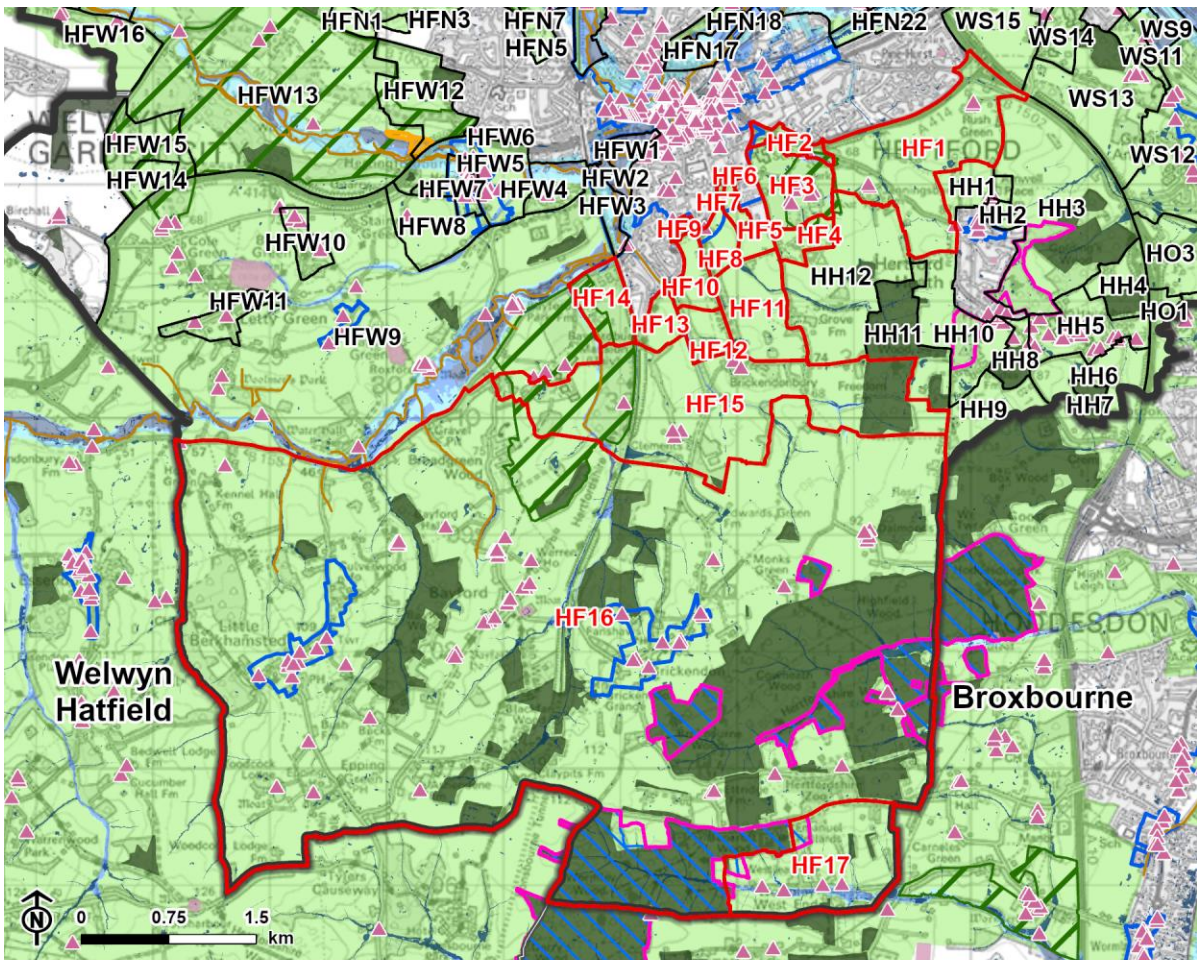


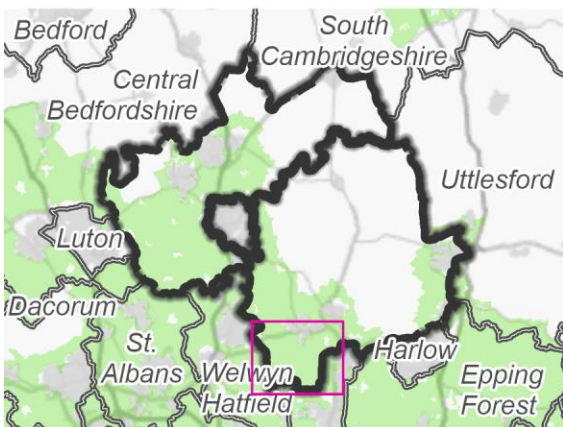
## Designations in Hertford South



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

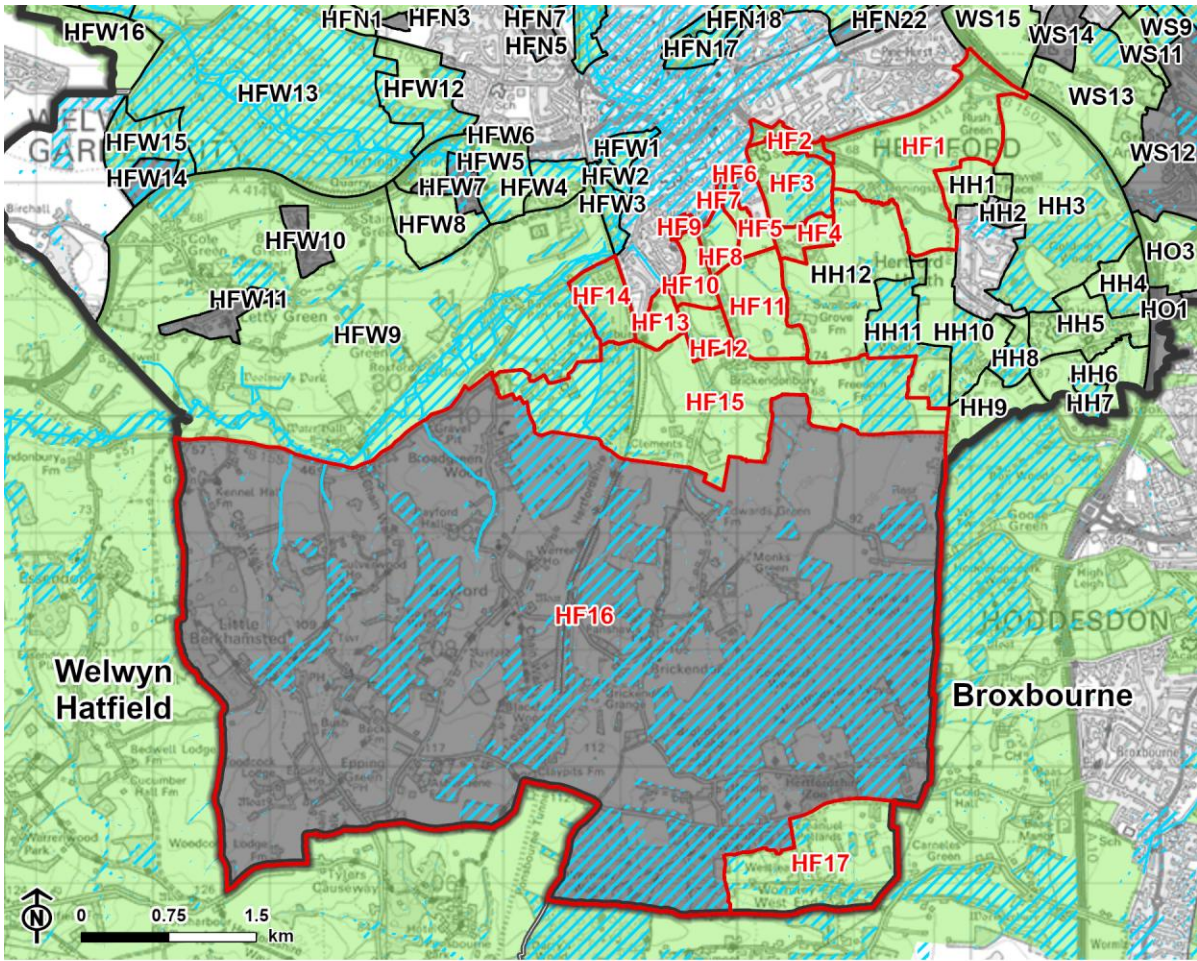
### NPPF Footnote 7 designations

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





# Hertford South

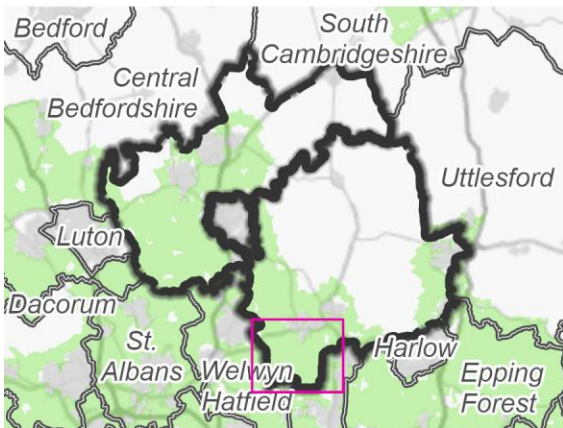
## Potential grey belt in Hertford South



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

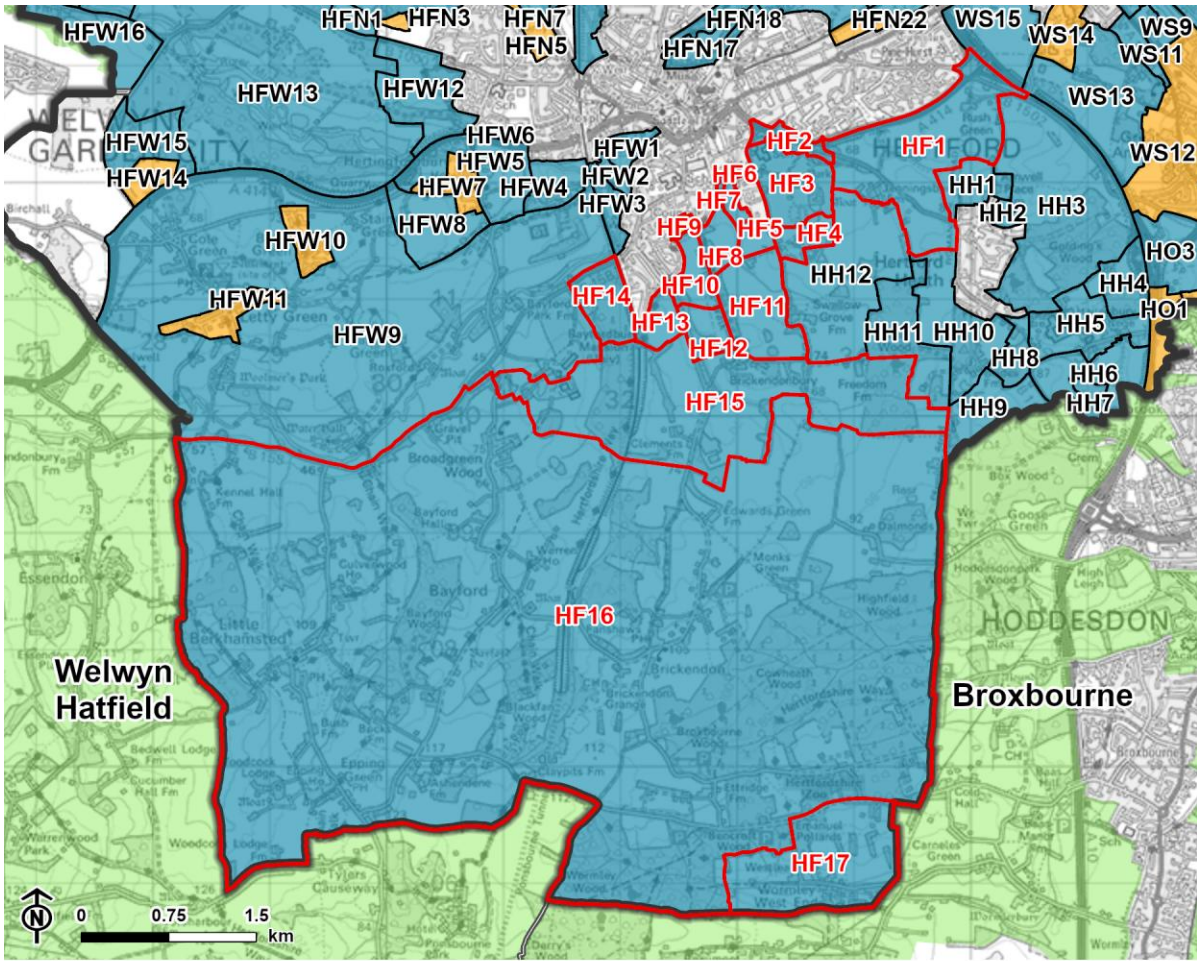
### Potential grey belt

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



# Hertford South

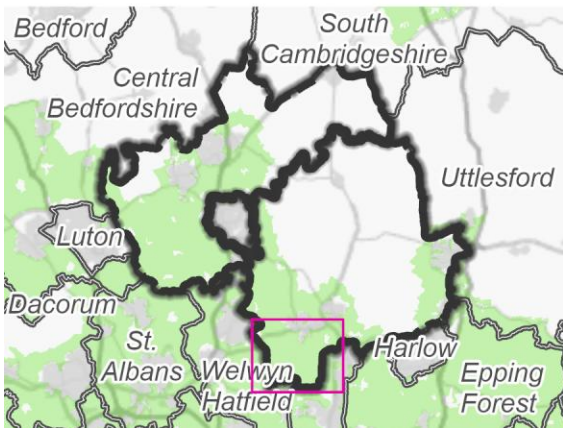
## Highest rating in Hertford South



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

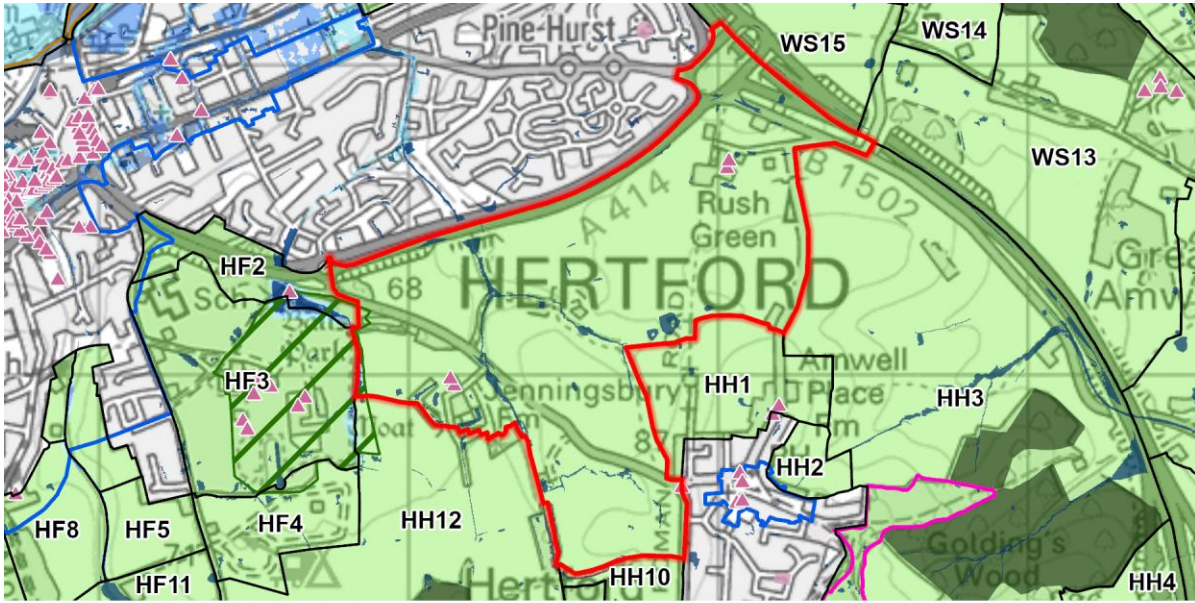
### Highest Contribution to NPPF purposes A, B, C and D

- Strong
- Moderate
- Weak/no



Parcel HF1

Parcel HF1



Parcel HF1     
  Neighbouring parcel     
  Green Belt

**NPPF Footnote 7 designations**

- |   |  |  |
|---|--|--|
| <span style="color: red;">▲</span> Listed building  | <span style="background-color: #4682B4; border: 1px solid black; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> Flood zone 3b                       | <span style="border: 2px solid blue; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> Conservation area   |
| <span style="color: orange;">—</span> Chalk river   | <span style="background-color: #ADD8E6; border: 1px solid black; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> Flood zone 3                        | <span style="background-color: #C08080; border: 1px solid black; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> Scheduled monument  |
| <span style="border: 2px solid magenta; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> Site of Special Scientific Interest       | <span style="background-color: #ADD8E6; border: 1px solid black; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> Flood zone 2                        | <span style="background: repeating-linear-gradient(45deg, transparent, transparent 2px, green 2px, green 4px); border: 1px solid black; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> Registered Parks and Gardens |
| <span style="background-color: #654321; border: 1px solid black; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> Ancient woodland | <span style="background-color: #4682B4; border: 1px solid black; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> High risk of surface water flooding |  |

## Parcel HF1

### Contribution of land in Parcel HF1

#### Parcel HF1 Assessment Conclusions

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

#### Parcel HF1 Description

Parcel Location, Land Uses and Boundaries
<p>Land located south-east of Hertford, north-west of Hertford Heath. Parcel size: 124ha. There is a strong boundary feature between the Hertford and the parcel. The A414 and London Road with their associated tree cover, form a strong boundary feature to Hertford and Hertford Heath respectively.</p> <p>There is some change in landform which creates a sense of separation between the settlement and the parcel. Land slopes down from Hertford Heath in the South to Hertford in the north.</p> <p>There is a weak perception of urban development outside of the parcel. Strong boundary features to the north and south limit influence from the urban areas.</p> <p>Land use creates some association with the urban area but there is little urbanising activity in the parcel. Commercial business development at Foxholes Farm and the Hertford Heath Allotments create some influence in the parcel.</p> <p>There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. Weak outer boundaries to the east and west allow for some connection to the wider Green Belt.</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, so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel forms the entirety of the gap between Hertford and Hertford Heath. Any partial development here would weaken the remainder of the gap.

## Parcel HF1

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would create an incongruous pattern of development by significantly weakening the separation between currently distinct urban areas, increasing their combined sprawling influence on the wider Green Belt.

### Purpose B: Preventing neighbouring towns from merging:

#### Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel lies in the gap between Hertford and Hoddesdon.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. The parcel forms the entirety of the area of the gap between Hertford and Hertford Heath. This part of the gap lacks any strong separating features past the A414 in the north.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. In addition to the loss of visual separating features the development of land in this parcel would also be likely to increase urbanising influence on remaining land in the gap.

### Purpose C: Assisting in safeguarding the countryside from encroachment:

#### Strong contribution

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

## Parcel HF1

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

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

#### Weak/No contribution

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

### Purpose E – Assisting in urban regeneration:

#### Equal contribution

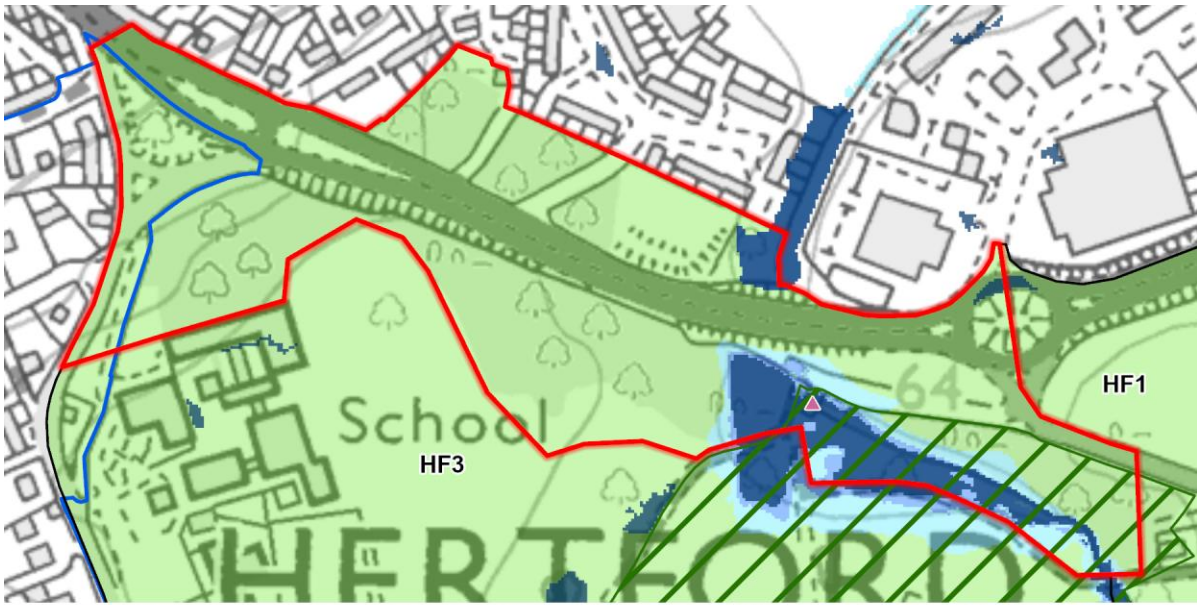
All Green Belt land plays an equal role in relation to this purpose.

#### Grey Belt

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


Parcel HF2

Parcel HF2



 Parcel HF2       Neighbouring parcel       Green Belt

**NPPF Footnote 7 designations**

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

## Parcel HF2

### Contribution of land in Parcel HF2

#### Parcel HF2 Assessment Conclusions

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

#### Parcel HF2 Description

Parcel Location, Land Uses and Boundaries
<p>Land contained south of Hertford. Parcel size: 10ha.</p> <p>There is a strong boundary feature between the settlement and the parcel. Woodland forms 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 a weak perception of urban development outside of the parcel. Woodland forms a strong visual barrier and limits perception.</p> <p>There is no significant urbanising development or activity in the Green Belt affecting this parcel.</p> <p>There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence.</p>

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

##### Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Hertford is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of woodland which currently give the parcel a strong sense of separation from urbanising influences.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. Woodland between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban

## Parcel HF2

Assessment Considerations	Assessment
	area, so development here would be incongruous with the urban pattern.

## Purpose B: Preventing neighbouring towns from merging:

### Moderate contribution

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

## Purpose C: Assisting in safeguarding the countryside from encroachment:

### Strong contribution

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

## Parcel HF2

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

#### Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Hertford.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes a considerable contribution to the town's special character. The wooded western fringe of the parcel forms a small part of the Hertford Conservation area, so this can be considered to make a strong contribution to the town's setting and special character. There are no other heritage assets within the parcel that contribute to the significance of the historic town. Therefore, most of the parcel makes a weak contribution to the setting and special character of Hertford.

### Purpose E – Assisting in urban regeneration:

#### Equal contribution

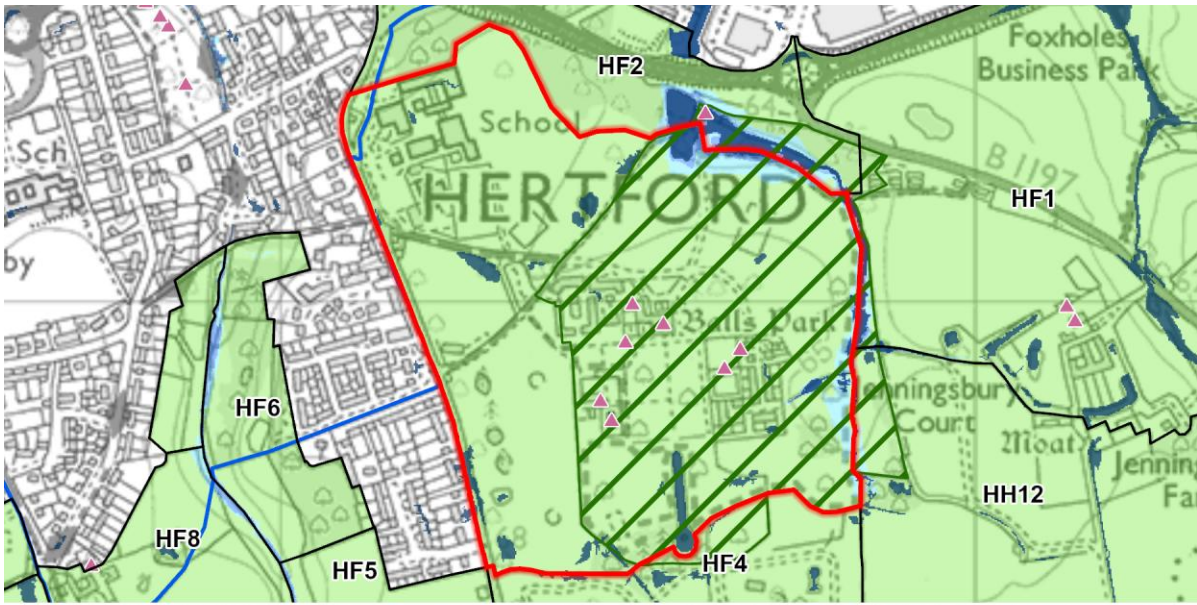
All Green Belt land plays an equal role in relation to this purpose.

#### Grey Belt

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

# Parcel HF3

## Parcel HF3



 Parcel HF3       Neighbouring parcel       Green Belt

### NPPF Footnote 7 designations

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

## Parcel HF3

### Contribution of land in Parcel HF3

#### Parcel HF3 Assessment Conclusions

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

#### Parcel HF3 Description

Parcel Location, Land Uses and Boundaries
<p>Land located south of Hertford. Parcel size: 39ha.</p> <p>Strong consistent boundary features within the gap between the settlement and the parcel combine to create strong separation. Woodland, London Road, estate roads and tree lines form a strong and consistent boundary feature between Hertford and the parcel.</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. Tree lines and roads do not form a year round boundary feature to reduce perception.</p> <p>Existing development in the Green Belt has some urbanising influence. Simon Balle School and associated sports pitches and Balls Park have some urbanising influence.</p> <p>Urbanising development limits perception of the wider countryside. The parcel is contained on two sides. To the north Balls park and associated development limit perception.</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?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has only treed hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

### Parcel HF3

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

### Purpose B: Preventing neighbouring towns from merging:

#### Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel lies in the gap between Hertford and Hoddesdon.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The parcel contains scattered mature trees but lacks any strong separating features. Large areas of mature woodland form strong features in the remainder of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. The development of land in this parcel would be likely to increase urbanising influence on adjacent land in the gap but impact would not be significant given the strength of separation in the remainder of the gap.

### Purpose C: Assisting in safeguarding the countryside from encroachment:

#### Strong contribution

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

### Parcel HF3

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

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

#### Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Hertford.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes some contribution to the town's special character. The parcel contains a very small part of the Hertford conservation area, therefore this area of the parcel makes a strong contribution to the special character of the historic town. The remaining areas of the parcel however contain the modern Simon Balle School and the Hertford Camping and Caravanning site which do not contribute to the significance of the historic town.

### Purpose E – Assisting in urban regeneration:

#### Equal contribution

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

#### Grey Belt

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

# Parcel HF4

## Parcel HF4



 Parcel HF4       Neighbouring parcel       Green Belt

### NPPF Footnote 7 designations

- |  |   |
|--|---|
|  Ancient woodland |  High risk of surface water flooding |
|  Flood zone 2     |  Registered Parks and Gardens        |

## Parcel HF4

### Contribution of land in Parcel HF4

#### Parcel HF4 Assessment Conclusions

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

#### Parcel HF4 Description

Parcel Location, Land Uses and Boundaries
<p>Land located south of Hertford. Parcel size: 14ha.</p> <p>There is a combination of features creating a strong boundary between the settlement and the parcel. Mature tree cover along Mangrove Road creates a strong sense of separation.</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.</p> <p>Land use creates some association with the urban area but there is little urbanising activity in the parcel. The parcel comprises a camp and caravan site.</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 and so is defined as a large built-up area. The parcel has a strong enough relationship with Hertford for development here to be associated with it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has only hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

## Parcel HF4

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

## Purpose B: Preventing neighbouring towns from merging:

### Moderate contribution

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

## Purpose C: Assisting in safeguarding the countryside from encroachment:

### Strong contribution

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

## Parcel HF4

Assessment Considerations	Assessment
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The parcel has only treed hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

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

### Weak/No contribution

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

## Purpose E – Assisting in urban regeneration:

### Equal contribution

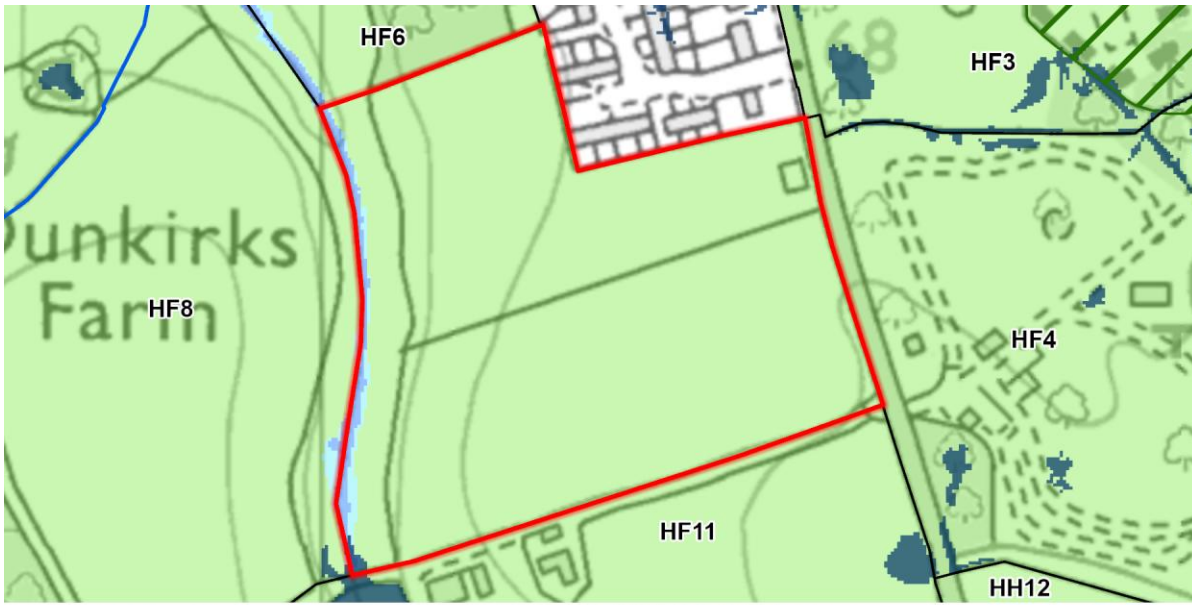
All Green Belt land plays an equal role in relation to this purpose.

### Grey Belt

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

# Parcel HF5

## Parcel HF5



- Parcel HF5
- Neighbouring parcel
- Green Belt

### NPPF Footnote 7 designations

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

## Parcel HF5

### Contribution of land in Parcel HF5

#### Parcel HF5 Assessment Conclusions

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

#### Parcel HF5 Description

Parcel Location, Land Uses and Boundaries
<p>Land located south 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 strong year-round boundary feature or significant landform change to reduce perception.</p> <p>There is no significant urbanising development or activity in the Green Belt affecting this parcel.</p> <p>There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence.</p>

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

##### Strong contribution

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

## Parcel HF5

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

## Purpose B: Preventing neighbouring towns from merging:

### Weak/No contribution

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

## Purpose C: Assisting in safeguarding the countryside from encroachment:

### Strong contribution

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

## Parcel HF5

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

#### Moderate contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting for the historic town of Hertford.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes some contribution to the town's special character. The parcel forms part of the agricultural land surrounding the town, reflecting its original rural surroundings. There is potential for glimpsed views of the fields within the parcel from locations within the south of the conservation area which would allow for an understanding of the historic town's relationship with its wider surroundings.

### Purpose E – Assisting in urban regeneration:

#### Equal contribution

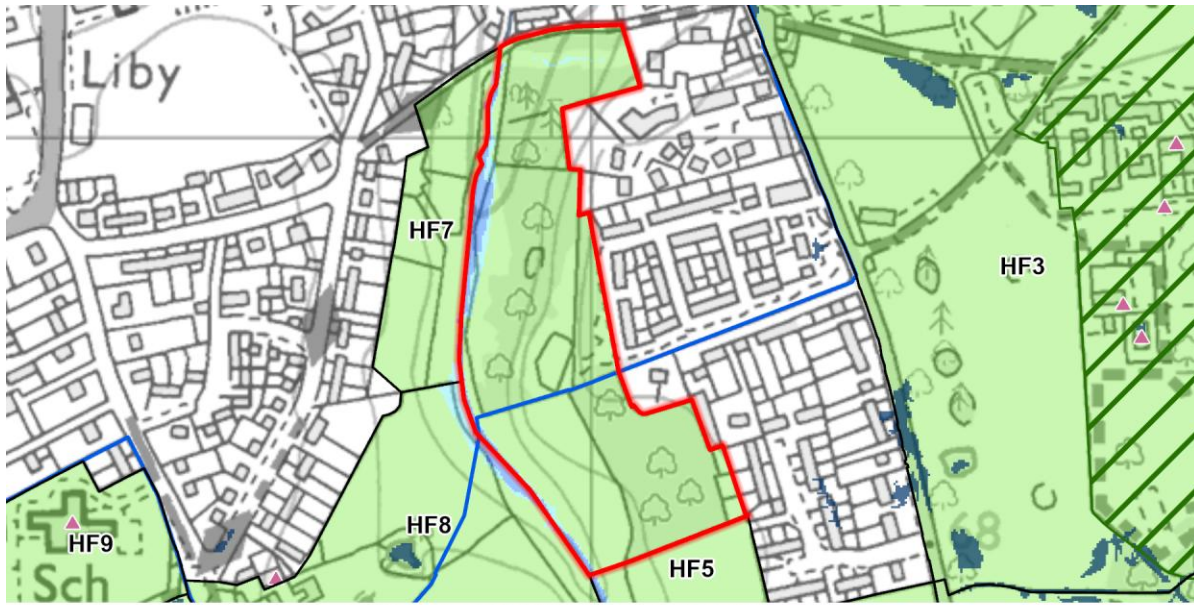
All Green Belt land plays an equal role in relation to this purpose.

#### Grey Belt

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




# Parcel HF6

## Parcel HF6



 Parcel HF6       Neighbouring parcel       Green Belt

### NPPF Footnote 7 designations

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

## Parcel HF6

### Contribution of land in Parcel HF6

#### Parcel HF6 Assessment Conclusions

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

#### Parcel HF6 Description

Parcel Location, Land Uses and Boundaries
<p>Land to the south of Hertford. Parcel size: 6ha.</p> <p>There is a consistent strong boundary feature between the settlement and the parcel. Woodland forms a consistent and strong boundary feature.</p> <p>There is some change in landform which creates a sense of separation between the settlement and the parcel. Land slopes away from the settlement edge creating some separation, however containment by Hertford to the west reduces this separation.</p> <p>There is a strong perception of urban development outside of the parcel. The parcel is developed on three sides, with one parcel with weak distinction between the urban edge and the parcel to the east.</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 contained on three sides, limiting 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 a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development. There is no significant urbanising development or activity in the Green Belt affecting this parcel.
What is the extent of urbanising influence from outside the parcel?	There is substantial urbanising influence associated with development outside of the parcel. The parcel has existing development on three sides.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of woodland which currently give the parcel a strong sense of separation from urbanising influences.

## Parcel HF6

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

## Purpose B: Preventing neighbouring towns from merging:

### Weak/No contribution

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

## Purpose C: Assisting in safeguarding the countryside from encroachment:

### Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel, although it retains rural land uses, is entirely contained by urban edges, limiting the extent to which it can be considered part of the countryside.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development. There is no significant urbanising development or activity in the Green Belt affecting this parcel.
What is the extent of urbanising influence from outside the parcel?	There is substantial urbanising influence associated with development outside of the parcel. The parcel has existing development on three sides.

## Parcel HF6

Assessment Considerations	Assessment
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Woodland clearly marks the parcel boundary. Although development in the parcel would have some urbanising impact on land beyond in the south-west of the parcel, it would not significantly weaken its contribution to Purpose C.

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

### Strong contribution

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

## Purpose E – Assisting in urban regeneration:

### Equal contribution

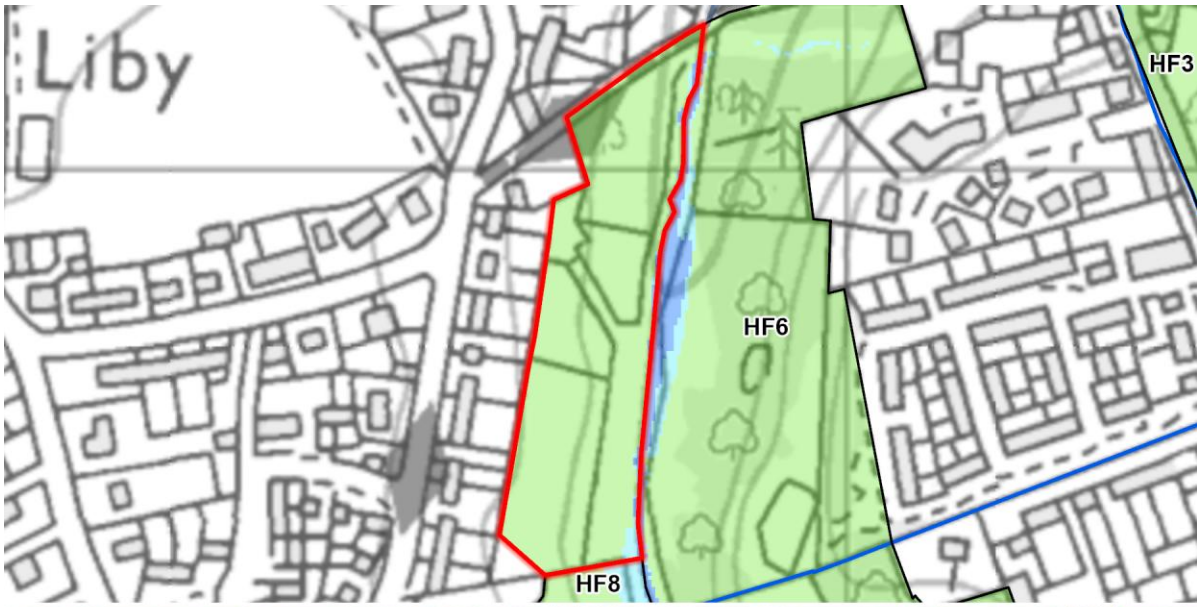
All Green Belt land plays an equal role in relation to this purpose.

### Grey Belt

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





Parcel HF7

Parcel HF7



 Parcel HF7       Neighbouring parcel       Green Belt

**NPPF Footnote 7 designations**

-  Flood zone 3b
-  Flood zone 3
-  Flood zone 2
-  Conservation area

## Parcel HF7

### Contribution of land in Parcel HF7

#### Parcel HF7 Assessment Conclusions

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

#### Parcel HF7 Description

Parcel Location, Land Uses and Boundaries
<p>Land contained south of Hertford. Parcel size: 2ha.</p> <p>There are no significant boundary features to separate the parcel from the settlement. Garden boundaries do not form a significant 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 way from the settlement edge, creating some sense of separation.</p> <p>There is some perception of urban development outside of the parcel. Although landform helps to limit perception, there isn't a year round boundary feature to reduce perception.</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. Intervening landform to the south 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. The lack of a strong inner boundary feature allows for some influence from the urban area to the west.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The woodland to the east forms a strong outer boundary which would limit the urbanising impact of development on adjacent open land.

## Parcel HF7

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would create an incongruous pattern of development by significantly weakening the separation between currently distinct urban areas, increasing their combined sprawling influence on the wider Green Belt.

## Purpose B: Preventing neighbouring towns from merging:

### Weak/No contribution

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

## Purpose C: Assisting in safeguarding the countryside from encroachment:

### Moderate contribution

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

## Parcel HF7

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

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

#### Strong contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Hertford.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes a considerable contribution to the town's special character. The parcel contains part of the Hertford conservation area, therefore it makes a strong contribution to the special character of the historic town. Additionally the parcel contains a small area of agricultural land which borders the historic town which reflects the historically rural surroundings of the town of Hertford and therefore forms a part of its setting which contributes to its significance, although to a lesser degree than those fields which surround the town that remain in agricultural use.

### Purpose E – Assisting in urban regeneration:

#### Equal contribution

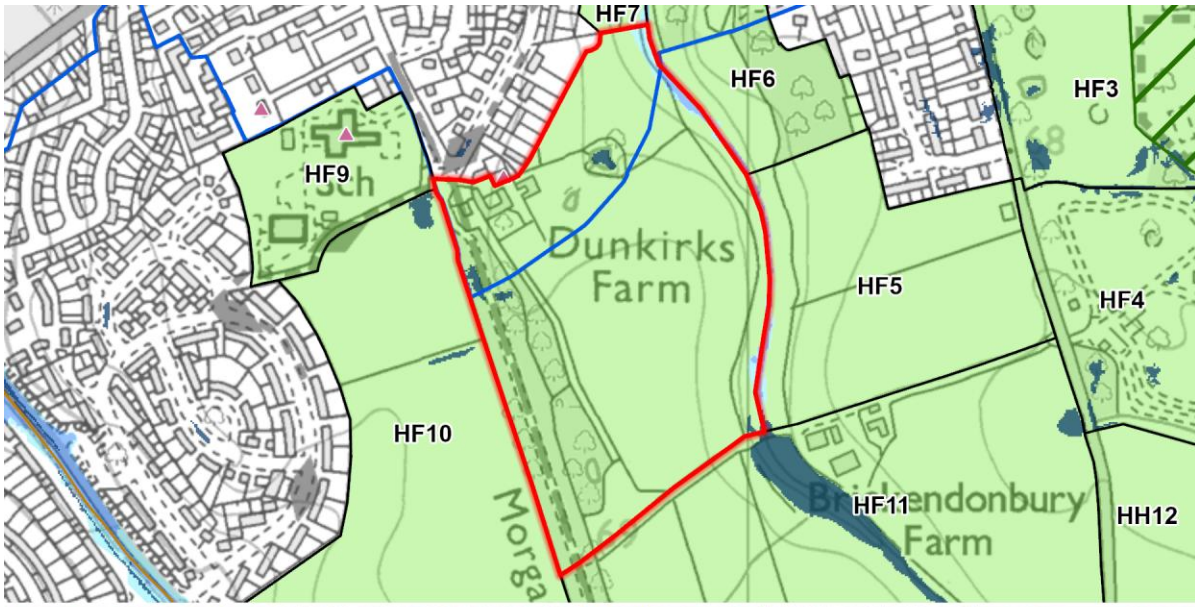
All Green Belt land plays an equal role in relation to this purpose.

#### Grey Belt

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

Parcel HF8

Parcel HF8



Parcel HF8     
  Neighbouring parcel     
  Green Belt

**NPPF Footnote 7 designations**

- |  |  |
|--|--|
| <span style="color: pink;">▲</span> Listed building  | <span style="background-color: #4682B4; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> High risk of surface water flooding              |
| <span style="color: orange;">—</span> Chalk river  | <span style="border: 1px solid blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Conservation area                                   |
| <span style="background-color: #808080; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Flood zone 3b              | <span style="border: 1px solid green; border-style: dashed; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Registered Parks and Gardens |
| <span style="background-color: #ADD8E6; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Flood zone 3               |  |
| <span style="background-color: #ADD8E6; opacity: 0.5; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Flood zone 2 |  |

## Parcel HF8

### Contribution of land in Parcel HF8

#### Parcel HF8 Assessment Conclusions

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

#### Parcel HF8 Description

Parcel Location, Land Uses and Boundaries
<p>Land located south of Hertford. Parcel size: 14ha.</p> <p>There are no significant boundary features to separate the parcel from the settlement. Garden boundaries do not form a significant 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 way from the settlement edge, creating some sense of separation.</p> <p>There is some perception of urban development outside of the parcel. Although landform helps to limit perception, there isn't a year round boundary feature to reduce perception.</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. Intervening landform to the south 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, so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. The residential area to the north has some influence in the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has only hedgerow boundaries, so development within it would in turn increase the urbanising impact of development on adjacent open land.

## Parcel HF8

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

## Purpose B: Preventing neighbouring towns from merging:

### Weak/No contribution

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

## Purpose C: Assisting in safeguarding the countryside from encroachment:

### Strong contribution

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

## Parcel HF8

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

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

#### Strong contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Hertford.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes a considerable contribution to the town's special character. The parcel contains part of the Hertford conservation area, therefore it makes a strong contribution to the special character of the historic town. Additionally the parcel contains a small area of agricultural land which borders the historic town which reflects the historically rural surroundings of the town of Hertford and therefore forms a part of its setting which contributes to its significance, although to a lesser degree than those fields which surround the town that remain in agricultural use.

### Purpose E – Assisting in urban regeneration:

#### Equal contribution

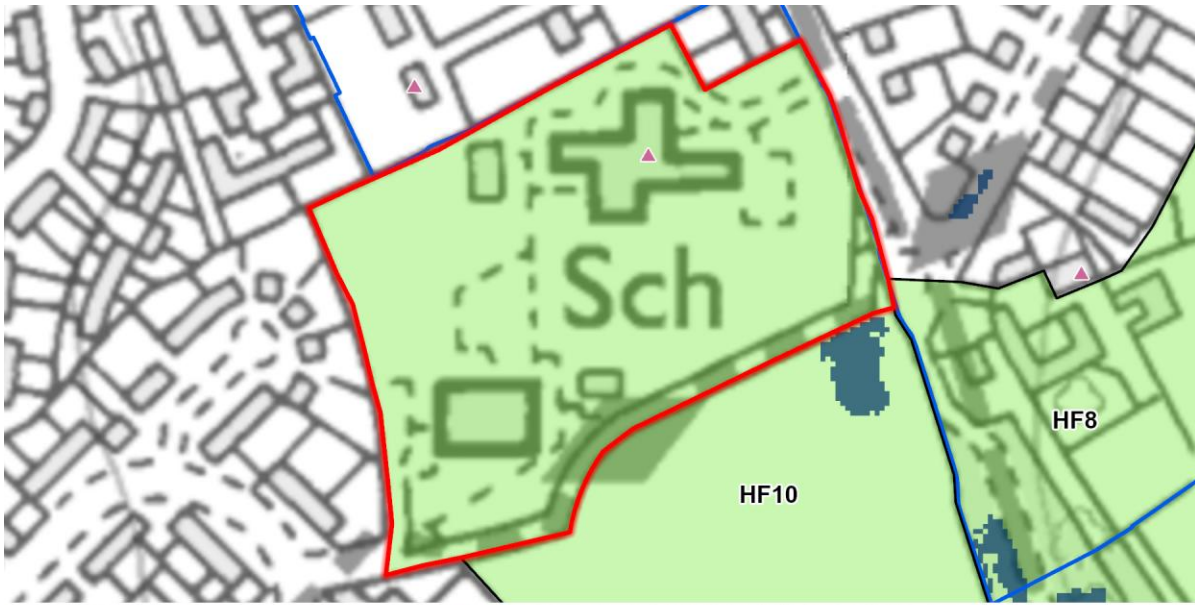
All Green Belt land plays an equal role in relation to this purpose.

#### Grey Belt

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




# Parcel HF9

## Parcel HF9



 Parcel HF9       Neighbouring parcel       Green Belt

### NPPF Footnote 7 designations

-  Listed building
-  High risk of surface water flooding
-  Conservation area

## Parcel HF9

### Contribution of land in Parcel HF9

#### Parcel HF9 Assessment Conclusions

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

#### Parcel HF9 Description

Parcel Location, Land Uses and Boundaries
<p>Land contained south of Hertford. Parcel size: 3ha.</p> <p>There are no significant boundary features to separate the parcel from the settlement. The parcel's inner boundary is formed by residential garden boundaries.</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 by development on three sides with no consistent year round boundary feature.</p> <p>Existing development in the Green Belt has some urbanising influence.</p> <p>Morgans Primary School covers much of the parcel. Surrounding green space is associated with the development and includes sports pitches for the school.</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 and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is substantial urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The parcel is already developed to the extent that further development would not significantly increase urbanising influence on adjacent open land.

## Parcel HF9

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

## Purpose B: Preventing neighbouring towns from merging:

### Weak/No contribution

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

## Purpose C: Assisting in safeguarding the countryside from encroachment:

### Weak/No contribution

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

## Parcel HF9

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

#### Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Hertford.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character.

### Purpose E – Assisting in urban regeneration:

#### Equal contribution

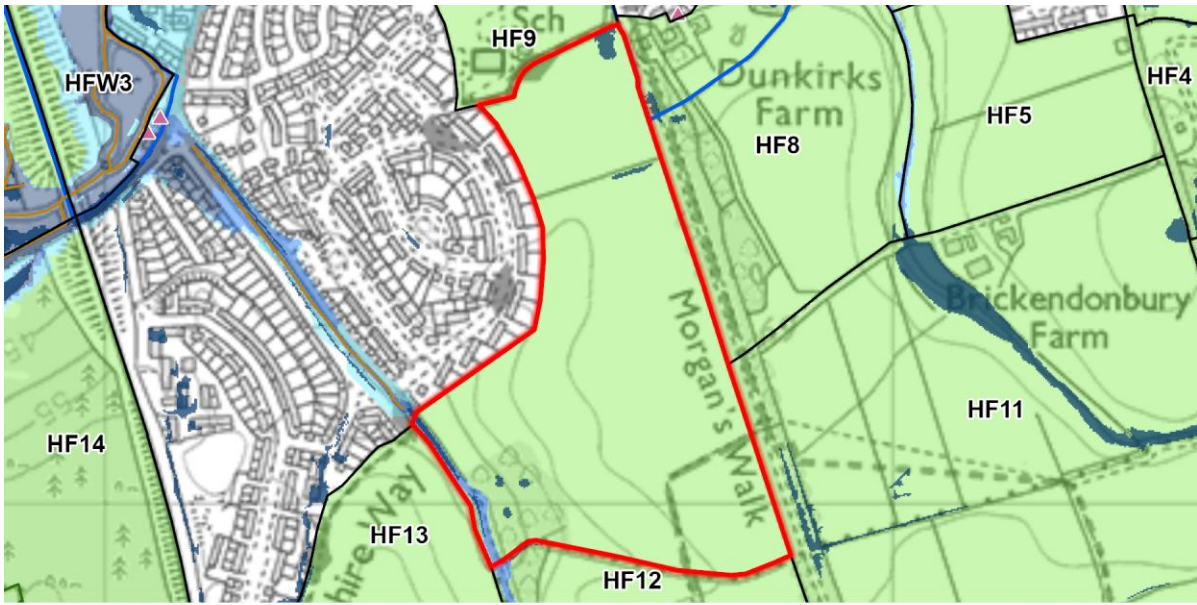
All Green Belt land plays an equal role in relation to this purpose.

#### Grey Belt

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

Parcel HF10

Parcel HF10



Parcel HF10     
  Neighbouring parcel     
  Green Belt

**NPPF Footnote 7 designations**

- |  |   |
|--|---|
| <span style="color: red;">▲</span> Listed building   | <span style="background-color: #0056b3; color: white; padding: 2px;"> </span> High risk of surface water flooding |
| <span style="border-bottom: 1px solid orange; display: inline-block; width: 20px;"></span> Chalk river | <span style="border: 1px solid blue; padding: 2px;"> </span> Conservation area                                    |
| <span style="background-color: #808080; color: white; padding: 2px;"> </span> Flood zone 3b            | <span style="border: 1px dashed green; padding: 2px;"> </span> Registered Parks and Gardens                       |
| <span style="background-color: #add8e6; color: white; padding: 2px;"> </span> Flood zone 3             |   |
| <span style="background-color: #add8e6; color: white; padding: 2px;"> </span> Flood zone 2             |   |

## Parcel HF10

### Contribution of land in Parcel HF10

#### Parcel HF10 Assessment Conclusions

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

#### Parcel HF10 Description

Parcel Location, Land Uses and Boundaries
<p>Land located south of Hertford. Parcel size: 17ha.</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. The lack of a strong inner boundary feature allows for some perception of the urban area to the west.</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 belts limit perception of the wider countryside to the south and east.</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 lack of a strong inner boundary feature allows for some influence from the edge of Hertford to the west.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has only hedgerow boundaries to the south, so development within it would in turn increase the urbanising impact of development on adjacent open land.

## Parcel HF10

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

### Purpose B: Preventing neighbouring towns from merging:

#### Weak/No contribution

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

### Purpose C: Assisting in safeguarding the countryside from encroachment:

#### Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. The lack of a strong inner boundary feature allows for some influence from the edge of Hertford to the west.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerow boundaries, so development

## Parcel HF10

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

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

#### Moderate contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Hertford.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes some contribution to the town's special character. The parcel forms part of the setting for the historic town of Hertford. The parcel forms part of the agricultural land surrounding the town, reflecting its original rural surroundings. There is potential for glimpsed views of the fields within the parcel from locations within the south of the conservation area, however the presence of the mature tree cover to the east of the parcel limits any important visual, physical, or experiential relationship to historic aspects of the town.

### Purpose E – Assisting in urban regeneration:

#### Equal contribution

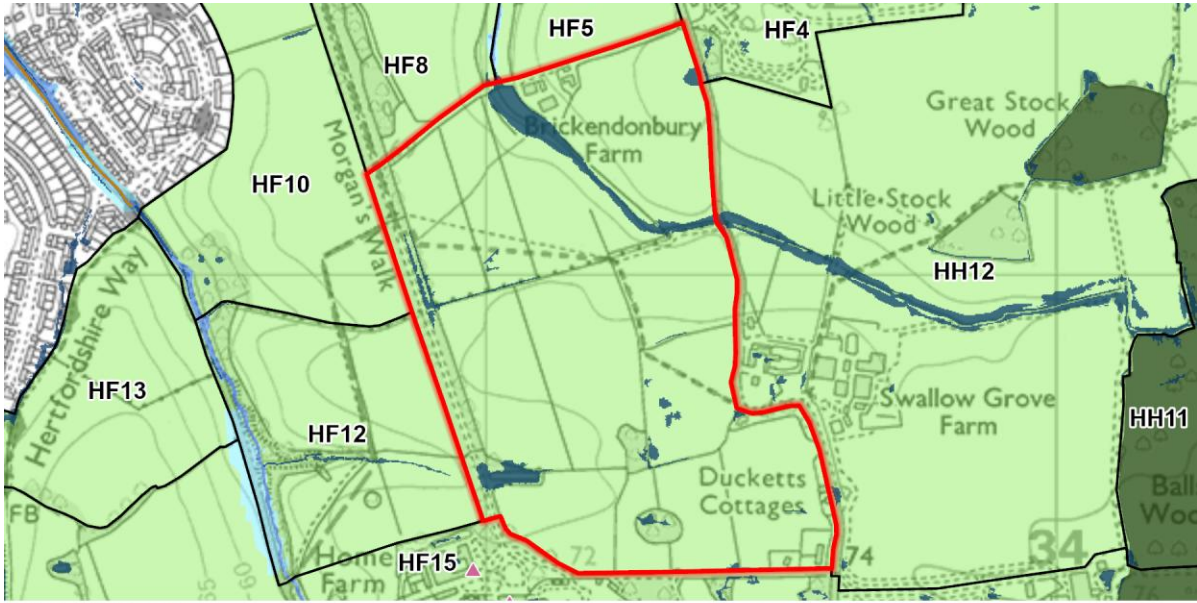
All Green Belt land plays an equal role in relation to this purpose.

#### Grey Belt

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

Parcel HF11

Parcel HF11



Parcel HF11     
  Neighbouring parcel     
  Green Belt

**NPPF Footnote 7 designations**

- |   |  |
|---|--|
| <span style="color: red;">▲</span> Listed building  | <span style="background-color: #ADD8E6; border: 1px solid black; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> Flood zone 3                        |
| <span style="color: orange;">—</span> Chalk river   | <span style="background-color: #87CEEB; border: 1px solid black; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> Flood zone 2                        |
| <span style="background-color: #654321; border: 1px solid black; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> Ancient woodland | <span style="background-color: #4682B4; border: 1px solid black; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> High risk of surface water flooding |
| <span style="background-color: #6495ED; border: 1px solid black; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> Flood zone 3b    | <span style="border: 1px solid blue; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> Conservation area   |

## Parcel HF11

### Contribution of land in Parcel HF11

#### Parcel HF11 Assessment Conclusions

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

#### Parcel HF11 Description

Parcel Location, Land Uses and Boundaries
<p>Land located south of Hertford. Parcel size: 50ha.</p> <p>Boundary features within the gap between the settlement and the parcel combine to create moderate separation. Hedgerows in the gap combine to form a well-defined boundary feature.</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. A combination of hedgerows and distance 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. Open views of the wider countryside are available from much of the parcel.</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.
What is the extent of urbanising influence from outside the parcel?	The parcel is free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has only hedgerow boundaries, so development within it would in turn increase the urbanising impact of development on adjacent open

## Parcel HF11

Assessment Considerations	Assessment
	land. Woodland tree cover between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The lack of features to restrict and contain development mean that, although the parcel is subject to some urbanising influence, development here would have an incongruous impact.

### Purpose B: Preventing neighbouring towns from merging:

#### Moderate contribution

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

### Purpose C: Assisting in safeguarding the countryside from encroachment:

#### Strong contribution

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

## Parcel HF11

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

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

#### Moderate contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting for the historic town of Hertford.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes some contribution to the town's special character. The parcel forms part of the agricultural land surrounding the town, reflecting its original rural surroundings. There is potential for glimpsed views of the fields within the parcel from locations within the south of the conservation area which would allow for an understanding of the historic town's relationship with its wider surroundings.

### Purpose E – Assisting in urban regeneration:

#### Equal contribution

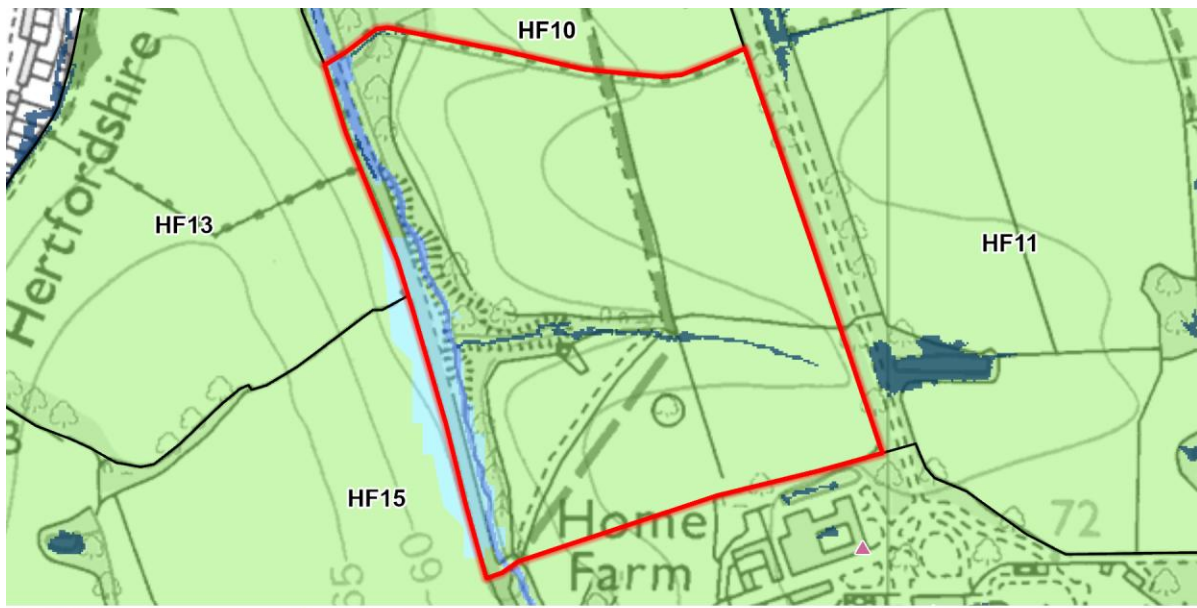
All Green Belt land plays an equal role in relation to this purpose.

#### Grey Belt

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

Parcel HF12

## Parcel HF12



 Parcel HF12       Neighbouring parcel       Green Belt

### NPPF Footnote 7 designations

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

## Parcel HF12

### Contribution of land in Parcel HF12

#### Parcel HF12 Assessment Conclusions

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

#### Parcel HF12 Description

Parcel Location, Land Uses and Boundaries
<p>Land located south of Hertford. Parcel size: 16ha.</p> <p>Boundary features within the gap between the settlement and the parcel combine to create moderate separation. Hedgerows in the gap combine to form a well-defined boundary feature.</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. A combination of hedgerows and distance 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. Open views of the wider countryside are available from much of the parcel.</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.
What is the extent of urbanising influence from outside the parcel?	The parcel is free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has only hedgerow boundaries, so development within it would in turn increase the

## Parcel HF12

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

### Purpose B: Preventing neighbouring towns from merging:

#### Weak/No contribution

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

### Purpose C: Assisting in safeguarding the countryside from encroachment:

#### Strong contribution

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

## Parcel HF12

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

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

#### Moderate contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting for the historic town of Hertford.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes some contribution to the town's special character. The parcel forms part of the agricultural land surrounding the town, reflecting its original rural surroundings. There is potential for glimpsed views of the fields within the parcel from locations within the south of the conservation area which would allow for an understanding of the historic town's relationship with its wider surroundings.

### Purpose E – Assisting in urban regeneration:

#### Equal contribution

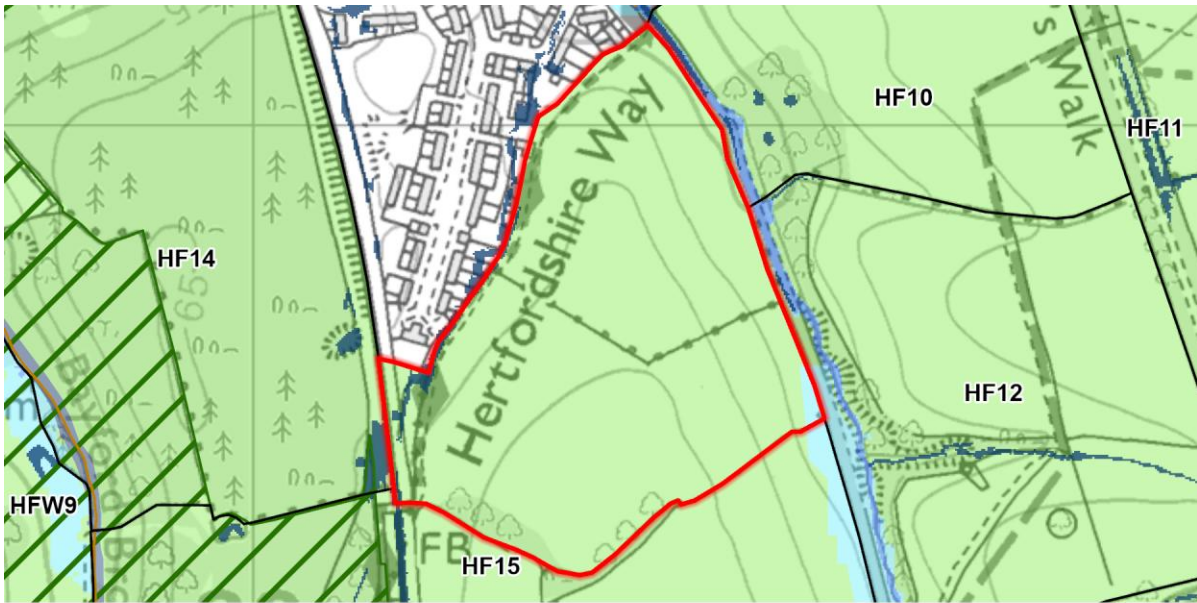
All Green Belt land plays an equal role in relation to this purpose.

#### Grey Belt

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

Parcel HF13

# Parcel HF13



 Parcel HF13       Neighbouring parcel       Green Belt

### NPPF Footnote 7 designations

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

## Parcel HF13

### Contribution of land in Parcel HF13

#### Parcel HF13 Assessment Conclusions

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

#### Parcel HF13 Description

Parcel Location, Land Uses and Boundaries
<p>Land located south of Hertford. Parcel size: 14ha.</p> <p>There is a consistent, well-defined boundary between the settlement and the parcel. A mature tree line forms a well defined boundary.</p> <p>There is no significant change in landform to create a sense of separation between the settlement and the parcel.</p> <p>There is some perception of urban development outside of the parcel. 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. Layered tree belts and woodland 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. There is no significant urbanising development or activity in the Green Belt affecting this parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. There isn't a year-round boundary feature or change in landform to reduce influence from the urban area to the north-west.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has only hedgerow boundaries, so development within it would in turn increase the urbanising impact of development on adjacent open land.

## Parcel HF13

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

### Purpose B: Preventing neighbouring towns from merging:

#### Weak/No contribution

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

### Purpose C: Assisting in safeguarding the countryside from encroachment:

#### Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development. There is no significant urbanising development or activity in the Green Belt affecting this parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. There isn't a year-round boundary feature or change in landform to reduce influence from the urban area to the north-west.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerow boundaries, so development within it would in turn increase the urbanising impact of development on adjacent open land.

## Parcel HF13

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

#### Weak/No contribution

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

### Purpose E – Assisting in urban regeneration:

#### Equal contribution

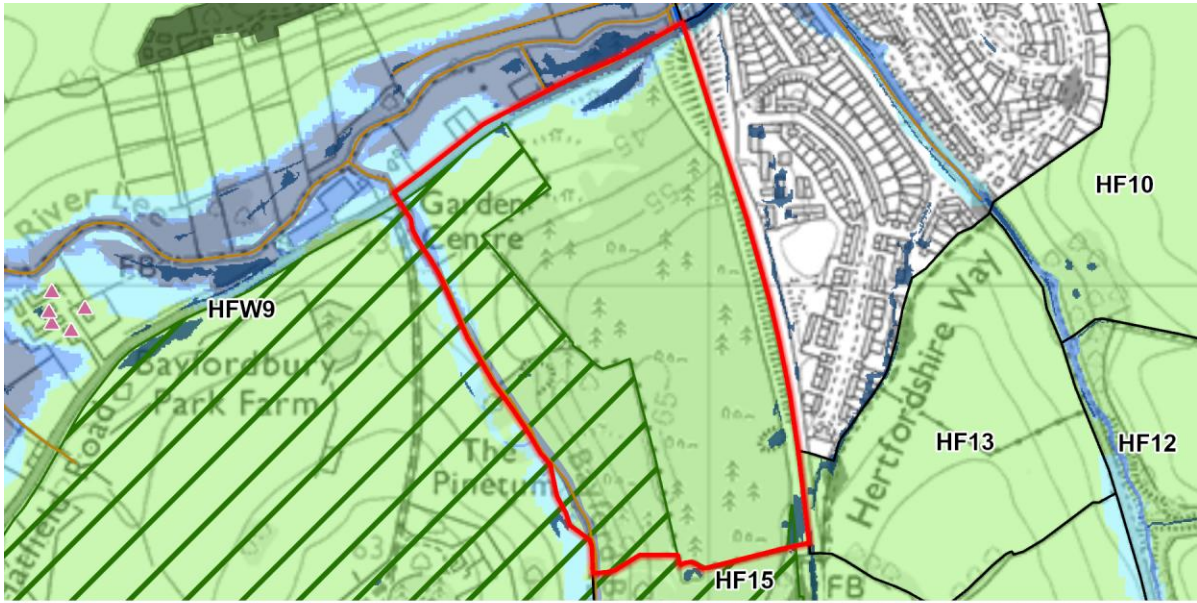
All Green Belt land plays an equal role in relation to this purpose.

#### Grey Belt

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

Parcel HF14

Parcel HF14



Parcel HF14     
  Neighbouring parcel     
  Green Belt

**NPPF Footnote 7 designations**

- |   |  |
|---|--|
| <span style="color: red;">▲</span> Listed building  | <span style="background-color: #ADD8E6; border: 1px solid black; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> Flood zone 2                        |
| <span style="border-bottom: 1px solid orange; display: inline-block; width: 20px; margin-right: 5px;"></span> Chalk river                                       | <span style="background-color: #191970; border: 1px solid black; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> High risk of surface water flooding |
| <span style="background-color: #654321; border: 1px solid black; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> Ancient woodland | <span style="border: 1px solid blue; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> Conservation area   |
| <span style="background-color: #4682B4; border: 1px solid black; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> Flood zone 3b    | <span style="background-color: #90EE90; border: 2px solid green; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> Registered Parks and Gardens        |
| <span style="background-color: #6495ED; border: 1px solid black; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> Flood zone 3     |  |

## Parcel HF14

### Contribution of land in Parcel HF14

#### Parcel HF14 Assessment Conclusions

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

#### Parcel HF14 Description

Parcel Location, Land Uses and Boundaries
<p>Land located south of Hertford. Parcel size: 26ha.</p> <p>There is a consistent strong boundary feature between the settlement and the parcel. The railway line and woodland 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 a weak perception of urban development outside of the parcel. Woodland limits 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.</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?	The parcel is free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of woodland which currently give the parcel a strong sense of separation from urbanising influences.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. Woodland between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban

## Parcel HF14

Assessment Considerations	Assessment
	area, so development here would be incongruous with the urban pattern.

### Purpose B: Preventing neighbouring towns from merging:

#### Weak/No contribution

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

### Purpose C: Assisting in safeguarding the countryside from encroachment:

#### Strong contribution

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

## Parcel HF14

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

#### Moderate contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Hertford.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes some contribution to the town's special character. The parcel is immediately south-west of the Hertford conservation area, and while the wooded character of the area does not allow for views from the settlement across the open agricultural landscape, the largely undeveloped character of the parcel means it does provide some contribution to the special character of the town.

### Purpose E – Assisting in urban regeneration:

#### Equal contribution

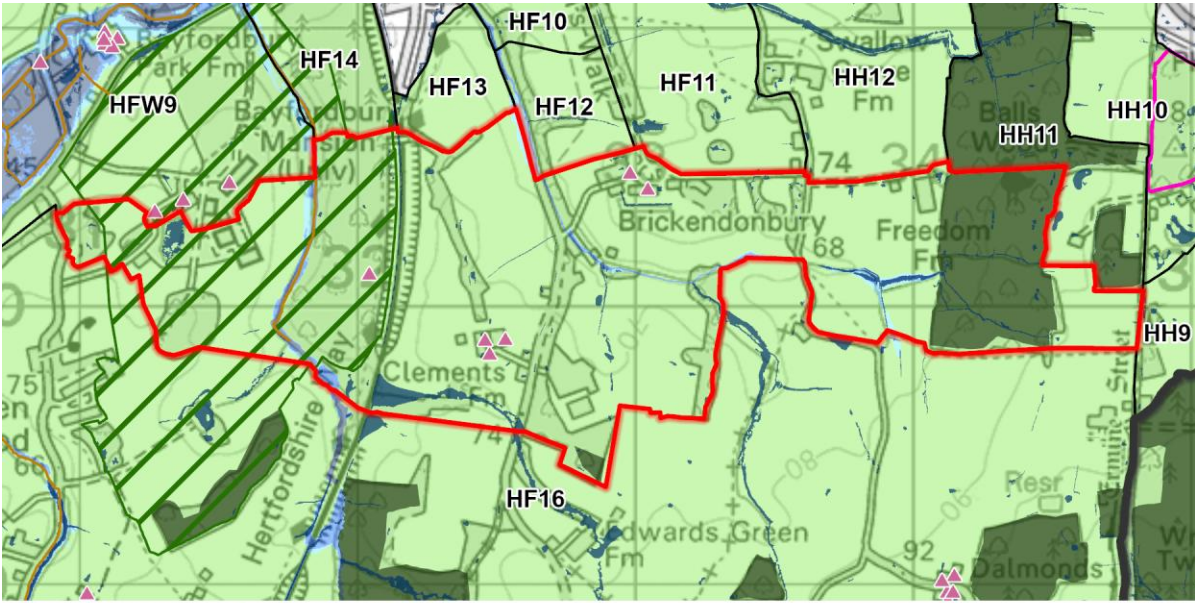
All Green Belt land plays an equal role in relation to this purpose.

#### Grey Belt

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

Parcel HF15

Parcel HF15



Parcel HF15      Neighbouring parcel      Green Belt

Local authority

**NPPF Footnote 7 designations**

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

## Parcel HF15

### Contribution of land in Parcel HF15

#### Parcel HF15 Assessment Conclusions

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

#### Parcel HF15 Description

Parcel Location, Land Uses and Boundaries
<p>Land located south of Hertford, west of Hoddesdon. Parcel size: 255ha.</p> <p>There is a combination of features creating a strong boundary between Hertford and the parcel. Woodland, multiple field boundaries, and mature trees combine to form a strong separation to Hertford to the north and Hertford Heath to the north-east.</p> <p>There is some change in landform which creates 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 between the parcel and both Hertford and Hertford Heath limits any urbanising influence on the parcel.</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 is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of the distance, tree cover and field boundaries to the north, which currently gives the parcel a strong sense of separation from urbanising influences.

## Parcel HF15

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

### Purpose B: Preventing neighbouring towns from merging:

#### Weak/No contribution

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

### Purpose C: Assisting in safeguarding the countryside from encroachment:

#### Strong contribution

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

## Parcel HF15

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

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

#### Weak/No contribution

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

### Purpose E – Assisting in urban regeneration:

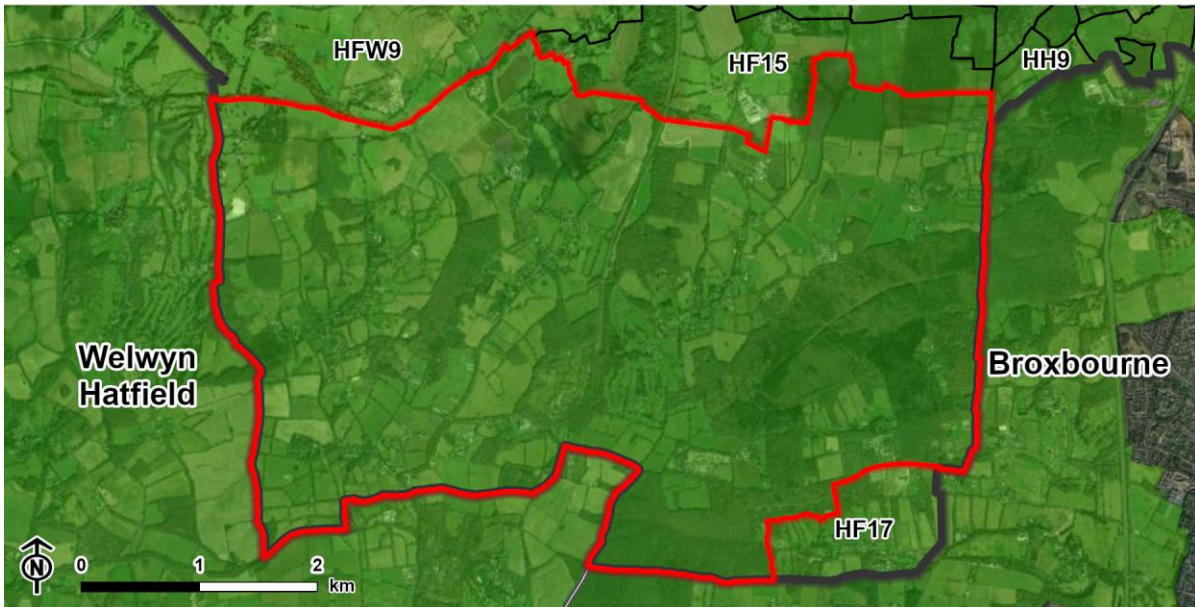
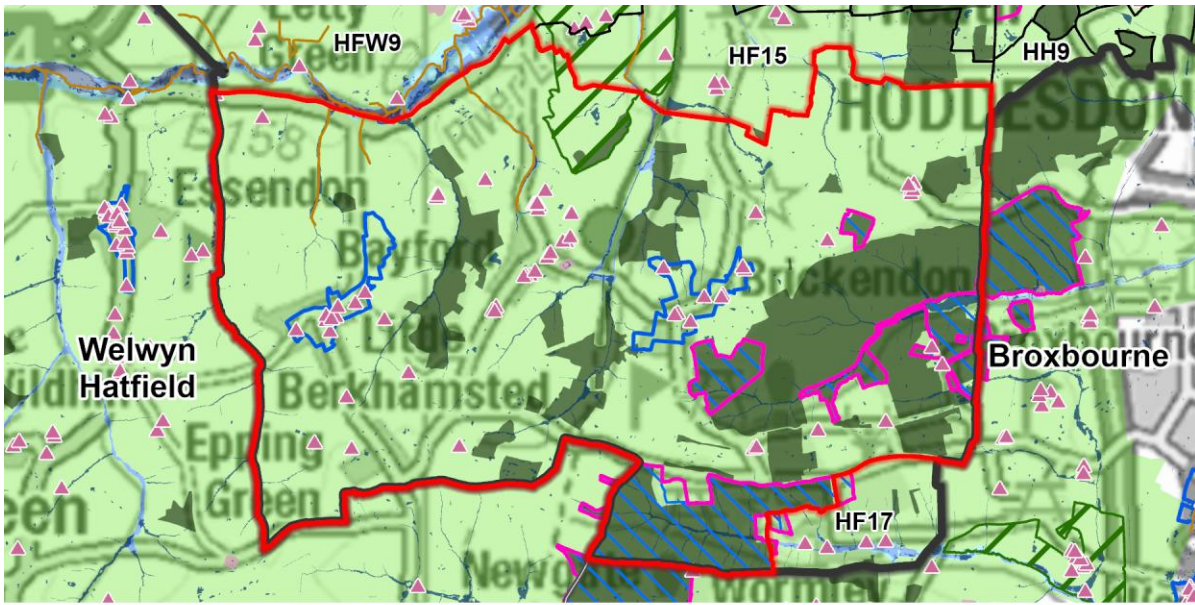
#### Equal contribution

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

#### Grey Belt

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

## Parcel HF16



- |                 |                        |            |
|-----------------|------------------------|------------|
| Parcel HF16     | Neighbouring parcel    | Green Belt |
| Local authority | Neighbouring authority |            |
- NPPF Footnote 7 designations**
- |                                     |                                     |                              |
|-------------------------------------|-------------------------------------|------------------------------|
| Listed building                     | Ancient woodland                    | Conservation area            |
| Chalk river                         | Flood zone 3b                       | Scheduled monument           |
| Special Area of Conservation        | Flood zone 3                        | Registered Parks and Gardens |
| Site of Special Scientific Interest | Flood zone 2                        |                              |
|                                     | High risk of surface water flooding |                              |

## Parcel HF16

### Contribution of land in Parcel HF16

#### Parcel HF16 Assessment Conclusions

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

#### Parcel HF16 Description

Parcel Location, Land Uses and Boundaries
<p>Land located south of Hertford, west of Hoddesdon, south-east of Welwyn Garden City. Parcel size: 2212ha.</p> <p>Boundary features within the gap between the settlement and the parcel combine to create strong separation. Woodland, hedgerows, tree belts and the railway line combine to form a strong boundary feature.</p> <p>There is some change in landform which creates a sense of separation between the settlement and the parcel.</p> <p>There is a weak perception of urban development outside of the parcel. Woodland, hedgerows, tree lines and distance from the settlement limit perception.</p> <p>There is no significant urbanising development or activity in the Green Belt affecting this parcel. Dispersed villages and clusters of houses are rural in character, and land associates with the wider countryside.</p> <p>There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. Land is part of the wider countryside and so has a strong relationship with it.</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
Are there physical features in reasonable proximity that could restrict and contain development?	N/A

## Parcel HF16

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	N/A

## Purpose B: Preventing neighbouring towns from merging:

### Weak/No contribution

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

## Purpose C: Assisting in safeguarding the countryside from encroachment:

### Strong contribution

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

## Parcel HF16

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

#### Weak/No contribution

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

### Purpose E – Assisting in urban regeneration:

#### Equal contribution

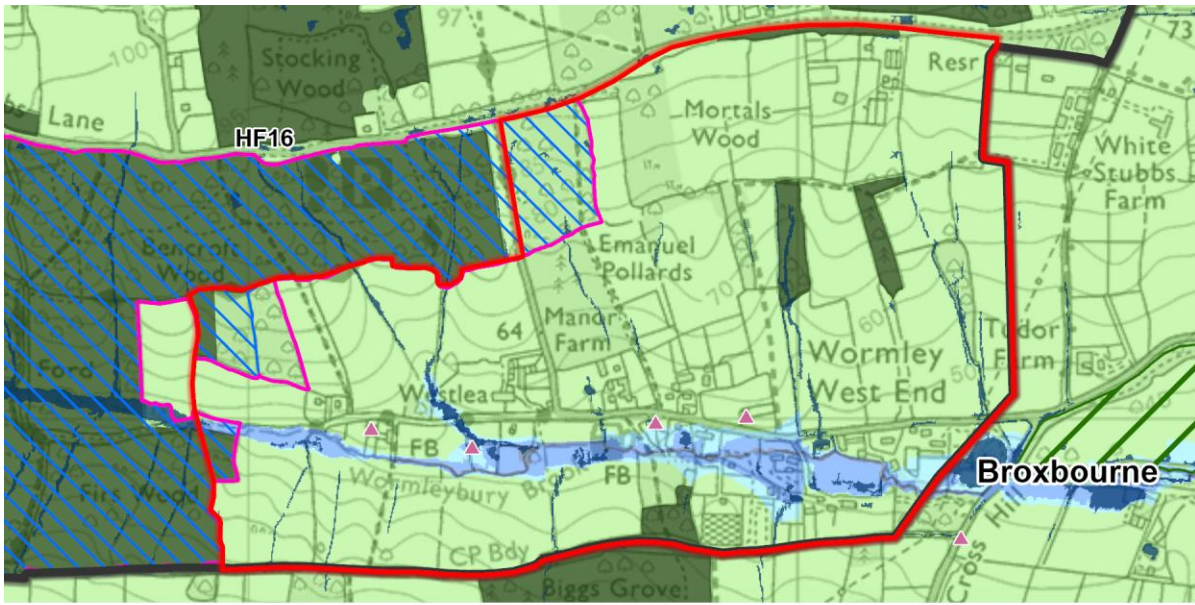
All Green Belt land plays an equal role in relation to this purpose.














#### Grey Belt

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

Parcel HF17

## Parcel HF17



-  Parcel HF17
  -  Neighbouring parcel
  -  Green Belt
  -  Local authority
- NPPF Footnote 7 designations**
-  Listed building
  -  Flood zone 3
  -  Special Area of Conservation
  -  Flood zone 2
  -  Site of Special Scientific Interest
  -  High risk of surface water flooding
  -  Ancient woodland
  -  Registered Parks and Gardens
  -  Flood zone 3b

## Parcel HF17

### Contribution of land in Parcel HF17

#### Parcel HF17 Assessment Conclusions

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

#### Parcel HF17 Description

Parcel Location, Land Uses and Boundaries
<p>Land located south of Hertford, west of Hoddesdon, south-east of Welwyn Garden City. Parcel size: 108ha.</p> <p>Boundary features within the gap between the settlement and the parcel combine to create strong separation. Woodland, hedgerows, tree belts and the railway line combine to form a strong boundary feature.</p> <p>There is some change in landform which creates a sense of separation between the settlement and the parcel.</p> <p>There is a weak perception of urban development outside of the parcel. Woodland, hedgerows, tree lines and distance from the settlement limit 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.</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. Hoddesdon is a town so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of mature woodland in the north, which currently gives the parcel a strong sense of separation from urbanising influences.

## Parcel HF17

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

### Purpose B: Preventing neighbouring towns from merging:

#### Weak/No contribution

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

### Purpose C: Assisting in safeguarding the countryside from encroachment:

#### Strong contribution

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

## Parcel HF17

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

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

#### Weak/No contribution

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

### Purpose E – Assisting in urban regeneration:

#### Equal contribution

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

#### Grey Belt

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