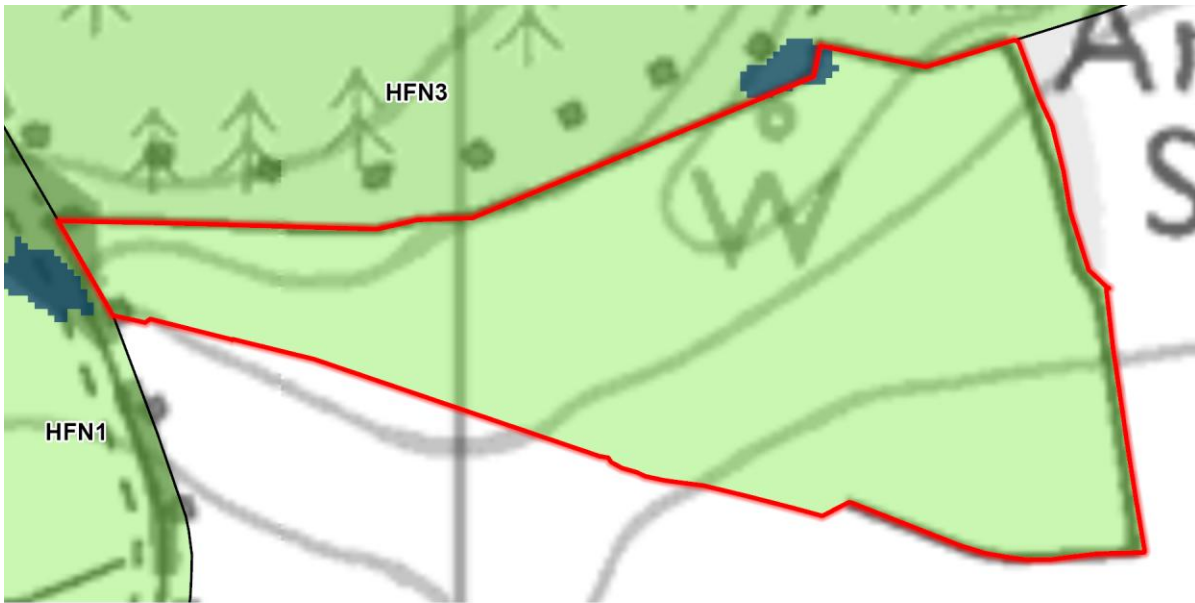
All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

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


Parcel HFN2

Parcel HFN2



 Parcel HFN2  Neighbouring parcel  Green Belt

NPPF Footnote 7 designations

 High risk of surface water flooding

Parcel HFN2

Contribution of land in Parcel HFN2

Parcel HFN2 Assessment Conclusions

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

Parcel HFN2 Description

Parcel Location, Land Uses and Boundaries
<p>Land located north-west of Hertford. Parcel size: 3ha.</p> <p>There are no significant boundary features to separate the parcel from the settlement. Low scrub does not form a significant boundary feature.</p> <p>There is no significant change in landform to create a sense of separation between the settlement and the parcel. There isn't a change in landform to create a sense of separation.</p> <p>There is some perception of urban development outside of the parcel. Scrub does not form a strong visual barrier to reduce perception.</p> <p>There is no significant urbanising development or activity in the Green Belt affecting this parcel. The parcel is predominantly free from urbanising activity.</p> <p>Natural features limit perception of the wider countryside. Vegetation and woodland on the outer parcel boundaries limits perception.</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. Hertford is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. There is no significant urbanising development or activity in the Green Belt affecting this parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. There is some perception of urban development outside of the parcel to the east.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. Woodland forms a strong outer boundary which would limit the urbanising impact of development on adjacent open land.

Parcel HFN2

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

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

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

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. There is no significant urbanising development or activity in the Green Belt affecting this parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. There is some perception of urban development outside of the parcel to the east.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open

Parcel HFN2

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

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

Weak/No contribution

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

Purpose E – Assisting in urban regeneration:

Equal contribution

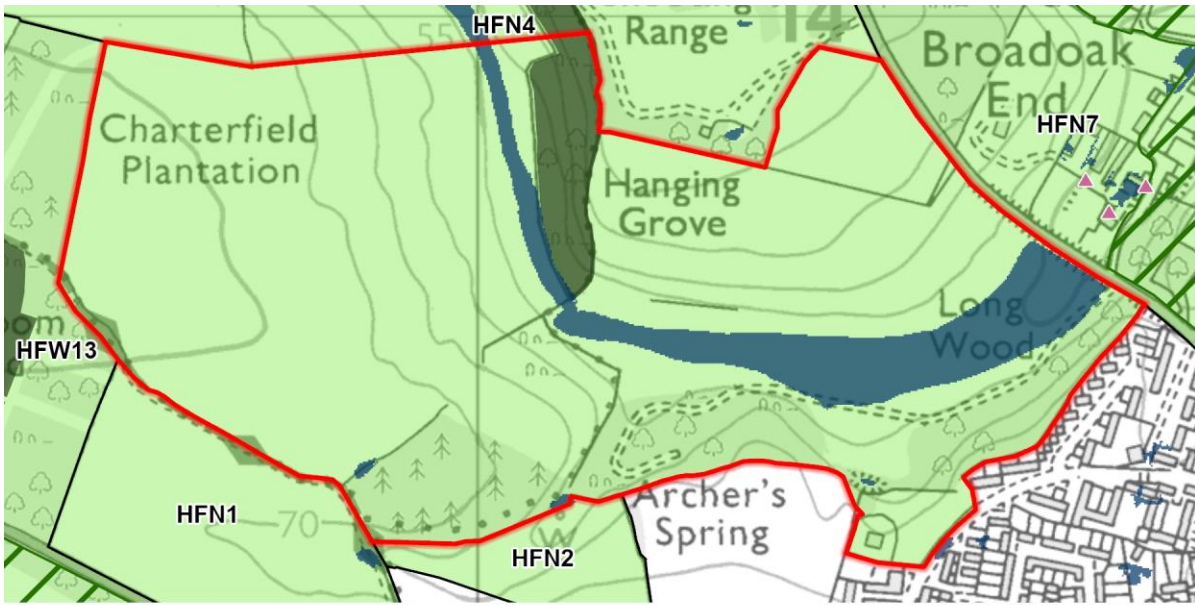
All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

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

Parcel HFN3

Parcel HFN3



 Parcel HFN3  Neighbouring parcel  Green Belt

NPPF Footnote 7 designations

-  Listed building
-  Ancient woodland
-  High risk of surface water flooding
-  Registered Parks and Gardens

Parcel HFN3

Contribution of land in Parcel HFN3

Parcel HFN3 Assessment Conclusions

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

Parcel HFN3 Description

Parcel Location, Land Uses and Boundaries
<p>Land located north-west of Hertford. Parcel size: 53ha.</p> <p>There is a consistent strong boundary feature between the settlement and the parcel. Woodland forms a consistent strong boundary feature.</p> <p>There is no significant change in landform to create a sense of separation between the settlement and the parcel. Land towards the north of the parcel gently slopes up away from the settlement edge, though this is not considered to be significant enough across the parcel to create a sense of separation.</p> <p>There is a weak perception of urban development outside of the parcel. Woodland reduces perception.</p> <p>There is no significant urbanising development or activity in the Green Belt affecting this parcel.</p> <p>Natural features limit perception of the wider countryside. Strong natural boundary features reduce perception of the 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. Hertford is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	The parcel lies beyond physical features which are restricting and containing urban development. Therefore its weakening or loss would have an adverse impact on this purpose. The parcel lies beyond woodland that currently forms a strong boundary to the settlement edge.

Parcel HFN3

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

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

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

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

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

Parcel HFN3

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

Weak/No contribution

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

Purpose E – Assisting in urban regeneration:

Equal contribution

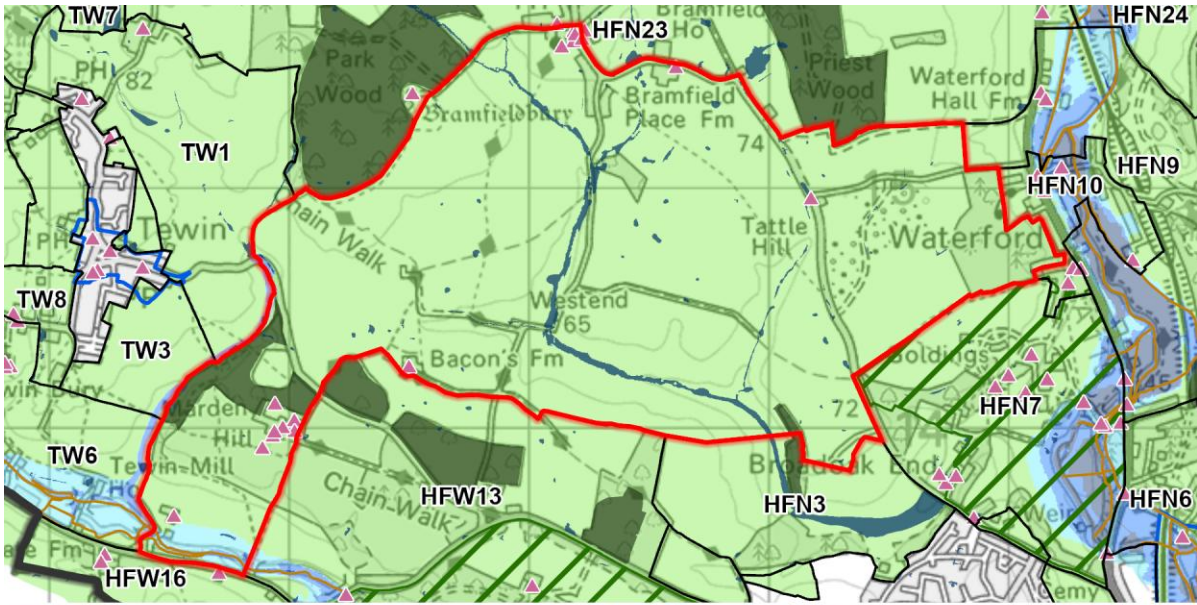
All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

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

Parcel HFN4

Parcel HFN4



Parcel HFN4
 Neighbouring parcel
 Green Belt

Local authority

NPPF Footnote 7 designations

- | | |
|---|--|
| ▲ Listed building | Flood zone 3 |
| — Chalk river | Flood zone 2 |
| Site of Special Scientific Interest | High risk of surface water flooding |
| Ancient woodland | Conservation area |
| Flood zone 3b | Registered Parks and Gardens |

Parcel HFN4

Contribution of land in Parcel HFN4

Parcel HFN4 Assessment Conclusions

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

Parcel HFN4 Description

Parcel Location, Land Uses and Boundaries
<p>Land located north-west of Hertford. Parcel size: 415ha.</p> <p>Boundary features within the gap between the settlement and the parcel combine to create moderate separation. A well treed hedgerow forms a well-defined boundary feature.</p> <p>There is some change in landform which creates a sense of separation between the settlement and the parcel. Land in the gap forms a shallow valley which creates some sense of separation.</p> <p>There is a weak perception of urban development outside of the parcel. Landform, vegetation and distance combine to limit 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. The parcel is part of the wider countryside, and has no strong boundary features to reduce perception.</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 near to a large built-up area. Hertford is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Hertford for development here to be associated with it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. There is no significant urbanising development or activity in the Green Belt affecting this parcel.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel. There is a weak perception of urban development outside of the parcel. Landform, vegetation and distance combine to limit perception.

Parcel HFN4

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel forms the strongest part of the gap between Hertford and Welwyn Garden City. Any partial development of the parcel would weaken the remainder.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. Boundary features and distance between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern. The reduction in separation between Hertford and Welwyn Garden City would also weaken the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a robust gap between towns. The parcel lies in a robust gap between Hertford and Welwyn Garden City.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. There is no significant urbanising development or activity in the Green Belt affecting this parcel.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. The parcel forms a substantial part of the gap but there is potential for limited development of a new urban area that would have only a minor impact on visual separation.

Parcel HFN4

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. There is no significant urbanising development or activity in the Green Belt affecting this parcel.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel. There is a weak perception of urban development outside of the parcel. Landform, vegetation and distance combine to limit perception.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerow and minor road boundaries to the north, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

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

Weak/No contribution

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

Parcel HFN4

Purpose E – Assisting in urban regeneration: Equal contribution

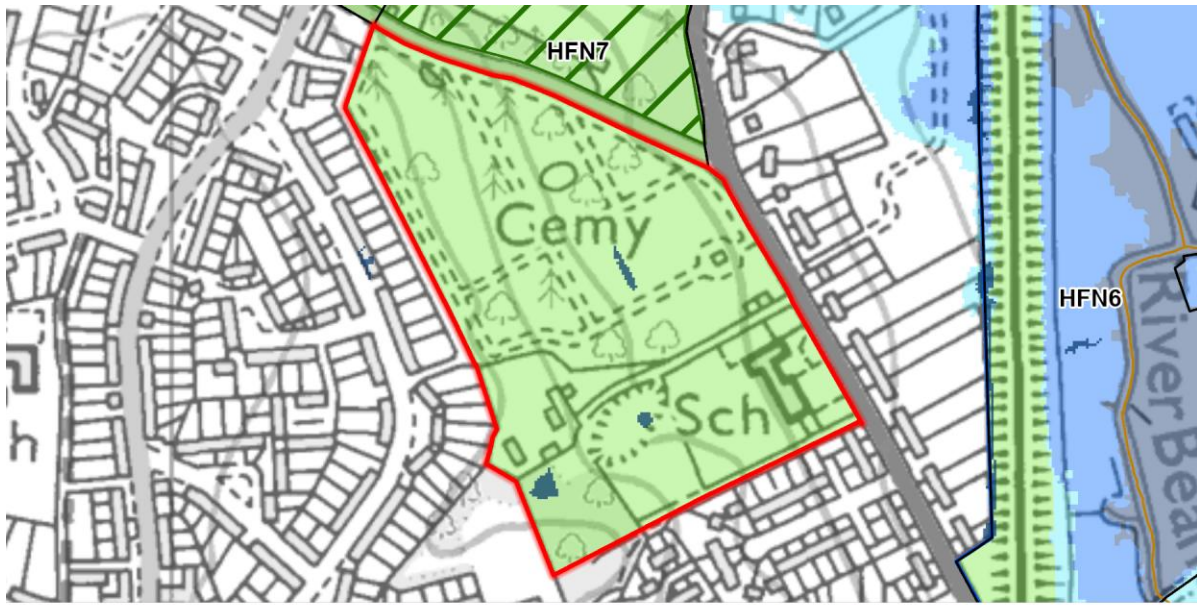
All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

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



Parcel HFN5

Parcel HFN5



 Parcel HFN5  Neighbouring parcel  Green Belt

NPPF Footnote 7 designations

- | | |
|---|---|
|  Chalk river |  High risk of surface water flooding |
|  Flood zone 3b |  Conservation area |
|  Flood zone 3 |  Registered Parks and Gardens |
|  Flood zone 2 | |

Parcel HFN5

Contribution of land in Parcel HFN5

Parcel HFN5 Assessment Conclusions

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

Parcel HFN5 Description

Parcel Location, Land Uses and Boundaries
<p>Land located north-west of Hertford. Parcel size: 8ha.</p> <p>There are no significant boundary features to separate the parcel from 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>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:

Weak/No contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Hertford is a town, so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel. The parcel comprises Hertford Cemetery and St Josephs's Roman Catholic Primary School which has substantial urbanising influence.
What is the extent of urbanising influence from outside the parcel?	There is substantial urbanising influence associated with development outside of the parcel. Adjacent residential development to the south, east, and west all have an urbanising influence on the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. Tree belts to the north of the parcel along Bramfield Road form a strong outer boundary which would limit the urbanising impact of development on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. The parcel is subject to some urbanising influence and has features that would restrict and contain development,

Parcel HFN5

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

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

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

Purpose C: Assisting in safeguarding the countryside from encroachment:

Weak/No contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel has uses associated with the urban area which limit the extent to which it is perceived as being part of the countryside.
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel. The parcel comprises Hertford Cemetery and St Josephs's Roman Catholic Primary School which has substantial urbanising influence.
What is the extent of urbanising influence from outside the parcel?	There is substantial urbanising influence associated with development outside of the parcel. Adjacent residential development to the south, east, and west all have an urbanising influence on the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Development in the parcel would not increase urbanising influence on any land which is not already

Parcel HFN5

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

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

Moderate contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Hertford.
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel. The parcel comprises Hertford Cemetery and St Josephs's Roman Catholic Primary School which has substantial urbanising influence.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes some contribution to the town's special character. The parcel contains a cemetery which relates to the historic development and expansion of Hertford and therefore the cemetery is part of the town's setting which contributes to its significance.

Purpose E – Assisting in urban regeneration:

Equal contribution

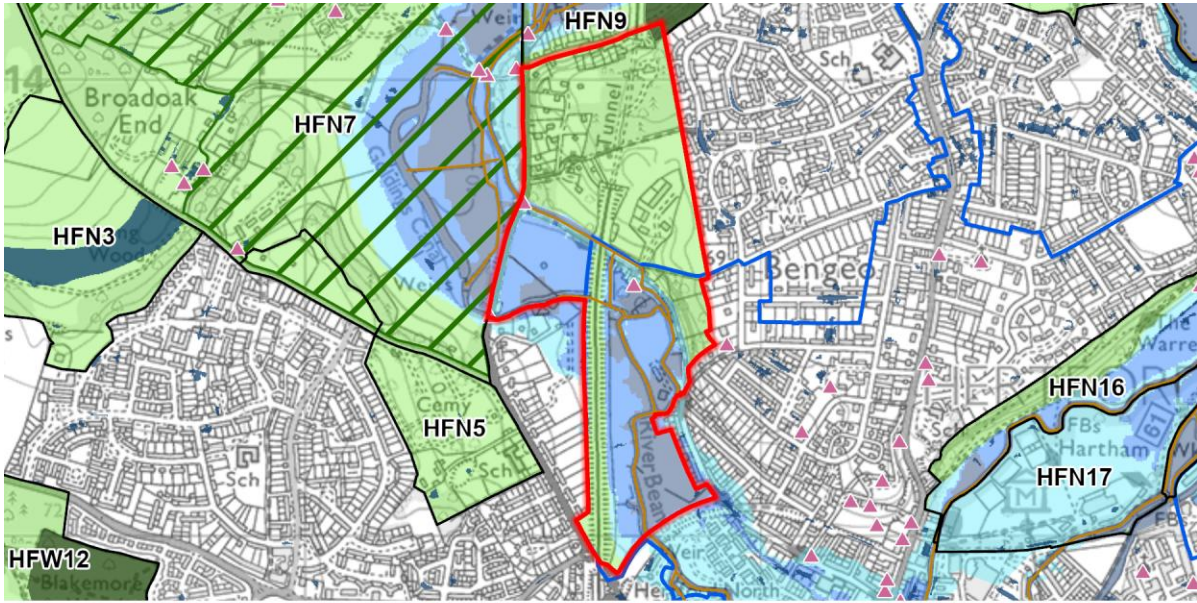
All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

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

Parcel HFN6

Parcel HFN6



Parcel HFN6
 Neighbouring parcel
 Green Belt

NPPF Footnote 7 designations

- | | |
|---|--|
| ▲ Listed building | Flood zone 2 |
| — Chalk river | High risk of surface water flooding |
| Ancient woodland | Conservation area |
| Flood zone 3b | Registered Parks and Gardens |
| Flood zone 3 | |

Parcel HFN6

Contribution of land in Parcel HFN6

Parcel HFN6 Assessment Conclusions

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

Parcel HFN6 Description

Parcel Location, Land Uses and Boundaries
<p>Land located north of Hertford. Parcel size: 34ha.</p> <p>There are no significant boundary features to separate the parcel from the settlement. Large parts of the eastern boundary are formed by weak residential garden boundaries, however, there are also areas of light woodland that form stronger boundary features.</p> <p>There is some change in landform which creates a sense of separation between the settlement and the parcel. Land descends away from Hertford creating some sense of separation.</p> <p>There is some perception of urban development outside of the parcel. There isn't a year-round boundary feature to reduce perception. In places denser woodland and landform limit perception more.</p> <p>There is some urbanising activity in the parcel but land use also associates the area with the wider countryside. Clusters of residential dwellings have some urbanising influence.</p> <p>Natural features limit perception of the wider countryside. Woodland and vegetation associated with the rail way line limit perception.</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. Hertford is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The woodland to the north and west form strong outer boundary features which would limit the urbanising impact of development on adjacent open land.

Parcel HFN6

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

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location. The parcel is largely contained by development on the urban edge, so it is not perceived as being in the gap between large built up areas.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

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

Parcel HFN6

Assessment Considerations	Assessment
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Woodland and vegetation associated with the rail way line forms a strong outer boundary which would limit the urbanising impact of development on adjacent open land.

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

Strong contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Hertford.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes a considerable contribution to the town's special character. The south of the parcel covers part of the Hertford conservation area, which covers the historic town. Therefore, it has a strong relationship with the historic town and makes a considerable contribution to the special character of Hertford.

Purpose E – Assisting in urban regeneration:

Equal contribution

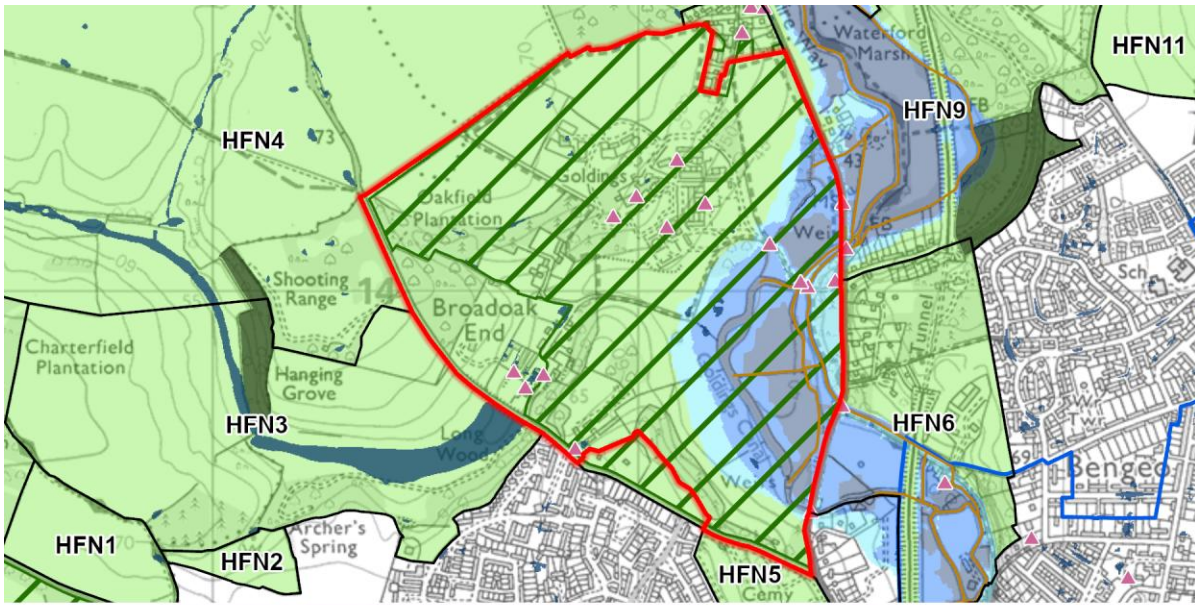
All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

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

Parcel HFN7

Parcel HFN7



Parcel HFN7
 Neighbouring parcel
 Green Belt

NPPF Footnote 7 designations

- | | |
|---|--|
| ▲ Listed building | Flood zone 2 |
| — Chalk river | High risk of surface water flooding |
| Ancient woodland | Conservation area |
| Flood zone 3b | Registered Parks and Gardens |
| Flood zone 3 | |

Parcel HFN7

Contribution of land in Parcel HFN7

Parcel HFN7 Assessment Conclusions

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

Parcel HFN7 Description

Parcel Location, Land Uses and Boundaries
<p>Land located north of Hertford. Parcel size: 92ha.</p> <p>There is a strong boundary feature between the settlement and the parcel. Linear woodland associated with Bramfield Road forms a consistent strong boundary feature.</p> <p>There is some change in landform which creates a sense of separation between the settlement and the parcel. Land in the parcel slopes away from Hertford creating some sense of separation.</p> <p>There is some perception of urban development outside of the parcel. There is washed over development in the Green Belt that increases perception.</p> <p>There is some urbanising activity in the parcel but land use also associates the area with the wider countryside. Goldings Estate and Broad Oak Manor Nursing Home have some urbanising influence.</p> <p>Natural features limit perception of the wider countryside. Landform and strong outer boundary features limit perception.</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. Hertford is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	The parcel lies beyond physical features which are restricting and containing urban development. Therefore its weakening or loss would have an adverse impact on this purpose. Development in the parcel would negate the role of woodland associated with Bramfield Road which currently give the parcel a strong sense of separation from urbanising influences.

Parcel HFN7

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

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

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

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

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

Parcel HFN7

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

Moderate contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting to the historic town of Hertford.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes some contribution to the town's special character. It is largely occupied by the RPG Goldings and therefore forms part of the open, rural landscape within which the historic town is situated, although due to the intervening vegetation between the parcel and the town it is unlikely any key views of the landscape can be attained from within the town. Additionally the River Beane, along which the town was intentionally situated, runs through the parcel. As such the parcel does provide some contribution to the town's special character, largely due to its undeveloped character which is located within close proximity to the historic core of the town.

Purpose E – Assisting in urban regeneration:

Equal contribution

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

Grey Belt

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

Parcel HFN8

Parcel HFN8



 Parcel HFN8  Neighbouring parcel  Green Belt

NPPF Footnote 7 designations

- | | |
|---|---|
|  Listed building |  High risk of surface water flooding |
|  Flood zone 3 |  Registered Parks and Gardens |
|  Flood zone 2 | |

Parcel HFN8

Contribution of land in Parcel HFN8

Parcel HFN8 Assessment Conclusions

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

Parcel HFN8 Description

Parcel Location, Land Uses and Boundaries
<p>Land located to the north-west of Hertford. Parcel size: 3ha.</p> <p>There is a moderate boundary feature between the settlement and the parcel. Mature tree cover along Bramfield Road provides a moderate feature.</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. This influence is stronger in the west near the taller development.</p> <p>There is no significant urbanising development or activity in the Green Belt affecting this parcel.</p> <p>Natural features limit 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. Hertford is a town so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. The parcel contains one residential property.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. The residential area to the south-west has some influence in the parcel, becoming stronger in the west nearer the taller development.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. Woodland tree cover to the north of the parcel forms a strong outer boundary which would limit the urbanising impact of development on adjacent open land.

Parcel HFN8

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

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

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

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. The parcel contains one residential property.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. The residential area to the south-west has some influence in the parcel, becoming stronger in the west nearer the taller development.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open

Parcel HFN8

Assessment Considerations	Assessment
	land. Strong outer boundaries would limit the impact of development on adjacent open land.

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

Moderate contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting to the historic town of Hertford.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. The parcel contains one residential property.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes some contribution to the town's special character. The parcel forms part of the open, rural landscape within which the historic town is situated and therefore does provide some contribution to the town's special character, largely due to its undeveloped character which is located within close proximity to the historic core of the town.

Purpose E – Assisting in urban regeneration:

Equal contribution

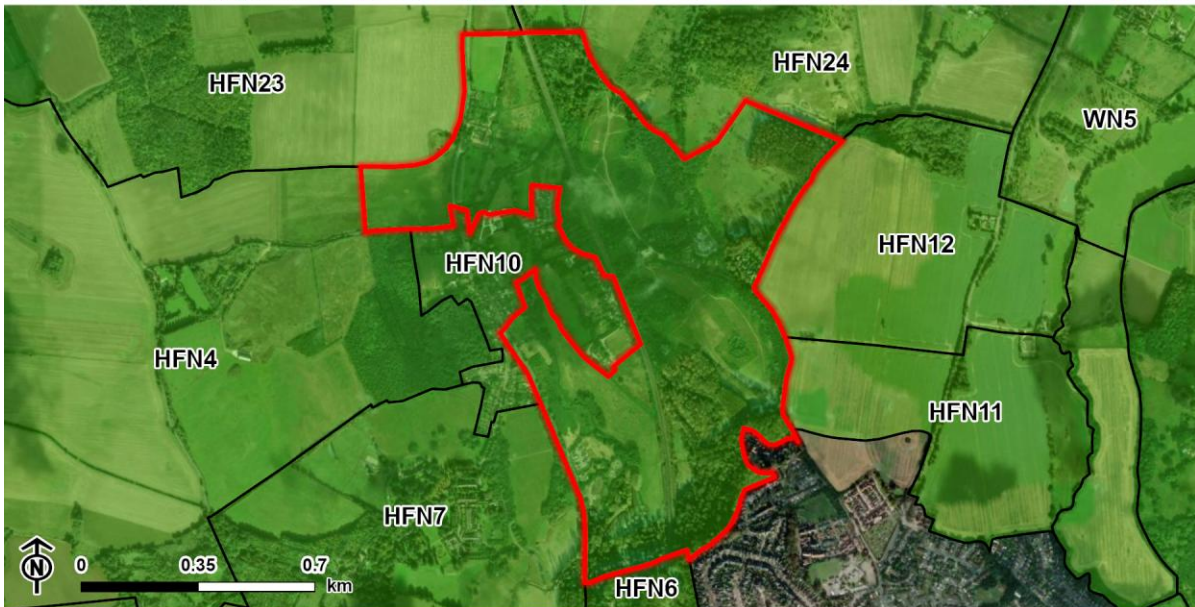
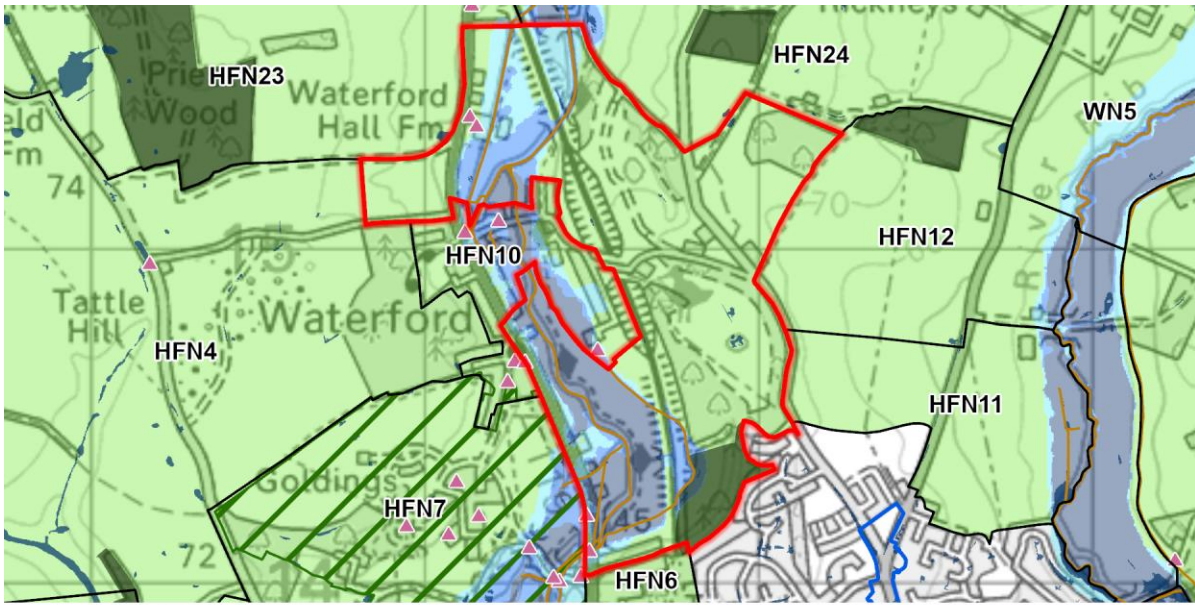
All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

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










Parcel HFN9

Parcel HFN9



 Parcel HFN9  Neighbouring parcel  Green Belt

NPPF Footnote 7 designations

- | | |
|--|---|
|  Listed building |  Flood zone 2 |
|  Chalk river |  High risk of surface water flooding |
|  Ancient woodland |  Conservation area |
|  Flood zone 3b |  Registered Parks and Gardens |
|  Flood zone 3 | |

Parcel HFN9

Contribution of land in Parcel HFN9

Parcel HFN9 Assessment Conclusions

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

Parcel HFN9 Description

Parcel Location, Land Uses and Boundaries
<p>Land located north of Hertford. Parcel size: 105ha.</p> <p>There is a strong boundary feature between the settlement and the parcel. Woodland forms a consistent strong boundary feature.</p> <p>There is a significant change in landform which creates a clear sense of separation between the settlement and the parcel. There is a steep drop in landform away from the settlement edge which creates a clear sense of separation.</p> <p>There is a weak perception of urban development outside of the parcel.</p> <p>There is some urbanising activity in the parcel but land use also associates the area with the wider countryside. The linear village of Waterford and additional clusters of residential development has some urbanising influence.</p> <p>Natural features limit perception of the wider countryside. Woodland and tree belts throughout the parcel limit perception.</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. Hertford is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	The parcel lies beyond physical features which are restricting and containing urban development. Therefore its weakening or loss would have an adverse impact on this purpose. Development in the parcel would negate the role of woodland which currently give the parcel a strong sense of separation from urbanising influences.

Parcel HFN9

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

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

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

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

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

Parcel HFN9

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

Moderate contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting for the historic town of Hertford.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes some contribution to the town's special character. The parcel is located within close proximity to the Hertford conservation area, and while the dense vegetation along Sacombe Road does not allow for clear views from the settlement across the open agricultural landscape, glimpsed views may be possible and the largely undeveloped character of the parcel means it does provide some contribution to the special character of the town.

Purpose E – Assisting in urban regeneration:

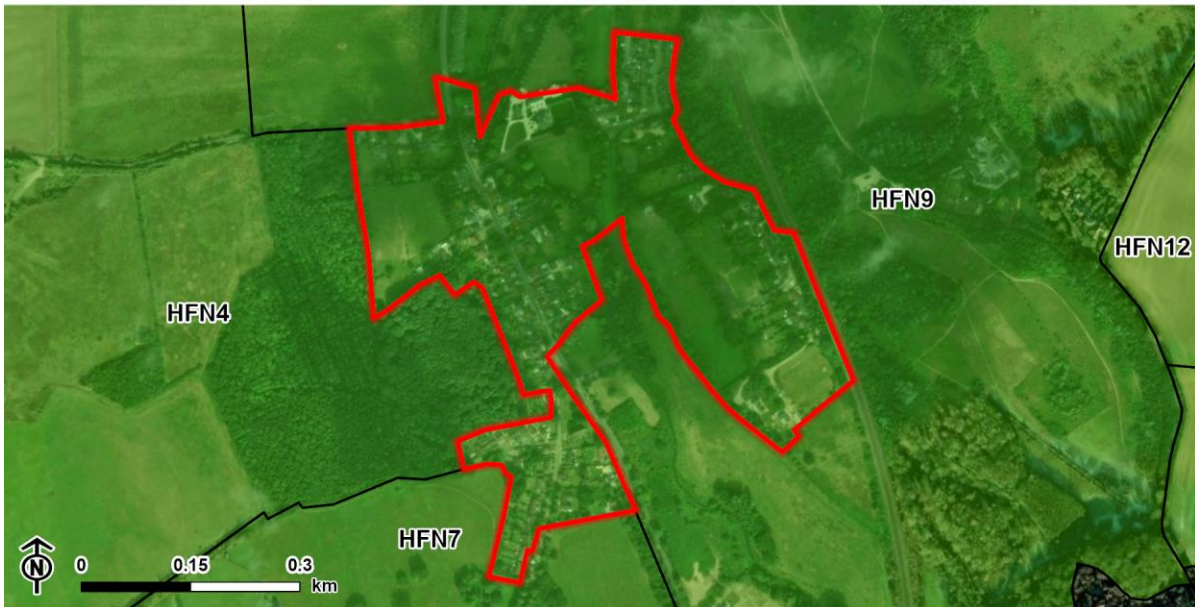
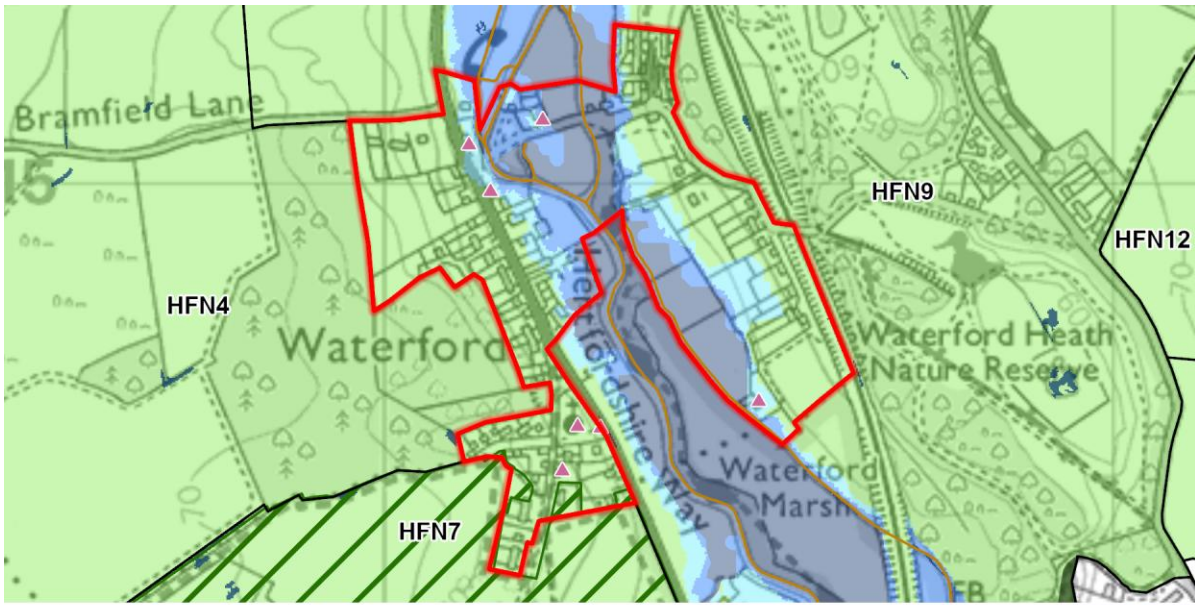
Equal contribution

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

Grey Belt

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

Parcel HFN10



 Parcel HFN10  Neighbouring parcel  Green Belt

NPPF Footnote 7 designations

- | | |
|--|---|
|  Listed building |  Flood zone 2 |
|  Chalk river |  High risk of surface water flooding |
|  Ancient woodland |  Registered Parks and Gardens |
|  Flood zone 3b | |
|  Flood zone 3 | |

Parcel HFN10

Contribution of land in Parcel HFN10

Parcel HFN10 Assessment Conclusions

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

Parcel HFN10 Description

Parcel Location, Land Uses and Boundaries
<p>Land located at Waterford, north of Hertford. Parcel size: 22ha.</p> <p>The parcel covers an isolated area of development in the open countryside, which limits openness associated with its development, land use and activity. Visual openness persists between the partially open areas and the surrounding open countryside.</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 near to a large built-up area. Hertford is a town, so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. Woodland blocks to the west of the parcel, along with the Cuffey to Stevenage rail line to the east of the parcel form strong outer boundaries, and the parcel is already developed to the extent that further development would not significantly increase urbanising influence on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. The parcel is subject to some urbanising influence and has features that would restrict and contain development, preventing any incongruous impact on the wider countryside.

Parcel HFN10

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a robust gap between towns. The parcel lies in the gap between Hertford and Stevenage.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

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

Parcel HFN10

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

Weak/No contribution

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

Purpose E – Assisting in urban regeneration:

Equal contribution

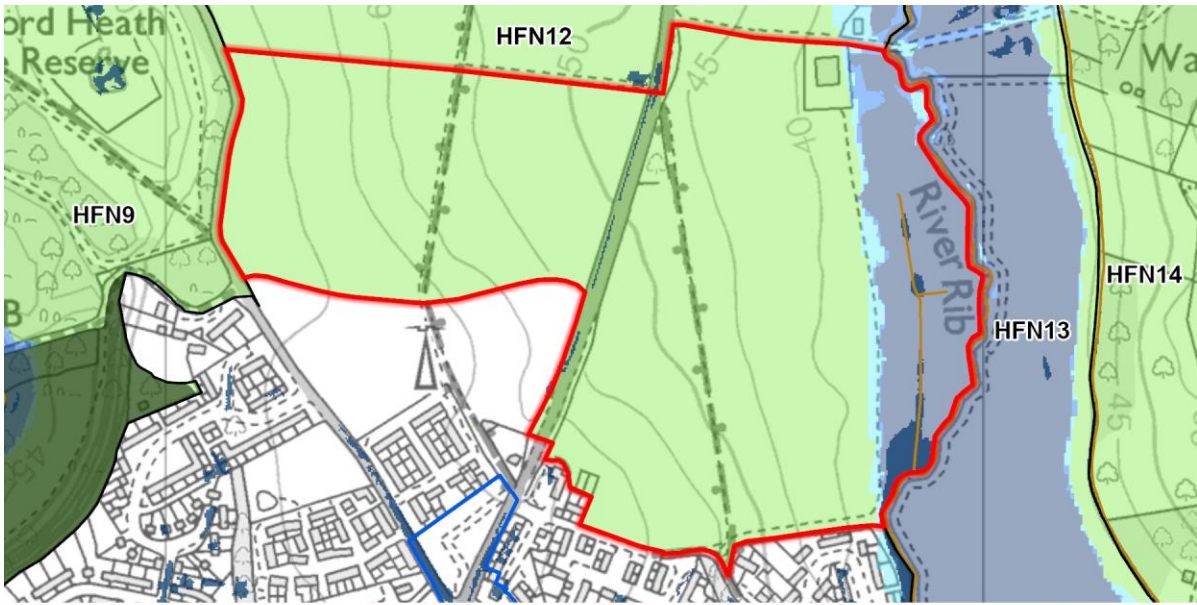
All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

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






Parcel HFN11

Parcel HFN11



 Parcel HFN11  Neighbouring parcel  Green Belt

NPPF Footnote 7 designations

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

Parcel HFN11

Contribution of land in Parcel HFN11

Parcel HFN11 Assessment Conclusions

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

Parcel HFN11 Description

Parcel Location, Land Uses and Boundaries
<p>Land located north of Hertford. Parcel size: 39ha.</p> <p>There are no significant boundary features to separate the parcel from the settlement. Residential garden boundary do not form a significant boundary feature.</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. garden boundaries do not form a year round boundary feature and there is not a change in landform to reduce perception.</p> <p>There is no significant urbanising development or activity in the Green Belt affecting this parcel.</p> <p>Natural features limit perception of the wider countryside. Woodland and landform limit perception.</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. Hertford is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. There is no significant urbanising development or activity in the Green Belt affecting this parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. There is no significant urbanising development or activity in the Green Belt affecting this parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has only hedgerow boundaries, so development within it would in turn increase the urbanising impact of development on adjacent open land.

Parcel HFN11

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

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel lies in the gap between Hertford and Ware.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. There is no significant urbanising development or activity in the Green Belt affecting this parcel.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The parcel forms a small part of the gap, with the western part peripheral to the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. The development of land in this parcel would be unlikely to significantly increase urbanising influence on adjacent land in the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. There is no significant urbanising development or activity in the Green Belt affecting this parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. There is no significant urbanising development or activity in the Green Belt affecting this parcel.

Parcel HFN11

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

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

Moderate contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting for the historic town of Hertford.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. There is no significant urbanising development or activity in the Green Belt affecting this parcel.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes some contribution to the town's special character. The parcel is located within close proximity to the Hertford conservation area, and while the dense vegetation along the B158 does not allow for clear views from the settlement across the open agricultural landscape, glimpsed views are likely possible and the largely undeveloped character of the parcel means it does provide some contribution to the special character of the town.

Purpose E – Assisting in urban regeneration:

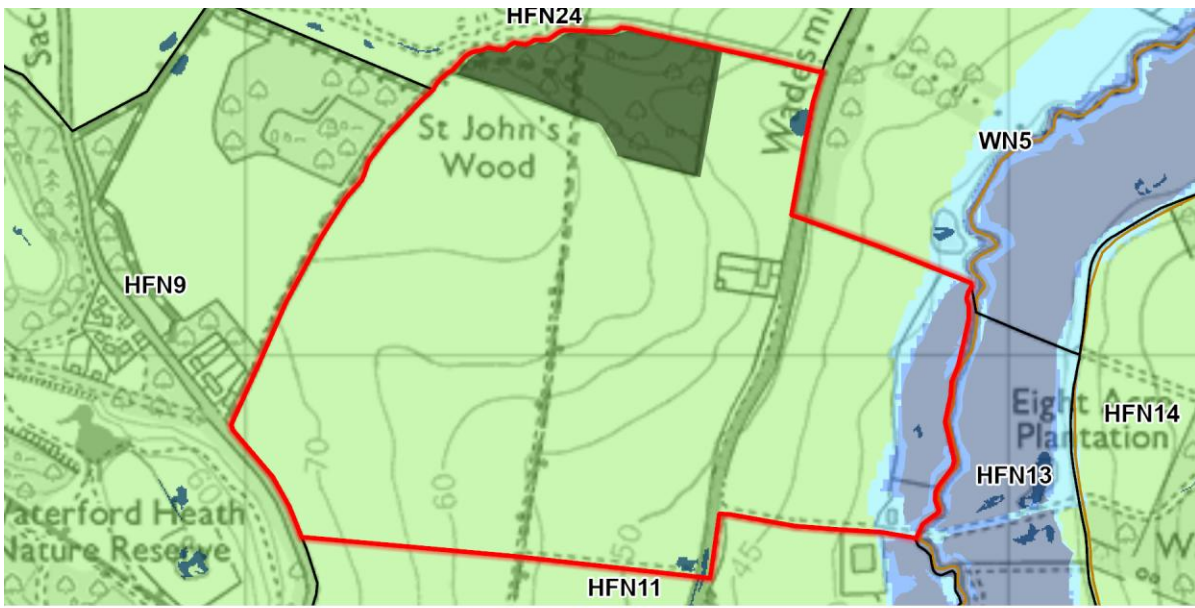
Equal contribution

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

Grey Belt

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

Parcel HFN12



 Parcel HFN12  Neighbouring parcel  Green Belt

NPPF Footnote 7 designations

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

Parcel HFN12

Contribution of land in Parcel HFN12

Parcel HFN12 Assessment Conclusions

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

Parcel HFN12 Description

Parcel Location, Land Uses and Boundaries
<p>Land located north of Hertford, west of Ware. Parcel size: 49ha.</p> <p>Boundary features within the gap between the settlement and the parcel combine to create moderate separation. The vegetated edge along Sacombe Road and Wadesmill Road, combined with the distance to the settlement edge, creates a moderate sense of separation.</p> <p>There is some change in landform which creates a sense of separation between the settlement and the parcel. Landform in the parcel slopes up from south to north.</p> <p>1 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>Natural features limit perception of the 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 near to a large built-up area. Hertford is a town, so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has many hedgerow boundaries, so development within it would in turn increase the urbanising impact of development on adjacent open land.

Parcel HFN12

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

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a robust gap between towns. The parcel lies in the gap between Ware and Hertford.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The parcel forms a small part of a large gap with multiple strong separating features to the north-west.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

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

Parcel HFN12

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

Weak/No contribution

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

Purpose E – Assisting in urban regeneration:

Equal contribution

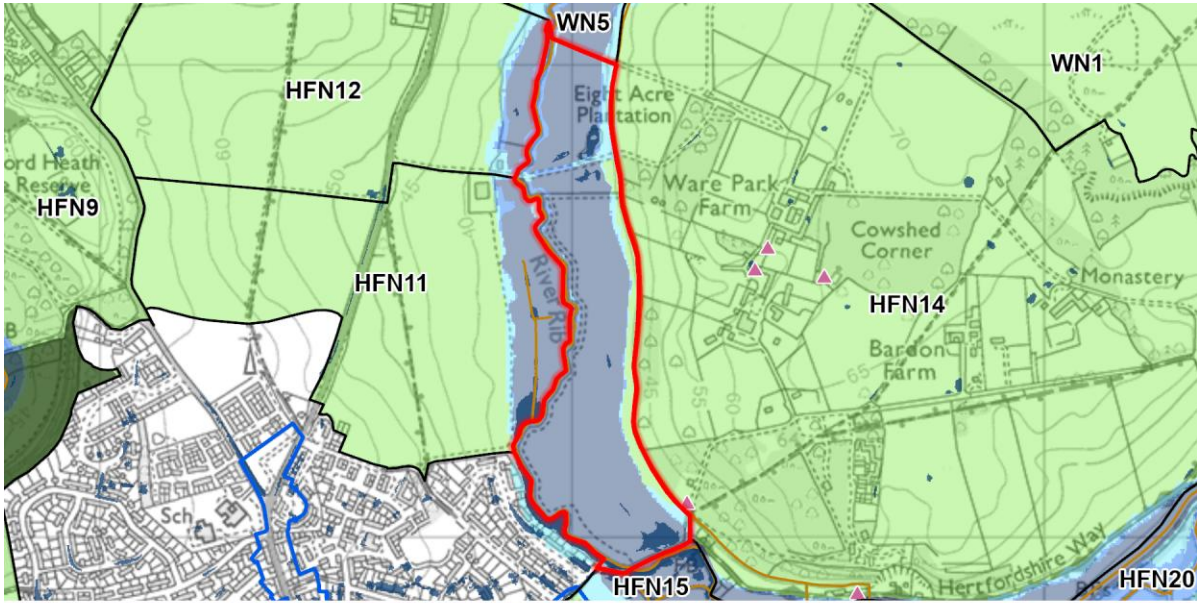
All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

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

Parcel HFN13

Parcel HFN13



Parcel HFN13
 Neighbouring parcel
 Green Belt

NPPF Footnote 7 designations

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

Parcel HFN13

Contribution of land in Parcel HFN13

Parcel HFN13 Assessment Conclusions

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

Parcel HFN13 Description

Parcel Location, Land Uses and Boundaries
<p>Land located north-east of Hertford. Parcel size: 21ha.</p> <p>There is a consistent strong boundary feature between the settlement and the parcel. The River Rib forms a consistent strong boundary feature.</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 River Rib and associated vegetation does not form a year round boundary feature, nor is there a change in landform to reduce perception.</p> <p>There is no significant urbanising development or activity in the Green Belt affecting this parcel.</p> <p>Natural features limit perception of the wider countryside. Landform to the east and west, and tree belts around the parcel limit perception.</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. Hertford is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. The River Rib and associated vegetation does not form a year round boundary feature, nor is there a change in landform to reduce perception.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of the River Rib which currently give the parcel a strong sense of separation from urbanising influences.

Parcel HFN13

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The River Rib between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel lies within a moderate gap between Ware and Hertford.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. The development of land in this parcel would be likely to increase urbanising influence on adjacent land in the gap but impact would not be significant given the strength of separation in the remainder of the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. The River Rib and associated vegetation does not form a year round

Parcel HFN13

Assessment Considerations	Assessment
	boundary feature, nor is there a change in landform to reduce perception.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Landform to the east and west, and tree belts around the parcel form a strong outer boundary which would limit the urbanising impact of development on adjacent open land.

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

Moderate contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting for the historic town of Hertford.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes some contribution to the town's special character. The parcel is located within close proximity to the Hertford conservation area, and while intervening built form and vegetation does not allow for clear views from the settlement across the open agricultural landscape, there is potential for glimpsed views and the largely undeveloped character of the parcel means it does provide some contribution to the special character of the town. Additionally the parcel contains part of the River Rib, just before the point where it meets the River Lea and the alignment of these rivers and the landscape they create forms part of the reasoning behind the town's siting and therefore contributes to its significance.

Purpose E – Assisting in urban regeneration:

Equal contribution

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

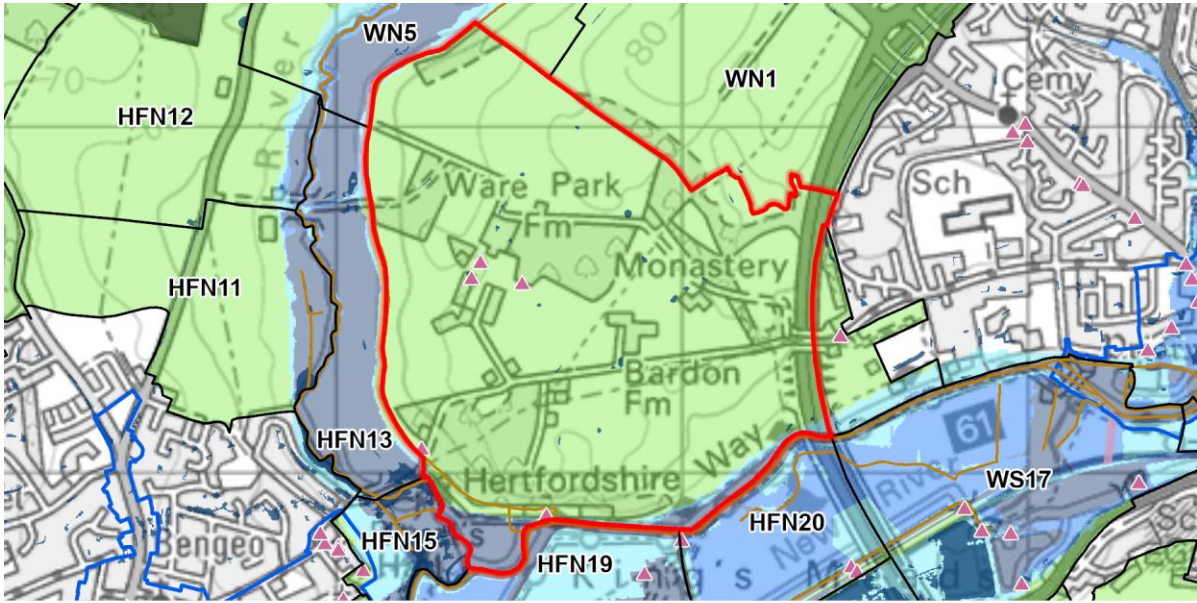
Parcel HFN13

Grey Belt

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










Parcel HFN14

Parcel HFN14



 Parcel HFN14  Neighbouring parcel  Green Belt

NPPF Footnote 7 designations

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

Parcel HFN14

Contribution of land in Parcel HFN14

Parcel HFN14 Assessment Conclusions

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

Parcel HFN14 Description

Parcel Location, Land Uses and Boundaries
<p>Land located north-east of Hertford, west of Ware. Parcel size: 143ha.</p> <p>There is a consistent strong boundary feature between the settlement and the parcel. The River Rib, River Lee, New River, A10 and associated woodland form a strong consistent boundary feature.</p> <p>There is some change in landform which creates a sense of separation between the settlement and the parcel. There is some change in landform that creates a sense of separation from Hertford. Though this sense is reduced from Ware.</p> <p>There is some perception of urban development outside of the parcel. Despite distance, the elevated landform allows for some perception of Ware. There is also some washed over development that has some urbanising influence.</p> <p>There is some urbanising activity in the parcel but land use also associates the area with the wider countryside. Small clusters of residential development have some urbanising influence but the parcel relates more strongly with the wider countryside.</p> <p>There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. The elevated land in the parcel allows for long ranging views of the wider countryside to the north.</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 near to a large built-up area. Hertford is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Hertford for development here to be associated with it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development. Development in the parcel is not urban in character.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.

Parcel HFN14

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of physical features which currently give the parcel a strong sense of separation from urbanising influences.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. Boundary features between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern. The reduction in separation between Hertford and Ware would also weaken the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel lies within a moderate gap between Ware and Hertford.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development. Development in the parcel is not urban in character.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. The parcel forms almost the entirety of the gap between two towns. The parcel contains strong separating features of significant landform change and mature wooded areas.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. In addition to the loss of visual separating features the development of land in this parcel would also be likely to increase urbanising influence on remaining land in the gap.

Parcel HFN14

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development. Development in the parcel is not urban in character.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel is elevated, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

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

Moderate contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting for the historic town of Hertford.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development. Development in the parcel is not urban in character.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes some contribution to the town's special character. The parcel is located within close proximity to the Hertford conservation area and therefore forms part of its setting, however the dense vegetation and wooded areas around the southern and western parts of the parcel which are closest to the historic town means that views of most of the parcel are not possible from the historic town. The parcel contains part of the River Lea, where it meets the River Rib and the alignment of these rivers and the landscape they create forms part of the reasoning behind the town's siting and therefore contributes to its significance.

Parcel HFN14

**Purpose E – Assisting in urban regeneration:
Equal contribution**

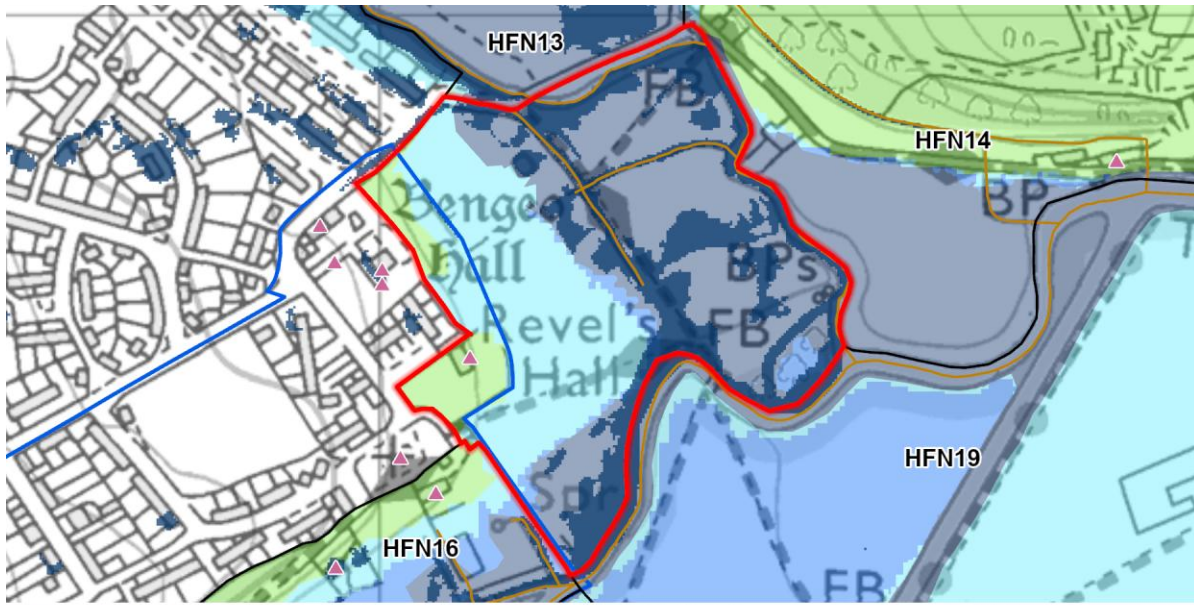
All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

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

Parcel HFN15

Parcel HFN15



 Parcel HFN15  Neighbouring parcel  Green Belt

NPPF Footnote 7 designations

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

Parcel HFN15

Contribution of land in Parcel HFN15

Parcel HFN15 Assessment Conclusions

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

Parcel HFN15 Description

Parcel Location, Land Uses and Boundaries
<p>Land located north-east of Hertford. Parcel size: 9ha.</p> <p>There are no significant boundary features to separate the parcel from the settlement. Garden boundaries and associated vegetation do not form a significant boundary feature.</p> <p>There is no significant change in landform to create a sense of separation between the settlement and the parcel. Land in the parcel slopes down gently away from the settlement edge, however, this isn't considered to be significant.</p> <p>There is some perception of urban development outside of the parcel. There isn't a year round boundary feature or change in landform to reduce perception.</p> <p>There is no significant urbanising development or activity in the Green Belt affecting this parcel.</p> <p>Natural features limit perception of the wider countryside. Woodland surrounding the parcel limits perception.</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. Hertford is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. There is no significant urbanising development or activity in the Green Belt affecting this parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. There isn't a year round boundary feature or change in landform to reduce perception.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has predominantly hedgerow boundaries, so development within it would in turn increase the

Parcel HFN15

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

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel lies in a moderate gap between Ware and Hertford.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. There is no significant urbanising development or activity in the Green Belt affecting this parcel.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The parcel forms a small part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. The development of land in this parcel would be unlikely to significantly increase urbanising influence on adjacent land in the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. There is no significant urbanising development or activity in the Green Belt affecting this parcel.

Parcel HFN15

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. There isn't a year round boundary feature or change in landform to reduce perception.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has predominantly hedgerow boundaries, so development within it would in turn increase the urbanising impact of development on adjacent open land.

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

Strong contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Hertford.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. There is no significant urbanising development or activity in the Green Belt affecting this parcel.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes a considerable contribution to the town's special character. The parcel contains part of the Hertford conservation area, therefore it makes a strong contribution to the special character of the historic town. Additionally there are clear views outwards from the conservation across the agricultural land of this parcel which reflects the historically rural surroundings of the town of Hertford and therefore forms a part of its setting which contributes to its significance.

Purpose E – Assisting in urban regeneration:

Equal contribution

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

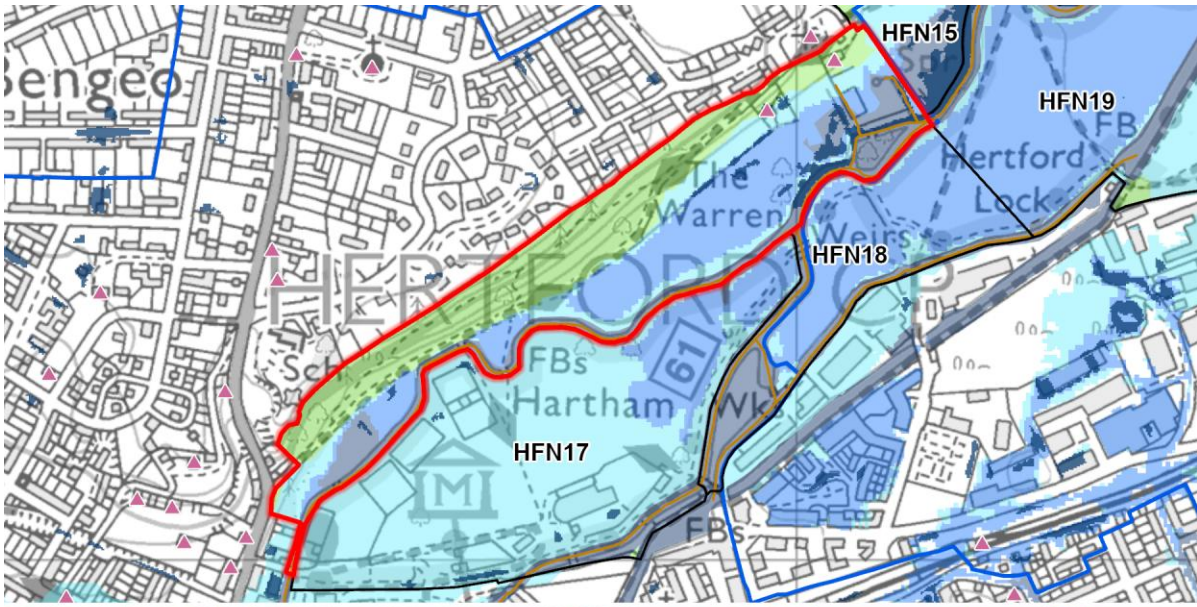
Parcel HFN15

Grey Belt

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

Parcel HFN16

Parcel HFN16



 Parcel HFN16  Neighbouring parcel  Green Belt

NPPF Footnote 7 designations

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

Parcel HFN16

Contribution of land in Parcel HFN16

Parcel HFN16 Assessment Conclusions

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

Parcel HFN16 Description

Parcel Location, Land Uses and Boundaries
<p>Land contained north of Hertford. Parcel size: 12ha.</p> <p>There is a consistent strong boundary feature between the settlement and the parcel. Woodland forms a consistent strong boundary feature.</p> <p>There is some change in landform which creates a sense of separation between the settlement and the parcel. Land in the parcel slopes steeply away from the settlement edge before plateauing towards the River Beane.</p> <p>There is some perception of urban development outside of the parcel. Despite woodland and landform limiting perception, containment by Hertford to the south, with no year round barrier means there is perception, including of some high-rise buildings.</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. The parcel is largely contained by Hertford which limits perception.</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. Hertford is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	The parcel lies beyond physical features which are restricting and containing urban development. Therefore its weakening or loss would have an adverse impact on this purpose. Development in the parcel would negate the role of woodland which currently gives the parcel a strong sense of separation from urbanising influences.

Parcel HFN16

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

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location. The parcel is largely contained by development on the urban edge, so it is not perceived as being in the gap between Hertford and Ware.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

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

Parcel HFN16

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Development in the parcel would not increase urbanising influence on any land which is not already subject to at least as much urbanising influence as this parcel.

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

Strong contribution

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

Purpose E – Assisting in urban regeneration:

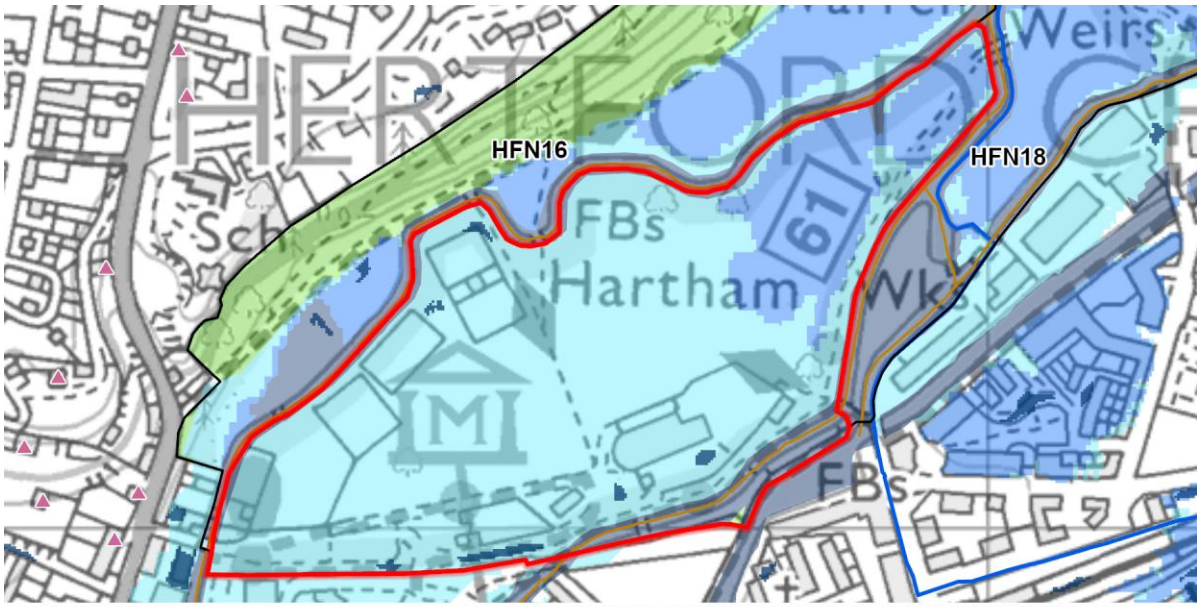
Equal contribution

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

Grey Belt

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

Parcel HFN17



Parcel HFN17 Neighbouring parcel Green Belt

NPPF Footnote 7 designations

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

Parcel HFN17

Contribution of land in Parcel HFN17

Parcel HFN17 Assessment Conclusions

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

Parcel HFN17 Description

Parcel Location, Land Uses and Boundaries
<p>Land contained north of Hertford. Parcel size: 13ha.</p> <p>There are no significant boundary features to separate the parcel from the settlement. Development has extended into the Green Belt with no significant boundary feature to separate the settlement and the parcel.</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 a strong perception of urban development outside of the parcel. The parcel is contained on more than one side by development, with no year round boundary features or change in landform to reduce perception.</p> <p>Existing development in the Green Belt has some urbanising influence. The carpark, Hartham Leisure centre and associated sports pitches have some urbanising influence.</p> <p>Urbanising development limits perception of the wider countryside. The parcel is contained by Hertford which limits perception.</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. Hertford is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. Existing development in the Green Belt has some urbanising influence. The carpark, Hartham Leisure centre and associated sports pitches have some urbanising influence.
What is the extent of urbanising influence from outside the parcel?	There is substantial urbanising influence associated with development outside of the parcel. The parcel is contained on more than one side by development, with no year round boundary features or change in landform to reduce perception.

Parcel HFN17

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The River Beane and River Lee along with associated woodland forms a strong outer boundary which would limit the urbanising impact of development on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. The parcel is subject to significant urbanising influence.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location. The parcel is largely contained by development on the urban edge, so it is not perceived as being in the gap between Hertford and Ware.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel has uses associated with the urban area which limit the extent to which it is perceived as being part of the countryside.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. Existing development in the Green Belt has some urbanising influence. The carpark, Hartham Leisure

Parcel HFN17

Assessment Considerations	Assessment
	centre and associated sports pitches have some urbanising influence.
What is the extent of urbanising influence from outside the parcel?	There is substantial urbanising influence associated with development outside of the parcel. The parcel is contained on more than one side by development, with no year round boundary features or change in landform to reduce perception.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The River Beane and River Lee along with associated woodland forms a strong outer boundary which would limit the urbanising impact of development on adjacent open land.

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

Strong contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Hertford.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. Existing development in the Green Belt has some urbanising influence. The carpark, Hartham Leisure centre and associated sports pitches have some urbanising influence.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes a considerable contribution to the town's special character. The parcel is located within the south of the Hertford conservation area which covers the historic town. Therefore it has a strong relationship with the historic town and makes a considerable contribution to the special character of Hertford.

Purpose E – Assisting in urban regeneration:

Equal contribution

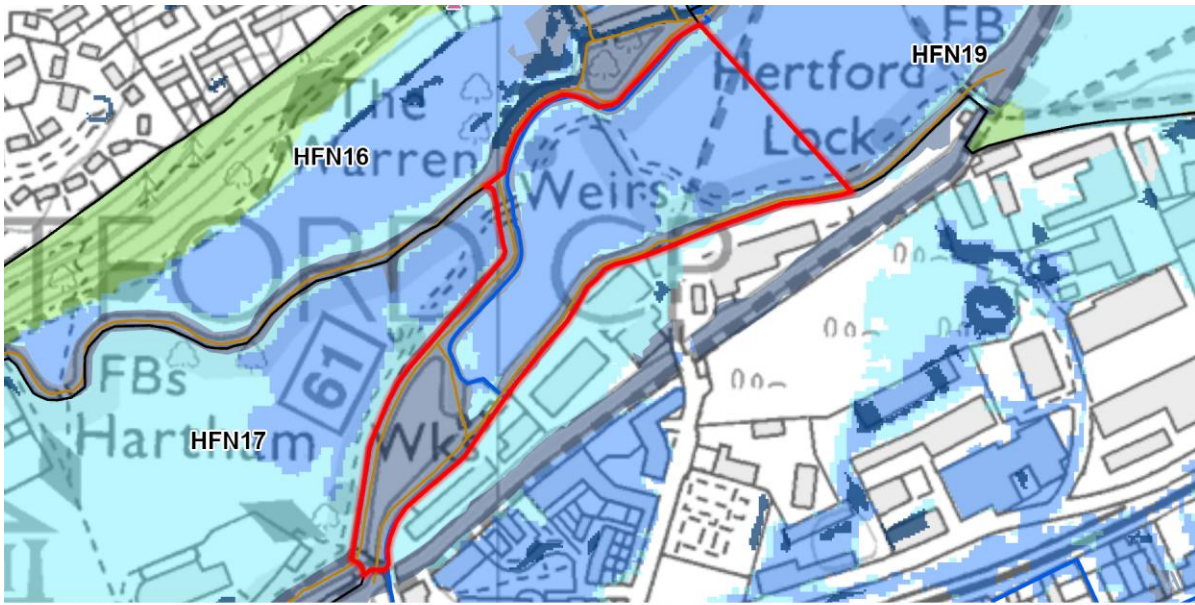
All Green Belt land plays an equal role in relation to this purpose.

Parcel HFN17

Grey Belt


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

Parcel HFN18



 Parcel HFN18  Neighbouring parcel  Green Belt

NPPF Footnote 7 designations

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

Parcel HFN18

Contribution of land in Parcel HFN18

Parcel HFN18 Assessment Conclusions

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

Parcel HFN18 Description

Parcel Location, Land Uses and Boundaries
<p>Land located north-east of Hertford. Parcel size: 5ha.</p> <p>There is a consistent strong boundary feature between the settlement and the parcel. A mature tree line and a canal form a consistent strong boundary feature.</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 canal does not form a visual barrier and the mature treeline does not form a year round boundary feature to reduce perception.</p> <p>Land use creates some association with the urban area but there is little urbanising activity in the parcel. Sports pitches associated with Hartham Playing Fields creates some association with the urban area.</p> <p>Urbanising development limits perception of the wider countryside. The parcel is largely contained by Hertford which limits perception.</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. Hertford is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The River Lee forms a strong outer boundary which would limit the urbanising impact of development on adjacent open land.

Parcel HFN18

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

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

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

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

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

Parcel HFN18

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

Strong contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Hertford.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes a considerable contribution to the town's special character. Part of the parcel is in the Hertford Conservation Area. The remainder is public open green space, the undeveloped character of which reflects the historically rural surroundings of the town of Hertford and therefore forms a part of its setting, which contributes to its significance.

Purpose E – Assisting in urban regeneration:

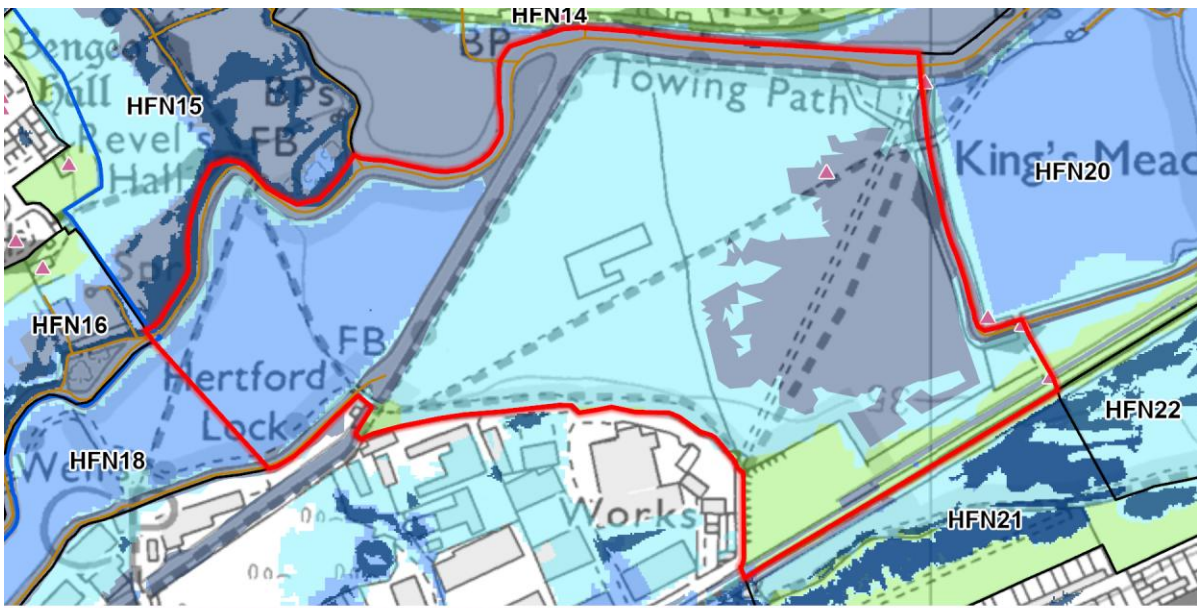
Equal contribution

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

Grey Belt

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

Parcel HFN19



Parcel HFN19
 Neighbouring parcel
 Green Belt

NPPF Footnote 7 designations

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

Parcel HFN19

Contribution of land in Parcel HFN19

Parcel HFN19 Assessment Conclusions

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

Parcel HFN19 Description

Parcel Location, Land Uses and Boundaries
<p>Land located north-east of Hertford. Parcel size: 32ha.</p> <p>There is a moderate boundary feature between the settlement and the parcel. A mature tree line forms a well-defined boundary feature.</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. There isn't a year round boundary feature or change in landform to reduce perception.</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. Woodland associated with development outside the parcel, combined with urbanising influence reduce perception.</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. Hertford is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development. There is no significant urbanising development or activity in the Green Belt affecting this parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. There is some perception of urban development outside of the Green Belt. There isn't a year round boundary feature or change in landform to reduce perception.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel forms the strongest part of the gap between Ware and Hertford. Any partial development of the parcel would weaken the remainder.

Parcel HFN19

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The loss of separation between Ware and Hertford, causing the two to become a single large built-up area, would be a significant change to the urban pattern. The openness of this parcel is playing a role in preventing that.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a fragile gap between towns. The parcel sits in an approximately 2km gap between Ware and Hertford. The A119 forms a separating feature. The gap is narrower to the south.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development. There is no significant urbanising development or activity in the Green Belt affecting this parcel.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. In addition to the loss of visual separating features the development of land in this parcel would also be likely to increase urbanising influence on remaining land in the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development. There is no significant urbanising development or activity in the Green Belt affecting this parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. There is some perception of urban development outside of the Green

Parcel HFN19

Assessment Considerations	Assessment
	Belt. There isn't a year round boundary feature or change in landform to reduce perception.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only road boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

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

Moderate contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Hertford.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development. There is no significant urbanising development or activity in the Green Belt affecting this parcel.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes some contribution to the town's special character. Glimpsed views of the open agricultural land within the parcel, which reflects the town's historic setting, are possible from the easternmost parts of the conservation area, therefore the parcel provides some contribution to the special character of the town.

Purpose E – Assisting in urban regeneration:

Equal contribution

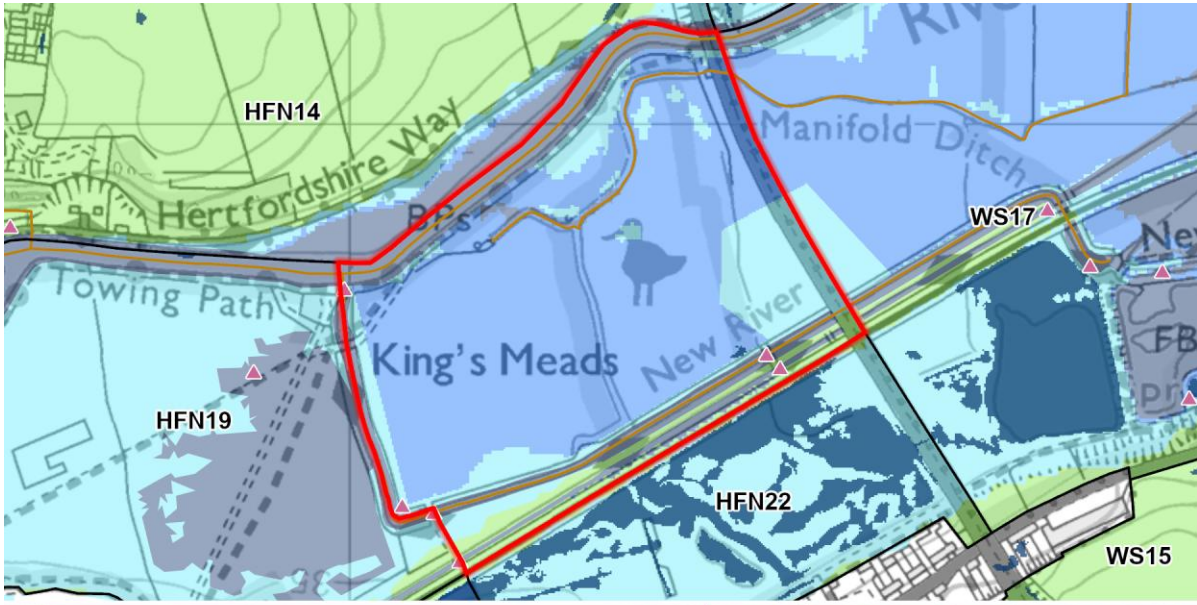
All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

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

Parcel HFN20

Parcel HFN20



 Parcel HFN20  Neighbouring parcel  Green Belt

NPPF Footnote 7 designations

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

Parcel HFN20

Contribution of land in Parcel HFN20

Parcel HFN20 Assessment Conclusions

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

Parcel HFN20 Description

Parcel Location, Land Uses and Boundaries
<p>Land located to the north of Hertford, west of Ware. Parcel size: 22ha.</p> <p>There is a combination of features creating a strong boundary between the settlement and the parcel. The New River, railway line and their associated tree cover form a strong separating feature to the residential area to the south. The A10 forms a strong feature to Ware in the east.</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 a weak perception of urban development outside of the parcel. The distance to the urban edge and the strong separating features restrict perception of the urban area.</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:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Hertford and Ware are both defined as large built-up areas.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	The parcel lies beyond physical features which are restricting and containing urban development. Therefore its weakening or loss would have an adverse impact on this purpose. Development within the parcel would negate the role of the Broxbourne to Hertford rail line, and associated vegetation, which currently gives

Parcel HFN20

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

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

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

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

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

Parcel HFN20

Assessment Considerations	Assessment
	parcel has some hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

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

Moderate contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Hertford.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes some contribution to the town's special character. Glimpsed views of the open agricultural land within the parcel, which reflects the town's historic setting, are possible from the easternmost parts of the Hertford conservation area, therefore the parcel provides some contribution to the special character of the town.

Purpose E – Assisting in urban regeneration:

Equal contribution

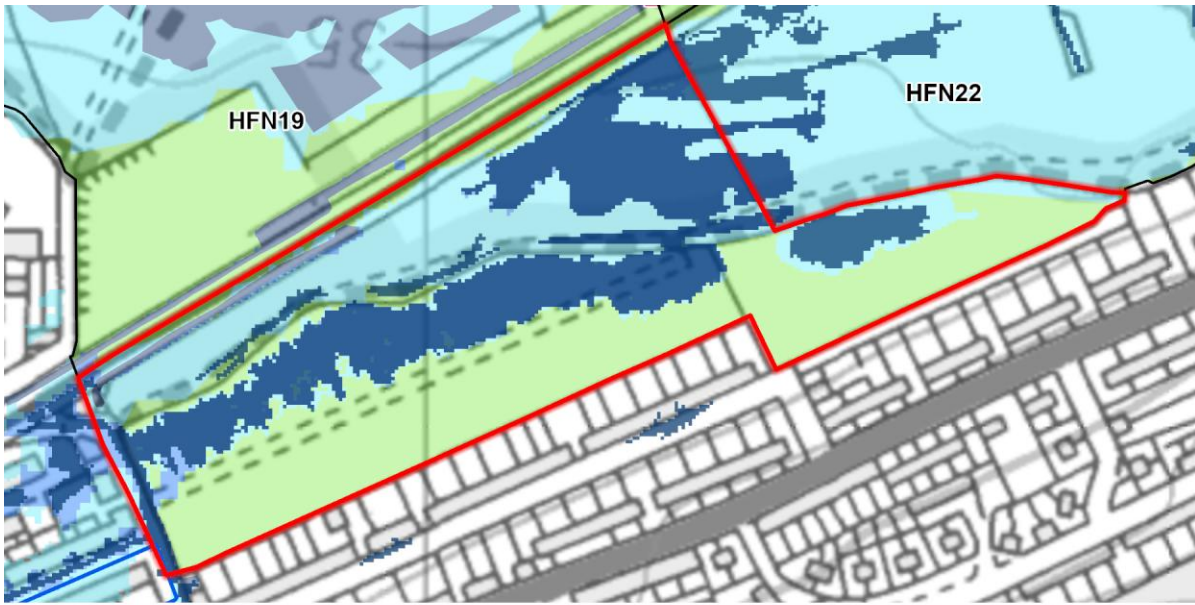
All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

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

Parcel HFN21

Parcel HFN21



 Parcel HFN21  Neighbouring parcel  Green Belt

NPPF Footnote 7 designations

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

Parcel HFN21

Contribution of land in Parcel HFN21

Parcel HFN21 Assessment Conclusions

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

Parcel HFN21 Description

Parcel Location, Land Uses and Boundaries
<p>Land located north-east of Hertford. Parcel size: 7ha.</p> <p>There are no significant boundary features to separate the parcel from the settlement. Garden boundary treatments do not form a significant boundary feature.</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. There isn't a year-round boundary feature or change in landform to reduce perception.</p> <p>Land use creates some association with the urban area but there is little urbanising activity in the parcel. Cromwell Road Allotments creates some association with Hertford.</p> <p>There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. There is perception of the wider countryside to the north of the parcel.</p>

Purpose A: Checking the unrestricted sprawl of large built-up areas: Weak/No contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Hertford is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Land use creates some association with the urban area but there is little urbanising activity in the parcel. Cromwell Road Allotments creates some association with Hertford.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. There is some perception of urban development outside of the Green Belt. There isn't a year-round boundary feature or change in landform to reduce perception.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The railway line forms a strong outer boundary which would

Parcel HFN21

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

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a fragile gap between towns. The parcel sits in an approximately 1.5km gap between Ware and Hertford. The A119 forms a separating feature. The gap is narrower to the south.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Land use creates some association with the urban area but there is little urbanising activity in the parcel. Cromwell Road Allotments creates some association with Hertford.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The edge of Hertford to the east of this parcel already extends much closer to Ware.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Weak/No contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel has uses associated with the urban area which limit the extent to which it is perceived as being part of the countryside.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Land use creates some association with the urban area but there is little urbanising activity in

Parcel HFN21

Assessment Considerations	Assessment
	the parcel. Cromwell Road Allotments creates some association with Hertford.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. There is some perception of urban development outside of the Green Belt. There isn't a year-round boundary feature or change in landform to reduce perception.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Development in the parcel would not increase urbanising influence on any land which is not already subject to at least as much urbanising influence as this parcel.

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

Moderate contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Hertford.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Land use creates some association with the urban area but there is little urbanising activity in the parcel. Cromwell Road Allotments creates some association with Hertford.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes some contribution to the town's special character. The parcel borders the conservation area. Glimpsed views of the open agricultural land within the parcel, which reflects the town's historic setting, are possible from the easternmost parts of the conservation area, therefore the parcel provides some contribution to the special character of the town.

Purpose E – Assisting in urban regeneration:

Equal contribution

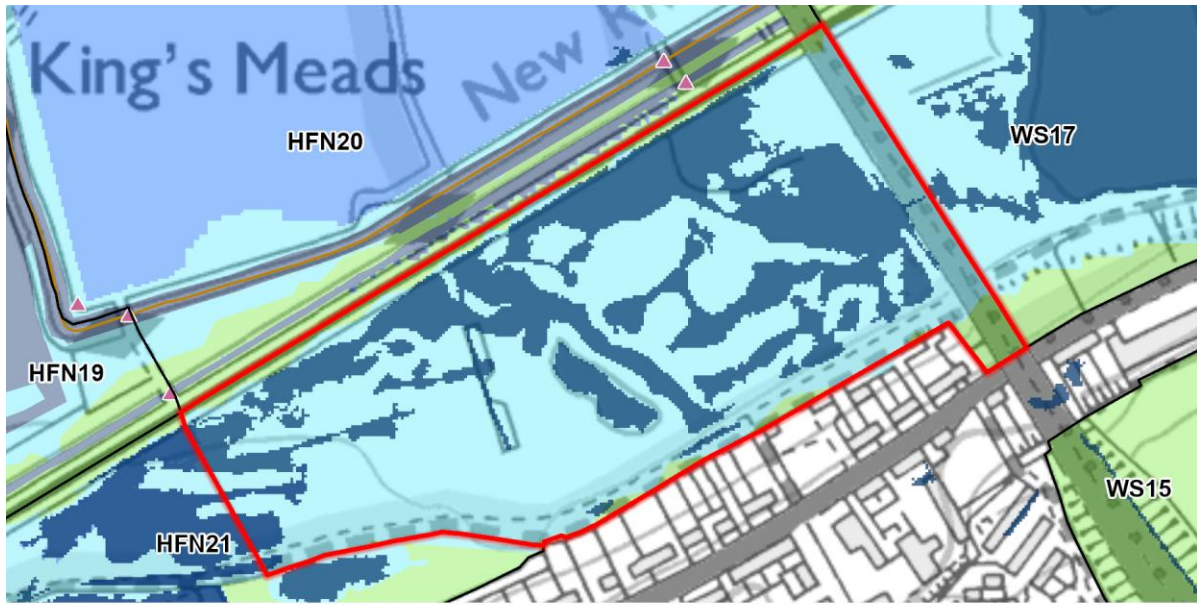
All Green Belt land plays an equal role in relation to this purpose.

Parcel HFN21

Grey Belt

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

Parcel HFN22



 Parcel HFN22  Neighbouring parcel  Green Belt

NPPF Footnote 7 designations

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

Parcel HFN22

Contribution of land in Parcel HFN22

Parcel HFN22 Assessment Conclusions

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

Parcel HFN22 Description

Parcel Location, Land Uses and Boundaries
<p>Land located north-east of Hertford, south-west of Ware. Parcel size: 12ha.</p> <p>There are no significant boundary features to separate the parcel from the settlement. Scattered trees, residential garden boundaries and the allotment edge do not form a strong boundary feature.</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 lack of a strong boundary allows for some influence from the residential area to the south.</p> <p>There is no significant urbanising development or activity in the Green Belt affecting this parcel.</p> <p>Natural features limit perception of the wider Countryside. Tree cover associated with the railway line and New River form a strong outer boundary.</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. Hertford is a town, so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. The residential area to the south has some influence on the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The Broxbourne to Hertford forms a strong outer boundary which would limit the urbanising impact of development on adjacent open land.

Parcel HFN22

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would not represent an incongruous pattern of development because of strong physical features restricting and containing development within it. The parcel is subject to some urbanising influence and has features that would restrict and contain development, preventing any incongruous impact on the wider countryside.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

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

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. The residential area to the south has some influence on the parcel.

Parcel HFN22

Assessment Considerations	Assessment
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The tree cover associated with the railway line and New River forms a strong outer boundary which would limit the urbanising impact of development on adjacent open land.

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

Moderate contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Hertford.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes some contribution to the town's special character. Glimpsed views of the open agricultural land within the parcel, which reflects the town's historic setting, may be possible from the easternmost parts of the Hertford conservation area, therefore the parcel provides some contribution to the special character of the town.

Purpose E – Assisting in urban regeneration:

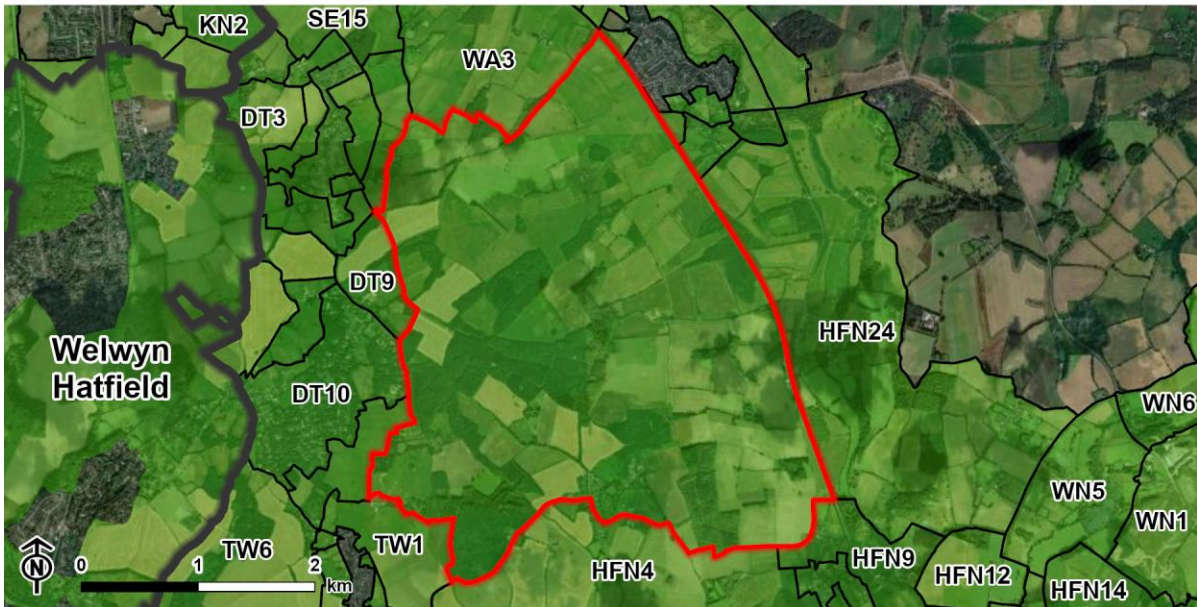
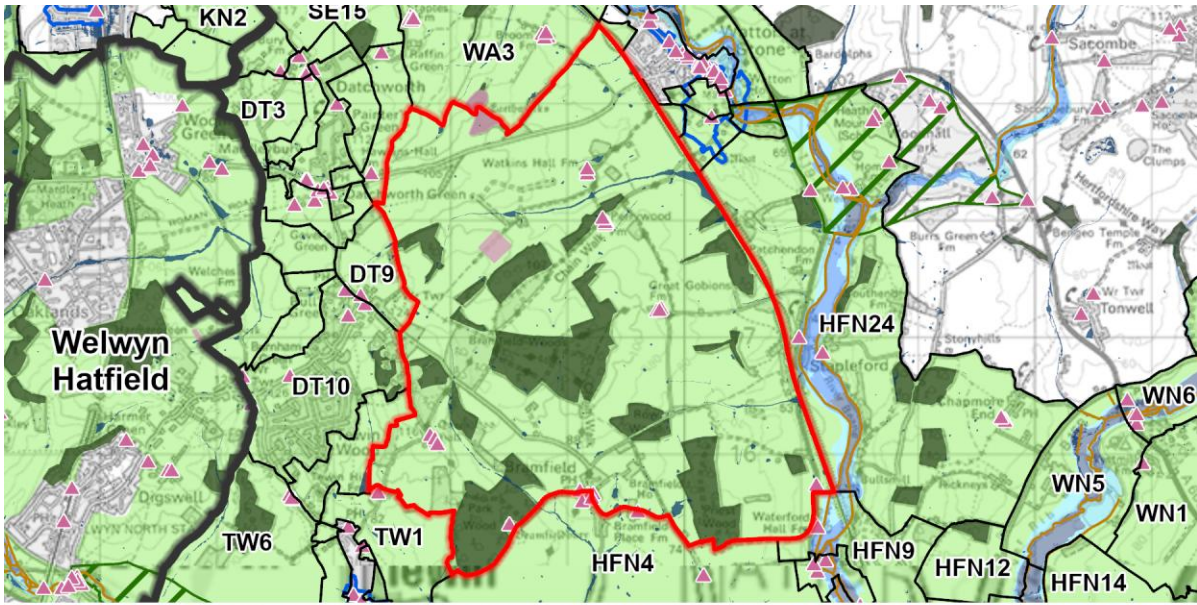
Equal contribution

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

Grey Belt

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

Parcel HFN23



Parcel HFN23
 Neighbouring parcel
 Green Belt

Local authority

NPPF Footnote 7 designations

- | | |
|--|---|
| ▲ Listed building | High risk of surface water flooding |
| — Chalk river | Conservation area |
| Ancient woodland | Scheduled monument |
| Flood zone 3b | Registered Parks and Gardens |
| Flood zone 3 | |
| Flood zone 2 | |

Parcel HFN23

Contribution of land in Parcel HFN23

Parcel HFN23 Assessment Conclusions

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

Parcel HFN23 Description

Parcel Location, Land Uses and Boundaries
<p>Land located to the south of Stevenage, north of Hertford and Welwyn Garden City. Parcel size: 1160ha.</p> <p>Boundary features within the gap between the settlement and the parcel combine to create strong separation. Woodland, hedgerows, garden boundaries and mature tree lines combine to create strong separation.</p> <p>There is some change in landform which creates a sense of separation between the settlement and the parcel. Land in the parcel is undulating creating some sense of separation.</p> <p>There is a weak perception of urban development outside of the parcel. Distance, boundaries and the scale of nearby settlements e.g. Datchworth combine to limit perception.</p> <p>There is no significant urbanising development or activity in the Green Belt affecting this parcel. Scattered farms are considered appropriate development in the Green Belt.</p> <p>There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. The parcel is part of the wider countryside and so has a strong relationship with it.</p>

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

Weak/No contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is not adjacent or near enough to a large built-up area to contribute to preventing its sprawl. All land in this area is considered to have a very strong sense of separation from any urban area. This may be as a result of the presence of strong boundary features, distance from any inset settlement, lack of urbanising visual influences or a combination of these elements.
What is the extent of urbanising development in the parcel?	N/A

Parcel HFN23

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	N/A
Are there physical features in reasonable proximity that could restrict and contain development?	N/A
Would development form an incongruous pattern in relation to the large built-up area?	N/A

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a robust gap between towns. The parcel lies in a robust gap between Stevenage, Welwyn Garden City and Hertford.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Scattered farms are considered appropriate development in the Green Belt.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. The parcel forms a substantial part of the gap but there is potential for limited development of a new urban area that would have only a minor impact on visual separation.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

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

Parcel HFN23

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel. Distance, boundaries and the scale of nearby settlements e.g. Datchworth combine to limit perception.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

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

Weak/No contribution

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

Purpose E – Assisting in urban regeneration:

Equal contribution

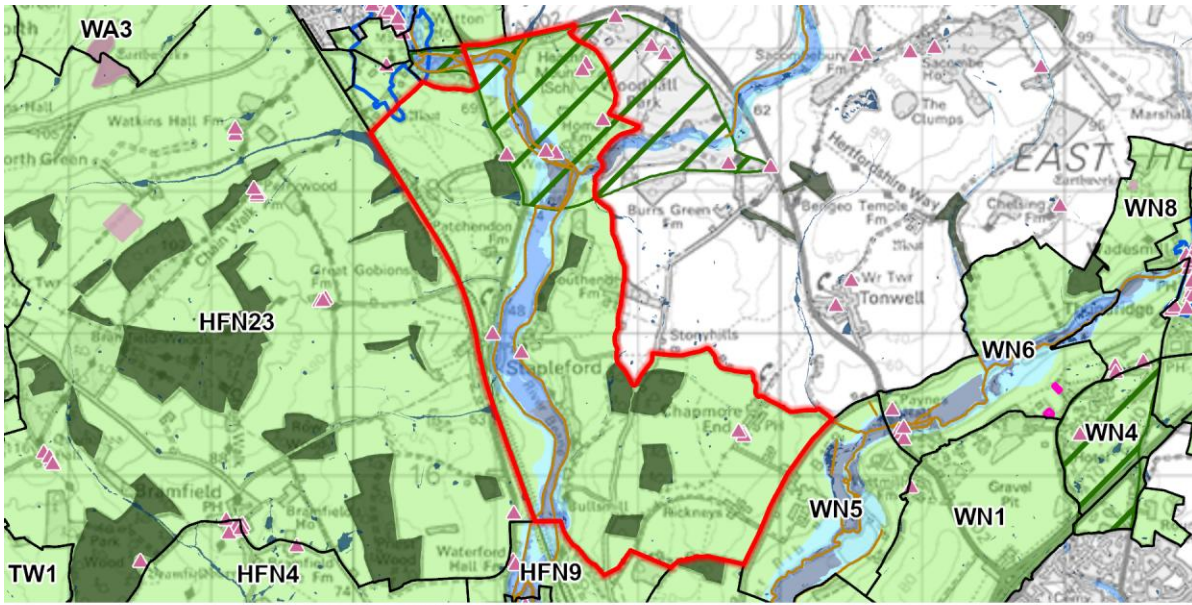
All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

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

Parcel HFN24

Parcel HFN24



Parcel HFN24
 Neighbouring parcel
 Green Belt

NPPF Footnote 7 designations

- | | | |
|---|--|--|
| ▲ Listed building | Flood zone 3b | Conservation area |
| Chalk river | Flood zone 3 | Scheduled monument |
| Site of Special Scientific Interest | Flood zone 2 | Registered Parks and Gardens |
| Ancient woodland | High risk of surface water flooding | |

Parcel HFN24

Contribution of land in Parcel HFN24

Parcel HFN24 Assessment Conclusions

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

Parcel HFN24 Description

Parcel Location, Land Uses and Boundaries
<p>Land located north of Hertford. Parcel size: 537ha.</p> <p>Strong consistent boundary features within the gap between the settlement and the parcel combine to create strong separation. Woodland creates strong separation in the gap.</p> <p>There is some change in landform which creates a sense of separation between the settlement and the parcel. The parcel is predominantly a valley landscape, creating some sense of separation.</p> <p>There is a weak perception of urban development outside of the parcel. Landform, woodland and distance combine to limit perception. There is localised areas along the A119 where perception will be increased.</p> <p>There is some urbanising activity in the parcel but land use also associates the area with the wider countryside. Stapleford, Chapmore End and Woodhall estate have some urbanising influence but the majority of the land use associates with the wider countryside.</p> <p>There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. The parcel is part of the wider countryside and so has a strong relationship to it.</p>

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

Weak/No contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is not adjacent or near enough to a large built-up area to contribute to preventing its sprawl.
What is the extent of urbanising development in the parcel?	N/A
What is the extent of urbanising influence from outside the parcel?	N/A

Parcel HFN24

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	N/A
Would development form an incongruous pattern in relation to the large built-up area?	N/A

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

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

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. Stapleford, Chapmore End and Woodhall estate have some urbanising influence but the majority of the land use associates with the wider countryside.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel. Landform, woodland and distance combine to limit perception.

Parcel HFN24

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

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

Weak/No contribution

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

Purpose E – Assisting in urban regeneration:

Equal contribution

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

Grey Belt

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