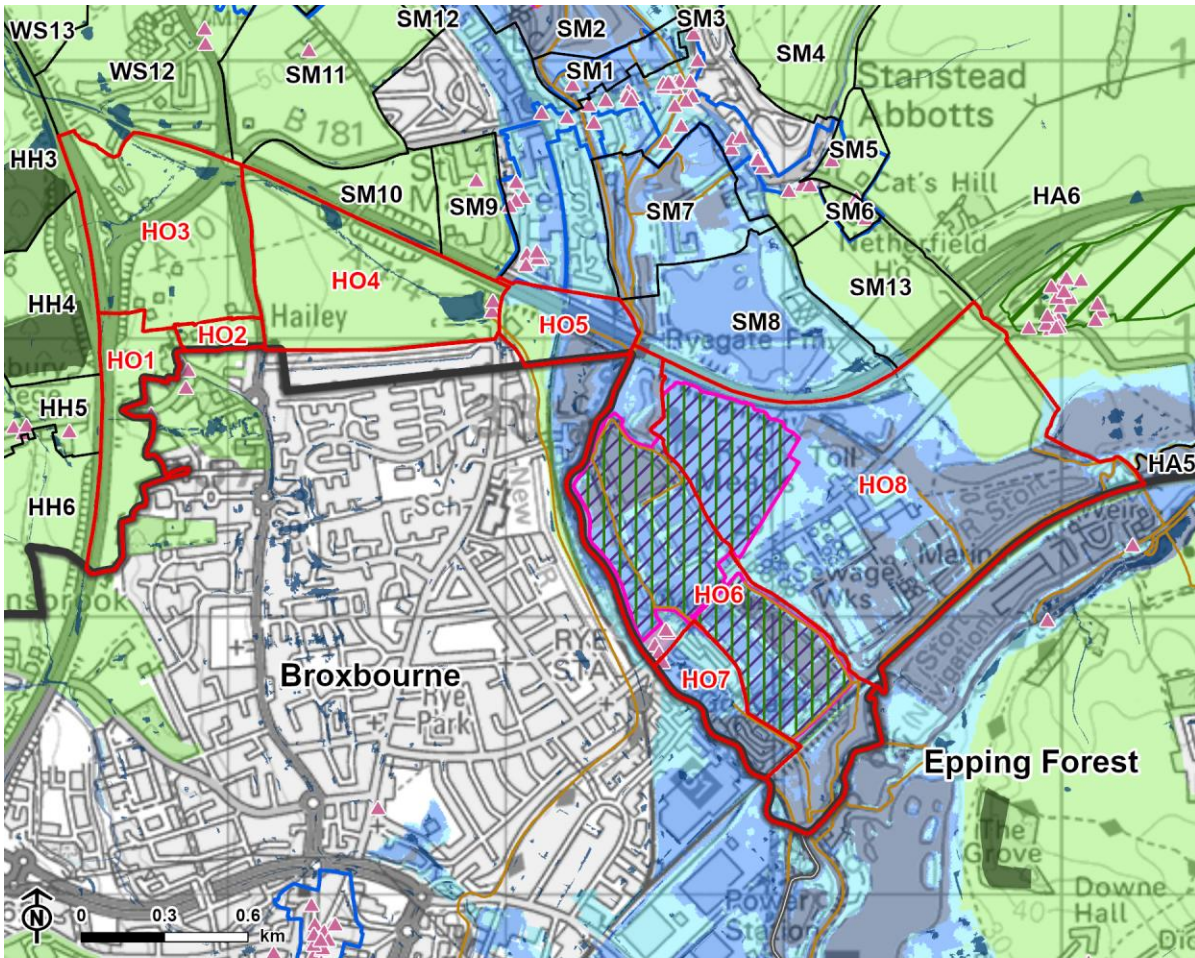


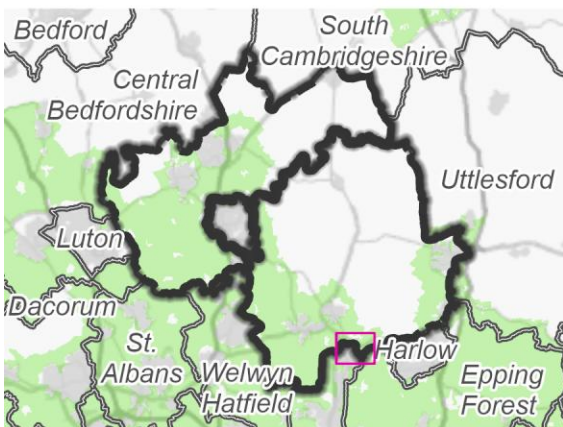
Designations in Hoddesdon



- Hoddesdon parcel
- Neighbouring parcel
- Local authority
- Neighbouring authority
- Green Belt

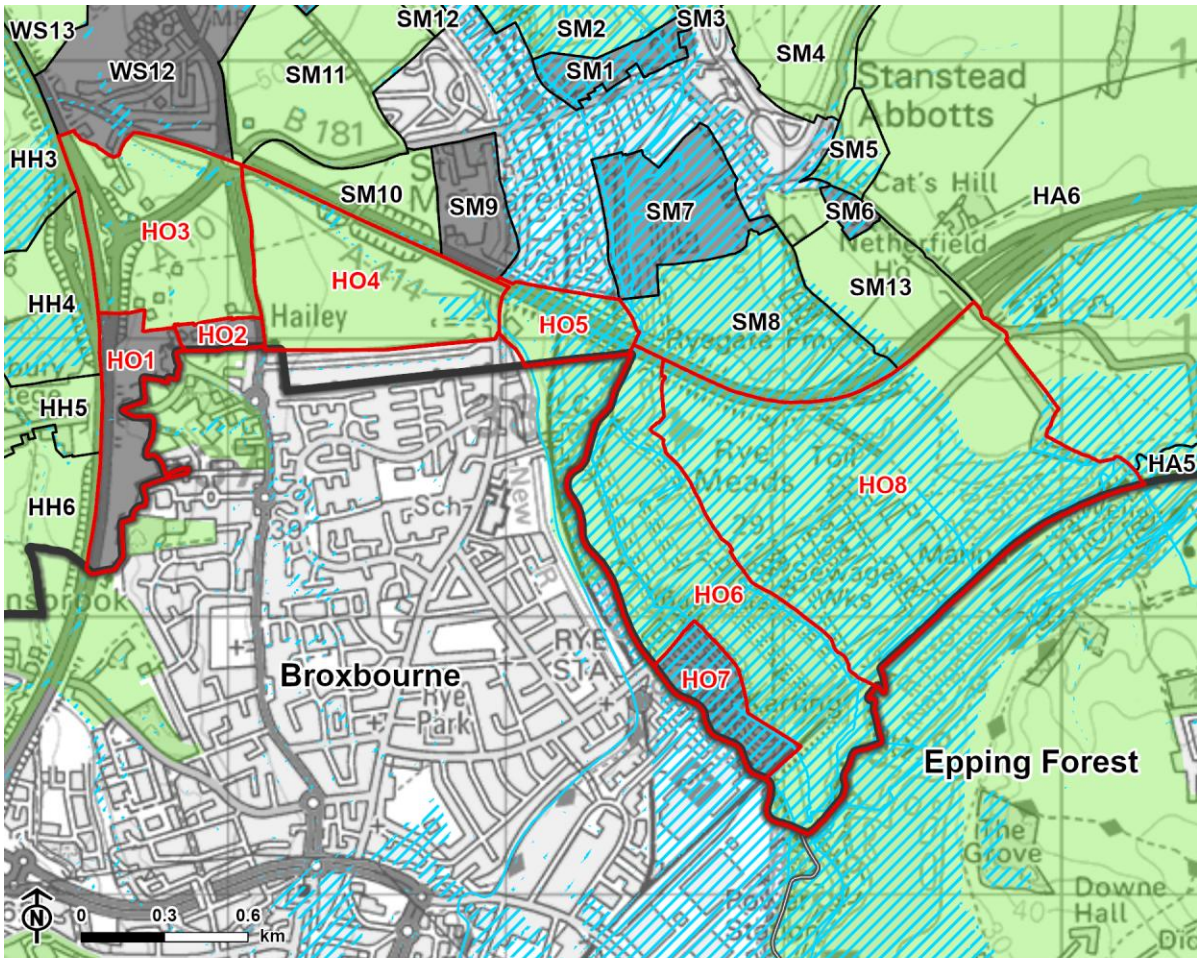
NPPF Footnote 7 designations






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





Hoddesdon

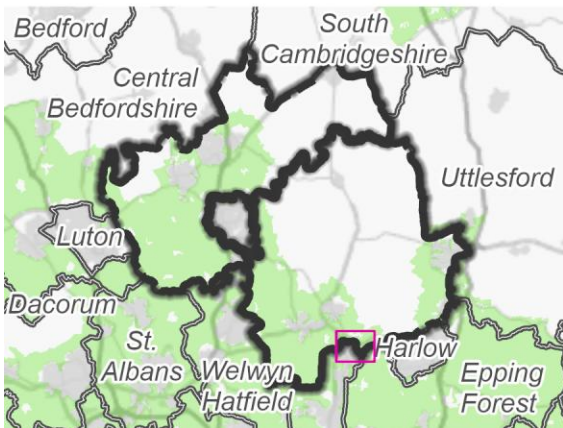
Potential grey belt in Hoddesdon



-  Hoddesdon parcel
-  Neighbouring parcel
-  Local authority
-  Neighbouring authority
-  Green Belt

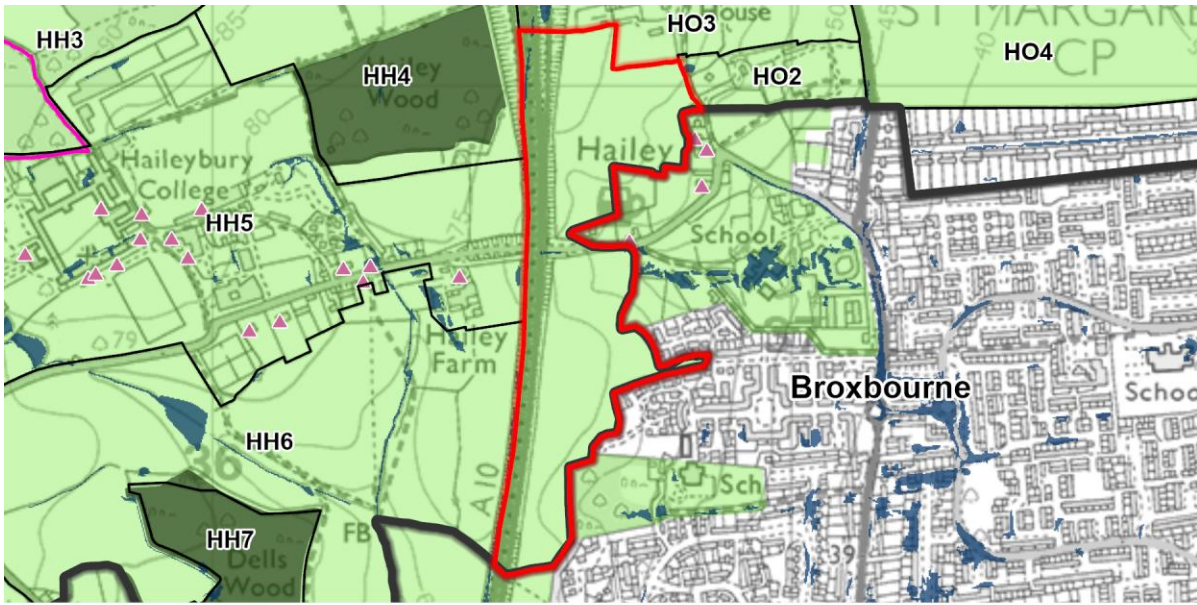
Potential grey belt









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



Parcel HO1

Parcel HO1



-  Parcel HO1
 -  Neighbouring parcel
 -  Green Belt
 -  Local authority
- NPPF Footnote 7 designations**
-  Listed building
 -  Ancient woodland
 -  Site of Special Scientific Interest
 -  High risk of surface water flooding

Parcel HO1

Contribution of land in Parcel HO1

Parcel HO1 Assessment Conclusions

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

Parcel HO1 Description

Parcel Location, Land Uses and Boundaries
<p>Land located to the north-west of Hoddesdon. Parcel size: 17ha.</p> <p>There are no significant boundary features to separate the parcel from the settlement. Residential garden boundaries form the parcel's inner 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. Vegetation associated with the A10 immediately west of the parcel limits perception limits connection to the wider Green Belt.</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. Hoddesdon is a town, so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The A10 forms a strong outer boundary which would limit the urbanising impact of development on adjacent open land.

Parcel HO1

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

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel lies in the gap between Hoddesdon and Hertford.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The parcel forms a small part of the gap and is contained by the A10.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The A10 forms a strong outer boundary which

Parcel HO1

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

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

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The parcel forms part of the wider agricultural landscape of Hertfordshire, but it does not currently form part of the setting of a historic town which would contribute to its heritage significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

Equal contribution

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

Grey Belt

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

Parcel HO2


Parcel HO2



 Parcel HO2  Neighbouring parcel  Green Belt

 Local authority

NPPF Footnote 7 designations

 High risk of surface water flooding

Parcel HO2

Contribution of land in Parcel HO2

Parcel HO2 Assessment Conclusions

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

Parcel HO2 Description

Parcel Location, Land Uses and Boundaries
<p>Land located to the north of Hoddesdon. Parcel size: 3ha.</p> <p>There are no significant boundary features to separate the parcel from the settlement.</p> <p>There is no significant change in landform to create a sense of separation between the settlement and the parcel.</p> <p>There is some perception of urban development outside of the parcel.</p> <p>Land use creates some association with the urban area but there is little urbanising activity in the parcel.</p> <p>There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence.</p>

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

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Hoddesdon is a town, so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The parcel is already developed to the extent that further development would not significantly increase urbanising influence on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern.

Parcel HO2

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a fragile gap between towns. The parcel lies in the gap between Ware and Hoddesdon, between which development at St Margarets and Great Amwell weaken perceived separation of towns.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

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

Parcel HO2

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

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The parcel forms part of the wider agricultural landscape of Hertfordshire, but it does not currently form part of the setting of a historic town which would contribute to its heritage significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

Equal contribution

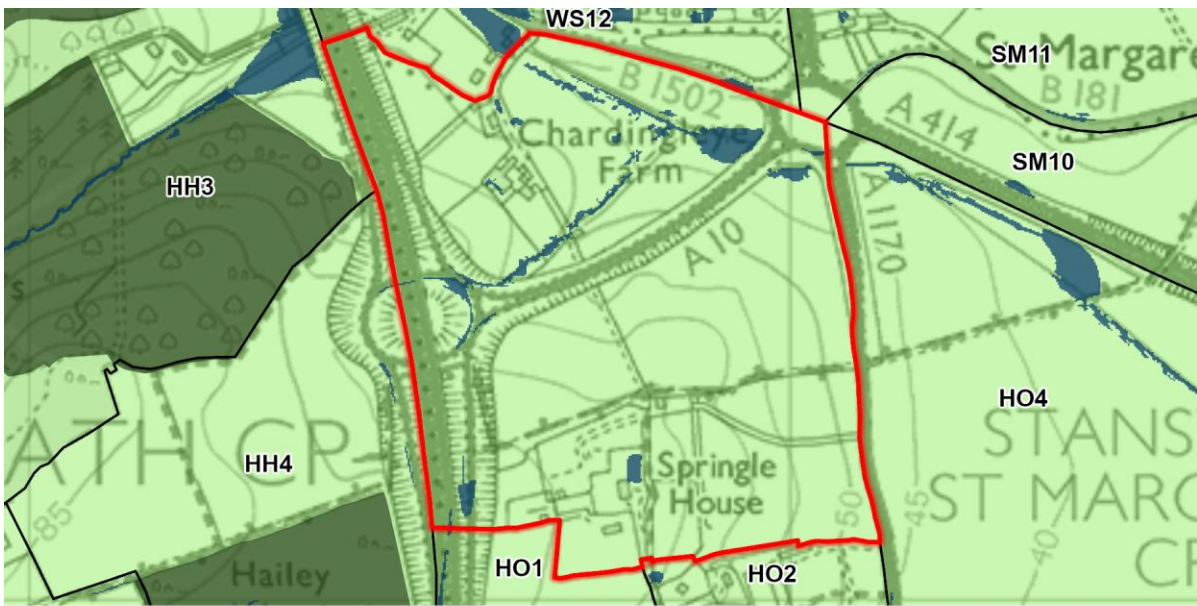
All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

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

Parcel HO3

Parcel HO3



Parcel HO3 Neighbouring parcel Green Belt

NPPF Footnote 7 designations

- Ancient woodland
- High risk of surface water flooding

Parcel HO3

Contribution of land in Parcel HO3

Parcel HO3 Assessment Conclusions

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

Parcel HO3 Description

Parcel Location, Land Uses and Boundaries
<p>Land located to the north of Hoddesdon. Parcel size: 37ha.</p> <p>There is a moderate boundary feature between the settlement and the parcel. A mature tree belt forms a well-defined boundary, though occasional breaks in this weaken the boundary. The B1502 and associated mature tree lines combine to form a strong boundary feature between Great Amwell and the parcel.</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>Existing development in the Green Belt has some urbanising influence. Development in the parcel is not very urban in character.</p> <p>Natural features limit perception of the wider countryside. Tree lines associated with the A10 and A414 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 near to a large built-up area. Hoddesdon is a town, so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel forms the entirety of the gap between Hoddesdon and Great Amwell. Any partial development of the parcel would weaken the remainder.

Parcel HO3

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

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a fragile gap between towns. The parcel lies in the gap between Ware and Hoddesdon, between which development at St Margarets and Great Amwell weaken perceived separation of towns.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. The parcel forms the entirety of the gap between Hoddesdon and Great Amwell and contains the A414 with its associated tree cover.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. In addition to the loss of visual separating features the development of land in this parcel would also be likely to increase urbanising influence on remaining land in the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

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

Parcel HO3

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The A10 and Ware Road form strong outer boundaries which would limit the urbanising impact of development on adjacent open land.

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

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The parcel forms part of the wider agricultural landscape of Hertfordshire, but it does not currently form part of the setting of a historic town which would contribute to its heritage significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

Equal contribution

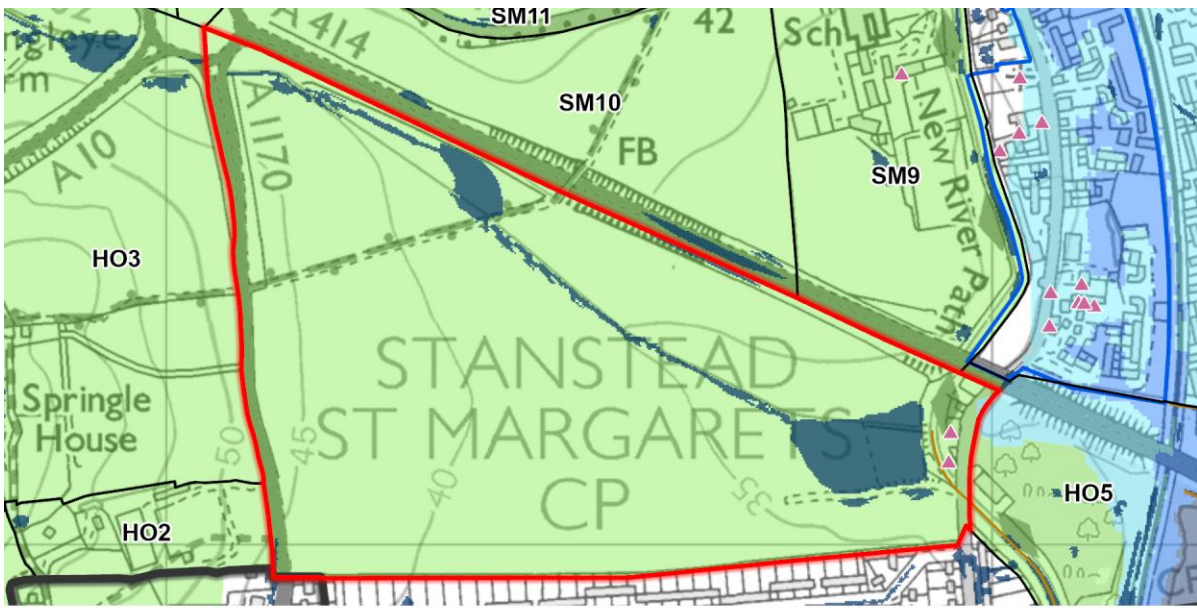
All Green Belt land plays an equal role in relation to this purpose.












Grey Belt

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

Parcel HO4

Parcel HO4



-  Parcel HO4
-  Neighbouring parcel
-  Green Belt
-  Local authority
-  Listed building
-  Flood zone 2
-  Chalk river
-  High risk of surface water flooding
-  Flood zone 3b
-  Conservation area
-  Flood zone 3

Parcel HO4

Contribution of land in Parcel HO4

Parcel HO4 Assessment Conclusions

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

Parcel HO4 Description

Parcel Location, Land Uses and Boundaries
<p>Land located to the north of Hoddesdon, south-west of St Margarets. Parcel size: 39ha.</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 change in landform to reduce perception.</p> <p>There is no significant urbanising development or activity in the Green Belt affecting this parcel. Due to the lack of a strong boundary feature, there is some perception of the urban area to the south.</p> <p>Natural features limit perception of the wider countryside. Tree belts associated with the A414 and A1170 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. Hoddesdon is a town, so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel forms the major part of the gap between Hoddesdon and St Margarets. Any partial development of the parcel would weaken the remainder.

Parcel HO4

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The parcel has a strong outer boundary of the A414, but the narrowness of the gap between Hoddesdon and St. Margarets means that development here would still weaken the integrity of St. Margarets as a settlement distinct from Hoddesdon.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a fragile gap between towns. The parcel lies in the gap between Ware and Hoddesdon, between which development at St Margarets and Great Amwell weaken perceived separation of towns.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. The parcel forms the majority of the gap between Hoddesdon and both St Margarets and Great Amwell and a significant part of the overall undeveloped space between towns.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. This is one of the largest visually open parts of the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

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

Parcel HO4

Assessment Considerations	Assessment
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The A414 and associated tree cover form a strong outer boundary which would limit the urbanising impact of development on adjacent open land to the north but there would be greater impact on open land to the west.

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

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The parcel forms part of the wider agricultural landscape of Hertfordshire, but it does not currently form part of the setting of a historic town which would contribute to its heritage significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

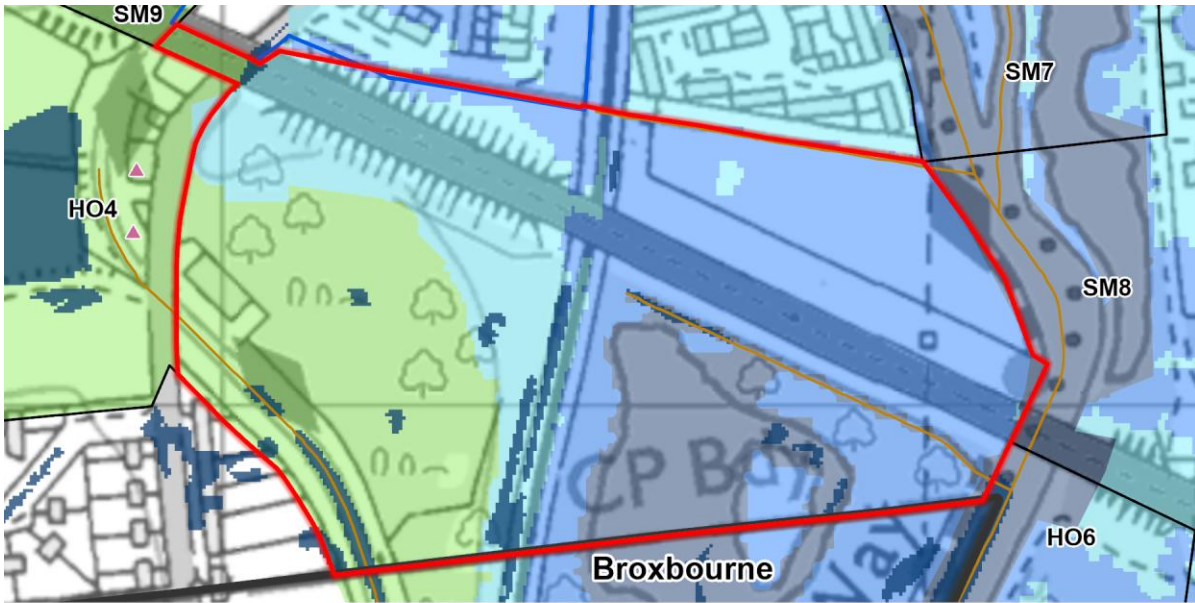
Equal contribution

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

Grey Belt

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

Parcel HO5



- Parcel HO5
 - Neighbouring parcel
 - Green Belt
 - Local authority
- NPPF Footnote 7 designations**
- ▲ Listed building
 - Chalk river
 - Flood zone 3b
 - Flood zone 3
 - Flood zone 2
 - High risk of surface water flooding
 - Conservation area

Parcel HO5

Contribution of land in Parcel HO5

Parcel HO5 Assessment Conclusions

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

Parcel HO5 Description

Parcel Location, Land Uses and Boundaries
<p>Land to the north-east of Hoddesdon. Parcel size: 11ha.</p> <p>There is a consistent strong boundary feature between the settlement and the parcel. Woodland and the A414 forms a consistent strong boundary feature from Stanstead St Margarets and the New River forms a consistent strong boundary feature from Rye Park.</p> <p>There is some change in landform which creates a sense of separation between the settlement and the parcel. Much of the parcel is covered by a lake, creating some sense of separation.</p> <p>There is a weak perception of urban development outside of the parcel. There is weak perception of Stanstead St Margarets. There is some perception of of Rye park from the edge of the parcel, where the New River doesn't form a strong visual boundary.</p> <p>There is some urbanising activity in the parcel but land use also associates the area with the wider countryside. Pump Houses and associated infrastructure have some urbanising influence.</p> <p>Natural features limit perception of the wider countryside. Strong outer parcel boundaries 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. Hoddesdon is a town and so id defined as a large built-up area.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel. The parcel is predominantly free from urbanising influences associated with development outside the parcel.

Parcel HO5

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has a strong boundary but the narrowness of the gap between Hoddesdon and Saint Margarets means that development here would still weaken the integrity of Saint Margarets as a settlement distinct from Hoddesdon.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. Boundary features between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel lies in the gap between Ware and Hoddesdon, between which development at St Margarets and Great Amwell weaken perceived separation of towns.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. There is some urbanising development in the parcel.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. This wooded area is important in preserving separation between Hoddesdon and St Margarets, but forms a relatively small part of the overall gap between towns.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. Retention of boundary tree cover would limit the wider impact of development on the overall gap between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.

Parcel HO5

Assessment Considerations	Assessment
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel. The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. New River and the A414 clearly marks the parcel boundary to the west and north. Although development in the parcel would have some urbanising impact on land beyond, it would not significantly weaken its contribution to Purpose C.

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

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The parcel forms part of the wider agricultural landscape of Hertfordshire, but it does not currently form part of the setting of a historic town which would contribute to its heritage significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

Equal contribution

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

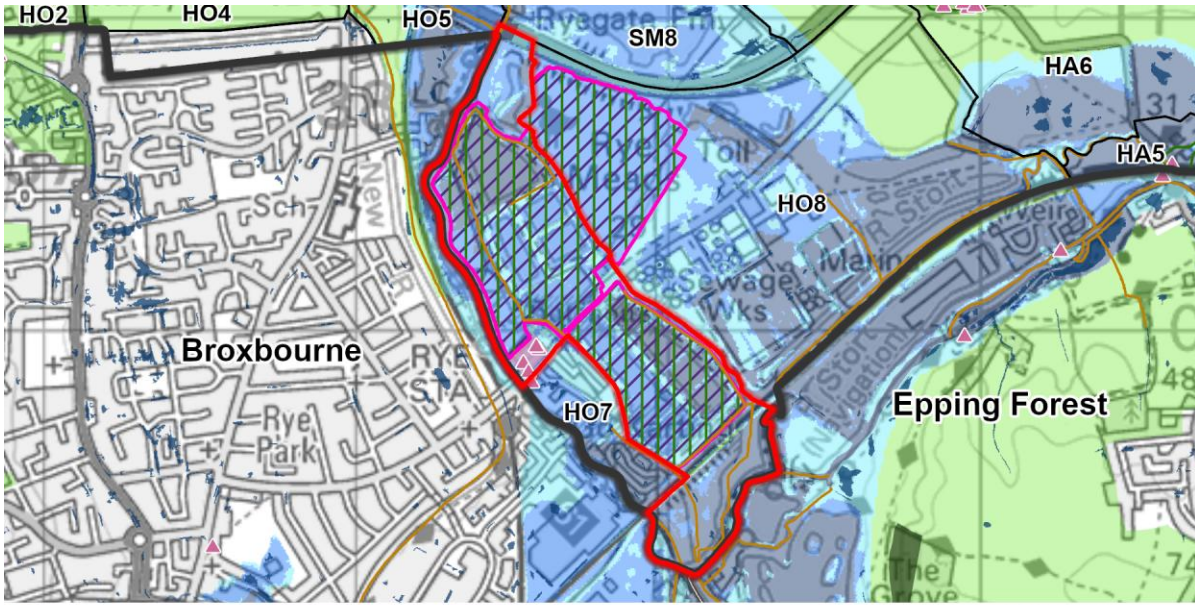
Parcel HO5

Grey Belt

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

Parcel HO6

Parcel HO6



Parcel HO6

Contribution of land in Parcel HO6

Parcel HO6 Assessment Conclusions

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

Parcel HO6 Description

Parcel Location, Land Uses and Boundaries
<p>Land to the north-east of Hoddesdon. Parcel size: 64ha.</p> <p>There is a consistent strong boundary feature between the settlement and the parcel. The New River, The River Lee and the railway line each form a strong consistent boundary feature.</p> <p>There is some change in landform which creates a sense of separation between the settlement and the parcel. The parcel is covered by water bodies which indicate some change in landform.</p> <p>There is some perception of urban development outside of the parcel. Although vegetation associated with the River Lee and New River limit views of the settlement, there is some washed over development in the parcel associated with Rye House Stadium and Rye Assic Adventure park that increase perception.</p> <p>There is some urbanising activity in the parcel but land use also associates the area with the wider countryside. Rye House Stadium, Rye Assic Adventure Park and water treatment works have some urbanising influence. However most of the parcel relates more strongly to the wider countryside.</p> <p>There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. Strong outer boundaries limit perception in places, However glimpsed views to the east provide some perception of connectivity.</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. Hoddesdon is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. There is some urbanising activity in the parcel but land use also associates the area with the wider countryside. Rye House Stadium, Rye Assic Adventure Park and water treatment works have some urbanising influence. However most of the parcel relates more strongly to the wider countryside.

Parcel HO6

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel. Vegetation associated with the River Lee and New River limit views of Hoddesdon.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of rivers which currently give the parcel a strong sense of separation from urbanising influences.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The River Lee and New River between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel lies the gap between Hoddesdon and Harlow. The Start Navigation channel forms a strong separating feature further east in the gap. The parcel also lies in the gap between Hoddesdon and the forthcoming development at Gilston.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. There is some urbanising activity in the parcel but land use also associates the area with the wider countryside. Rye House Stadium, Rye Assic Adventure Park and water treatment works have some urbanising influence. However most of the parcel relates more strongly to the wider countryside.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. The development of land in this parcel would be unlikely to significantly increase urbanising influence on adjacent land in the gap.

Parcel HO6

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. There is some urbanising activity in the parcel but land use also associates the area with the wider countryside. Rye House Stadium, Rye Assic Adventure Park and water treatment works have some urbanising influence. However most of the parcel relates more strongly to the wider countryside.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel. Vegetation associated with the River Lee and New River limit views of Hoddesdon.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Tree lines and the Start Navigation clearly marks the parcel boundary to the east and south. Although development in the parcel would have some urbanising impact on land beyond, it would not significantly weaken its contribution to Purpose C.

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

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The parcel forms part of the wider agricultural landscape of Hertfordshire, but it does not currently form part of the setting of a historic town which would contribute to its heritage significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Parcel HO6

Purpose E – Assisting in urban regeneration: Equal contribution

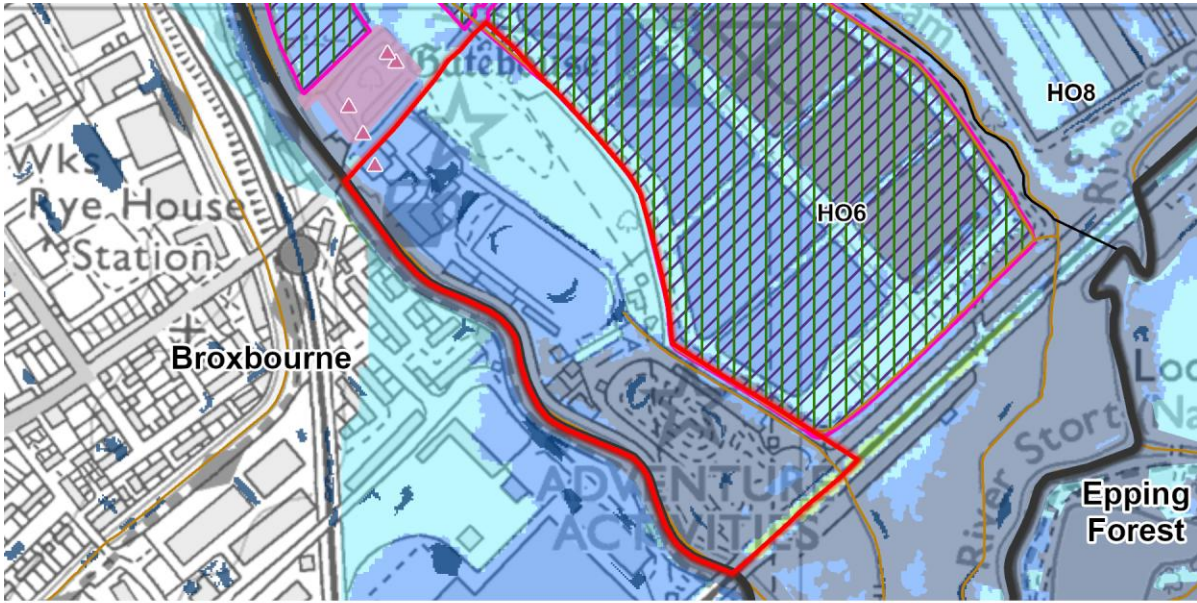
All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

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

Parcel HO7

Parcel HO7



Parcel HO7
 Neighbouring parcel
 Green Belt

Local authority

NPPF Footnote 7 designations

- | | |
|--|---|
| ▲ Listed building | Flood zone 3b |
| Chalk river | Flood zone 3 |
| Special Protection Area | Flood zone 2 |
| Ramsar site | High risk of surface water flooding |
| Site of Special Scientific Interest | Scheduled monument |

Parcel HO7

Contribution of land in Parcel HO7

Parcel HO7 Assessment Conclusions

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

Parcel HO7 Description

Parcel Location, Land Uses and Boundaries
<p>Land located to the east of Hoddesdon. Parcel size: 11ha.</p> <p>There is a consistent, permanent boundary feature extending a significant distance. The River Lea forms the inner boundary, however, its lack of tree cover in this area prevents it from creating a strong sense of separation from Hoddensdon.</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.</p> <p>There is significant urbanising influence associated with development, land use and activity in the Green Belt. The parcel is largely developed, including a karting track, former greyhound track and multiple other recreational uses with associated buildings.</p> <p>Natural features limit perception of the wider Countryside. The treed outer boundaries limit connection to the wider Green Belt.</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. Hoddesdon is a town, so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel. The parcel contains a park home area, karting track, former greyhound track and adventure park, all with associated buildings and storage areas.
What is the extent of urbanising influence from outside the parcel?	There is substantial urbanising influence associated with development outside of the parcel. The lack of visual separation from the inner boundary feature allows for a significant influence from the south-west.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The parcel is already developed to the extent that further development would not significantly increase urbanising influence on adjacent open land.

Parcel HO7

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

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel lies in the gap between Hoddesdon and Harlow.
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel. The parcel contains a park home area, karting track, former greyhound track and adventure park, all with associated buildings and storage areas.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Weak/No contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel has uses associated with the urban area which limit the extent to which it is perceived as being part of the countryside.
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel. The parcel contains a park home area, karting track, former greyhound track and adventure park, all with associated buildings and storage areas.
What is the extent of urbanising influence from outside the parcel?	There is substantial urbanising influence associated with development outside of the parcel. The lack of visual separation from the inner boundary feature allows for a significant influence from the south-west.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Development in the parcel would not increase urbanising influence on any land which is not already

Parcel HO7

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

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

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The parcel forms part of the wider agricultural landscape of Hertfordshire, but it does not currently form part of the setting of a historic town which would contribute to its heritage significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

Equal contribution

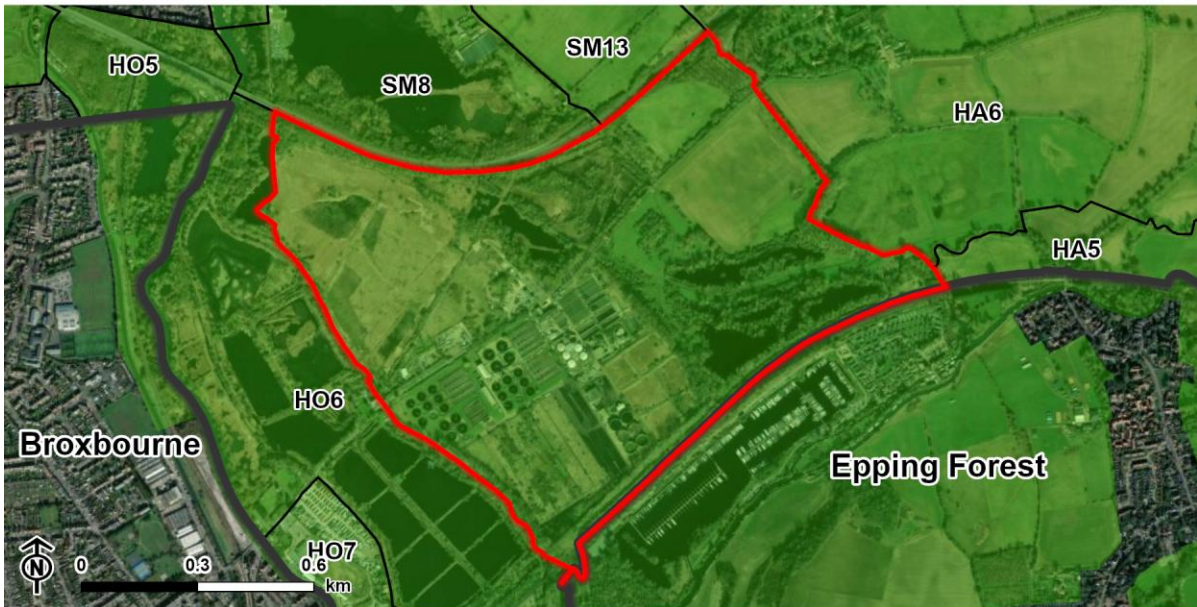
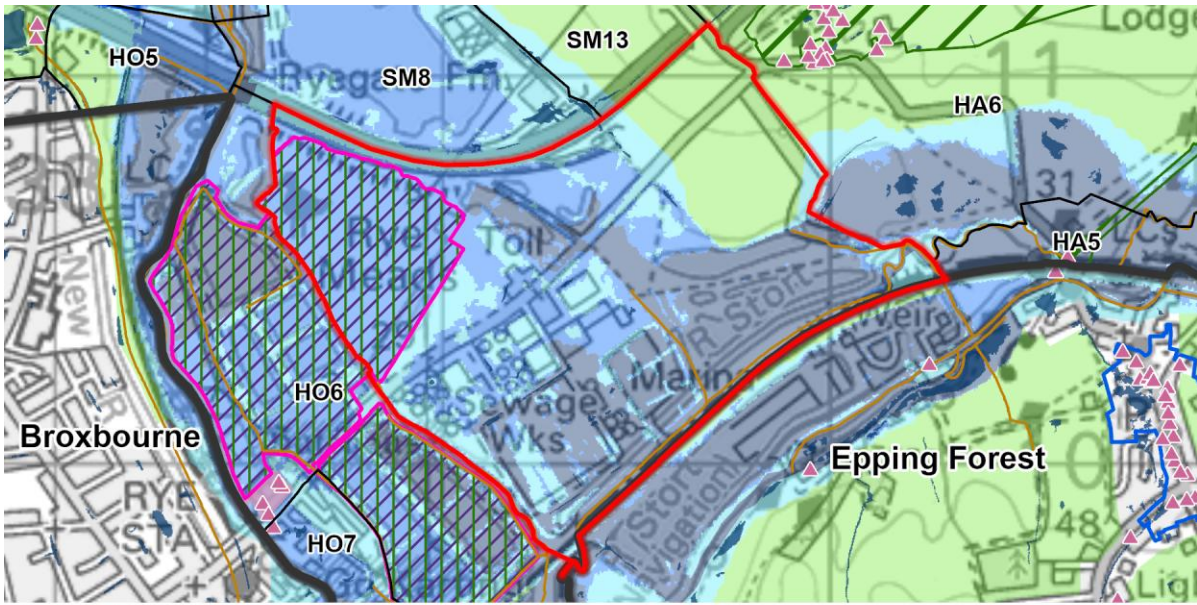
All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

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

Parcel HO8

Parcel HO8



- | | | |
|-------------------------------------|-------------------------------------|-------------------------------------|
| Parcel HO8 | Neighbouring parcel | Green Belt |
| Local authority | | |
| NPPF Footnote 7 designations | | |
| Listed building | Site of Special Scientific Interest | High risk of surface water flooding |
| Chalk river | Ancient woodland | Conservation area |
| Special Protection Area | Flood zone 3b | Scheduled monument |
| Ramsar site | Flood zone 3 | Registered Parks and Gardens |
| | Flood zone 2 | |

Parcel HO8

Contribution of land in Parcel HO8

Parcel HO8 Assessment Conclusions

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

Parcel HO8 Description

Parcel Location, Land Uses and Boundaries
<p>Land located to the north-east of Hoddesdon, west of Roydon. Parcel size: 114ha.</p> <p>Boundary features within the gap between the settlement and the parcel combine to create strong separation. Distance, water bodies, and tree cover create a strong sense of separation to the west.</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 sewage works occupy a large part of the south of the parcel.</p> <p>Natural features limit perception of the wider Countryside. Well-treed boundaries limit 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 near to a large built-up area. Hoddesdon is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Hoddesdon for development here to be associated with it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. The parcel contains a large area of sewage works, which creates some association with the urban area, however, the majority of the parcel is open and well treed.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel. Well-treed boundaries limit the influence from the urban area.

Parcel HO8

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

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel lies the gap between Hoddesdon and Harlow. The parcel also lies in the gap between Hoddesdon and the forthcoming development at Gilston.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. The parcel contains a large area of sewage works, which creates some association with the urban area, however, the majority of the parcel is open and well treed.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The River Stort forms a strong separating feature further east in the gap to Harlow, and there is higher ground to the north between the parcel and Gilston.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. In addition to the loss of visual separating features the development of land in this parcel would also be likely to increase urbanising influence on remaining land in the gap.

Parcel HO8

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. The parcel contains a large area of sewage works, which creates some association with the urban area, however, the majority of the parcel is open and well treed.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel. Well-treed boundaries limit the influence from the urban area.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The well vegetated outer boundaries would limit the urbanising impact of development on adjacent open land.

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

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. The parcel forms part of the wider agricultural landscape of Hertfordshire, but it does not currently form part of the setting of a historic town which would contribute to its heritage significance.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Parcel HO8

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

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

Grey Belt

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