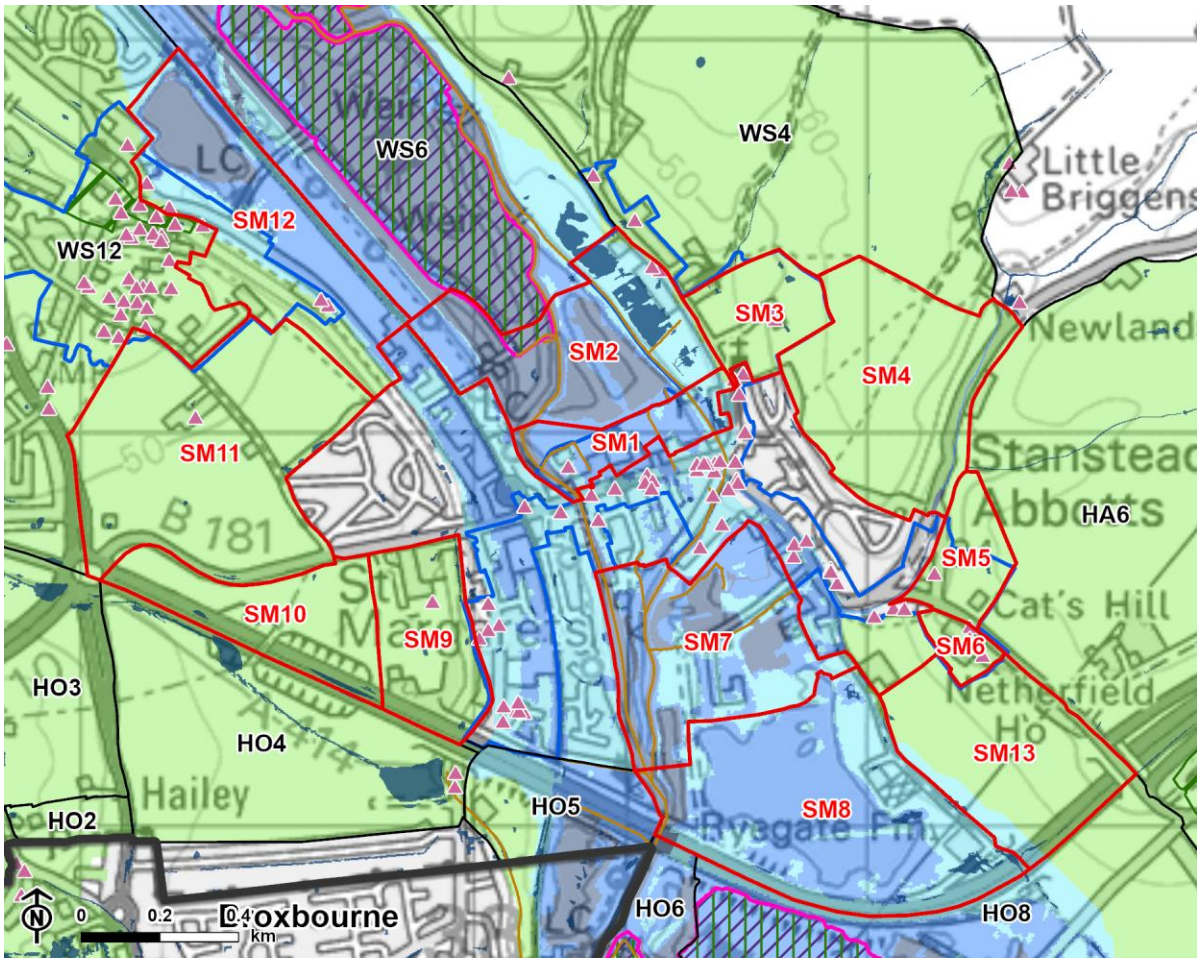


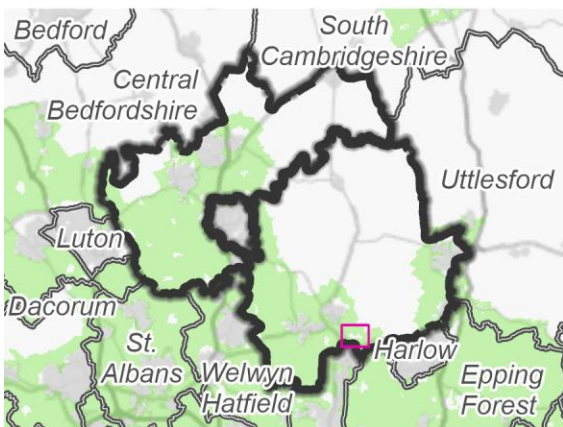
Designations in St Margarets



- St Margarets parcel
- Neighbouring parcel
- Local authority
- Neighbouring authority
- Green Belt

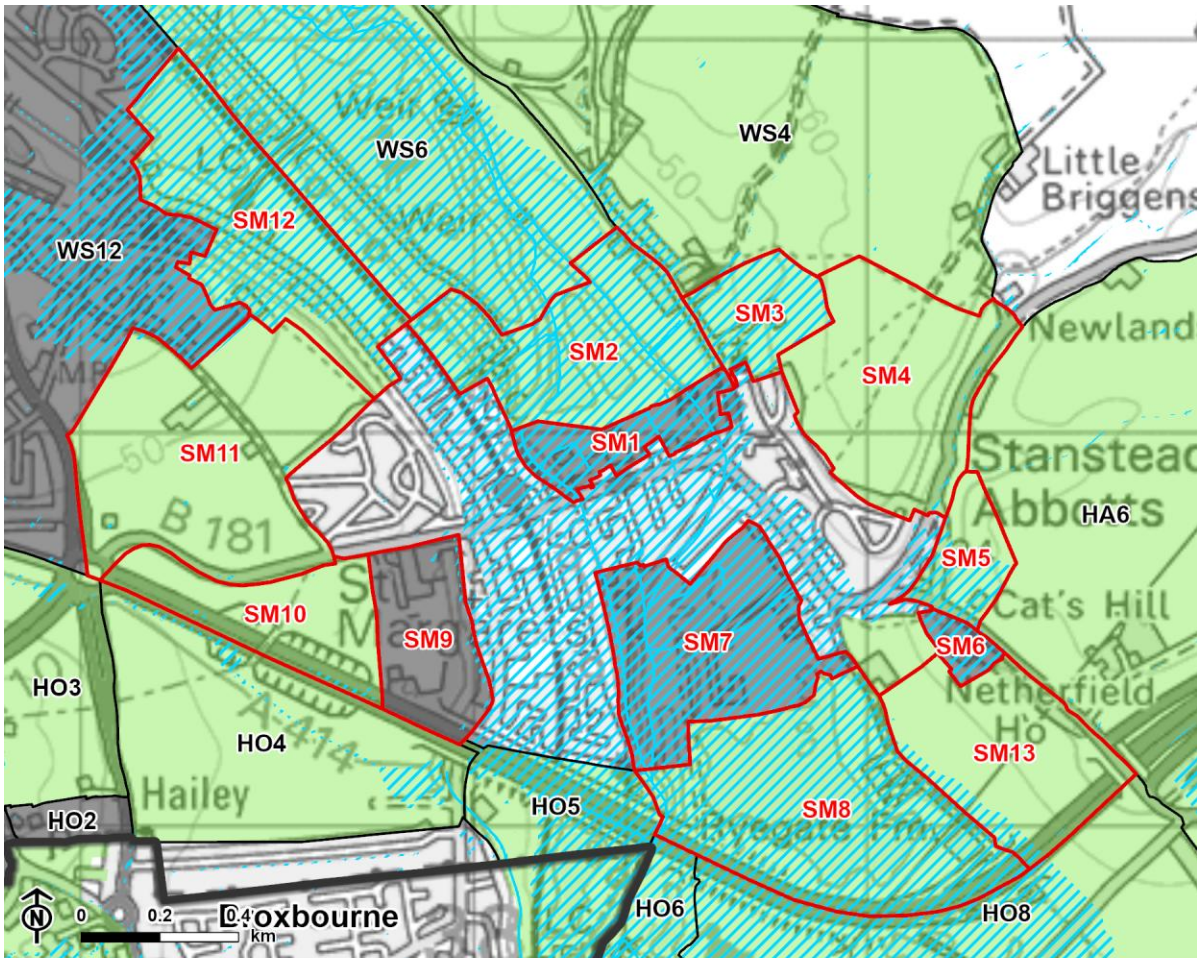
NPPF Footnote 7 designations

- ▲ 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
- Registered Parks and Gardens



St Margarets

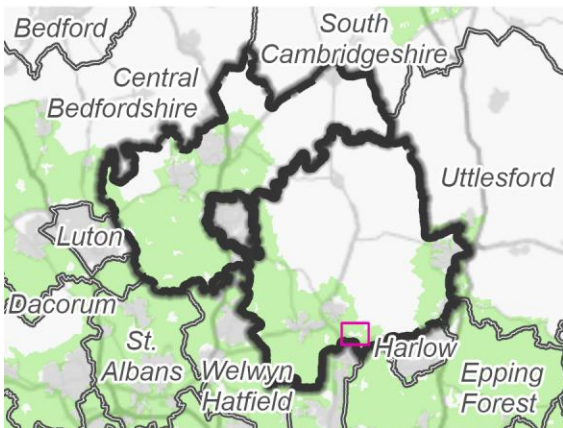
Potential grey belt in St Margarets



- St Margarets parcel
- Neighbouring parcel
- Local authority
- Neighbouring authority
- Green Belt

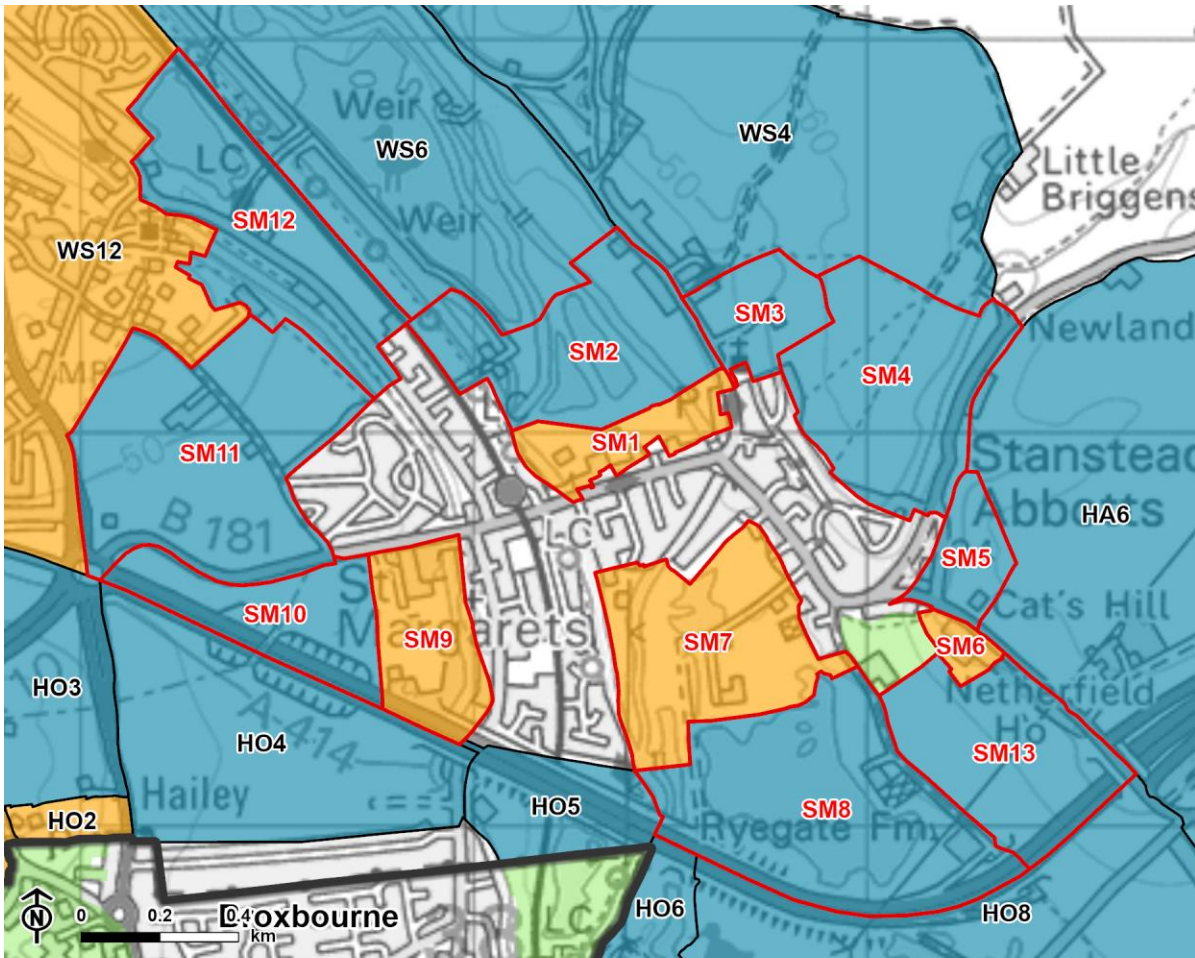
Potential grey belt

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



St Margarets

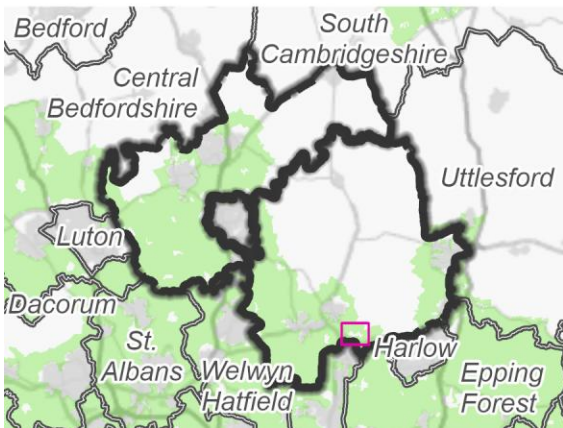
Highest rating in St Margarets



- St Margarets parcel
- Neighbouring parcel
- Local authority
- Neighbouring authority
- Green Belt

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

- Strong
- Moderate
- Weak/no



Parcel SM1

Parcel SM1



 Parcel SM1  Neighbouring parcel  Green Belt

NPPF Footnote 7 designations

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

Parcel SM1

Contribution of land in Parcel SM1

Parcel SM1 Assessment Conclusions

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

Parcel SM1 Description

Parcel Location, Land Uses and Boundaries
<p>Land located to the north of St. Margarets. Parcel size: 7ha.</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 no significant change in landform to create a sense of separation between the settlement and the parcel.</p> <p>There is a strong perception of urban development outside of the parcel. The parcel is contained on three sides and there isn't a strong visual barrier or change in landform to reduce perception.</p> <p>Land use creates some association with the urban area but there is little urbanising activity in the parcel. Allotments and car parks create some association with the urban area.</p> <p>Urbanising development limits perception of the wider countryside. The parcel is contained on three sides by development and on one side by woodland limiting perception of the wider countryside.</p>

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

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is close to a small urban area but also near enough to a large built-up area to contribute to preventing its sprawl. Hoddesdon is a town and so is defined as a large built-up area. St. Margarets has a strong enough relationship with Hoddesdon to be associated with the 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.

Parcel SM1

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The Stanstead Mill Stream and Ponds with their associated tree cover form a strong outer boundary which would limit the urbanising impact of development on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. The parcel is subject to some urbanising influence and has features that would restrict and contain development, preventing any incongruous impact on the wider countryside.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

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

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

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

Parcel SM1

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The Stanstead Mill Stream and ponds with their associated tree cover form a strong outer boundary which would limit the urbanising impact of development on adjacent open land.

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

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

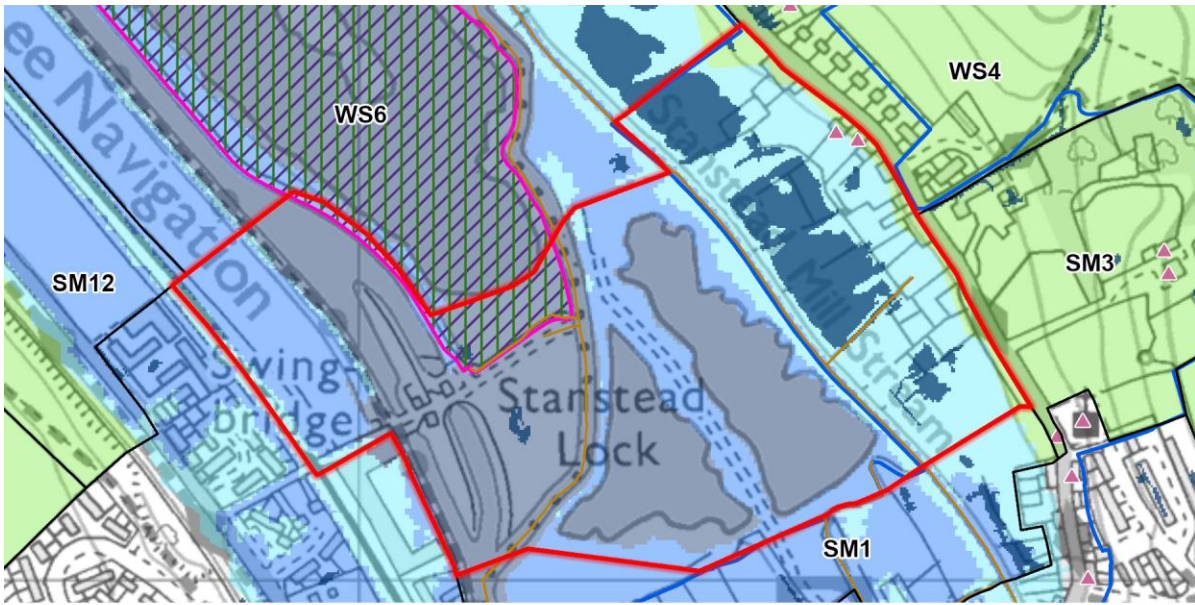
All Green Belt land plays an equal role in relation to this purpose.

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 SM2

Parcel SM2



Parcel SM2 Neighbouring parcel Green Belt

NPPF Footnote 7 designations

- ▲ Listed building
- Chalk river
- ▨ Special Protection Area
- ▤ Ramsar site
- ▭ Site of Special Scientific Interest
- Flood zone 3b
- Flood zone 3
- Flood zone 2
- High risk of surface water flooding
- Conservation area

Parcel SM2

Contribution of land in Parcel SM2

Parcel SM2 Assessment Conclusions

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

Parcel SM2 Description

Parcel Location, Land Uses and Boundaries
<p>Land located to the north-east of St. Margarets, north-west of Stanstead Abbots. Parcel size: 22ha.</p> <p>There is a strong boundary feature between the settlement and the parcel. The River Lea forms a strong boundary feature in the west of the parcel. To the south mature tree lines, garden boundaries and hedgerows in the gap combine to create strong separation.</p> <p>There is some change in landform which creates a sense of separation between the settlement and the parcel. The parcel is covered by large bodies of water indicating some change in landform.</p> <p>There is a weak perception of urban development outside of the parcel. There is weak perception of St. Margarets, however, perception increases in the south of the parcel.</p> <p>There is some urbanising activity in the parcel but land use also associates the area with the wider countryside. Development along Cappel Lane has some urbanising influence.</p> <p>Natural features limit perception of the wider countryside. Landform to the east and 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 close to a small urban area but also near enough to a large built-up area to contribute to preventing its sprawl. Hoddesdon is a town and so is defined as a large built-up area. Stanstead Abbots has a strong enough relationship with Hoddesdon to be associated with the 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.

Parcel SM2

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 only hedgerow boundaries, so development within it would in turn increase the urbanising impact of development on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The lack of features to restrict and contain development mean that, although the parcel is subject to some urbanising 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 Hoddesdon and Stevenage.
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. The parcel contains large bodies of water, the River Lea, and mature tree cover, which form strong separating features in 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. Development of land in the parcel would not reduce the size of the settlement gap but it would be likely to increase urbanising influence on land which forms a substantial part of it.

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 SM2

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

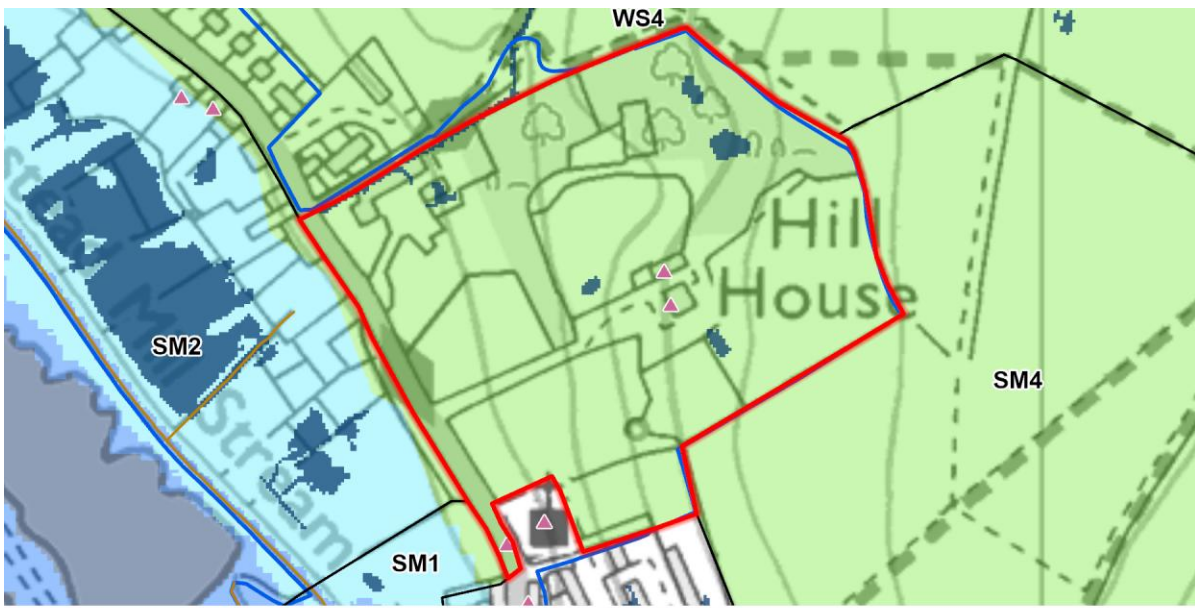
All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

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

Parcel SM3

Parcel SM3



Parcel SM3 Neighbouring parcel Green Belt

NPPF Footnote 7 designations

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

Parcel SM3

Contribution of land in Parcel SM3

Parcel SM3 Assessment Conclusions

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

Parcel SM3 Description

Parcel Location, Land Uses and Boundaries
<p>Land located to the north of Stanstead Abbots. Parcel size: 8ha.</p> <p>There is a consistent, well-defined boundary between the settlement and the parcel. A mature tree line forms a well-defined boundary feature.</p> <p>There is no significant change in landform to create a sense of separation between the settlement and the parcel.</p> <p>There is a weak perception of urban development outside of the parcel. Although the tree line does not form a year-round visual barrier, the settlement edge is not very urban in character.</p> <p>There is some urbanising activity in the parcel but land use also associates the area with the wider countryside. Large residential dwellings and associated land uses have some urbanising influence.</p> <p>Natural features limit perception of the wider countryside. Landform and woodland on the outer parcel boundary 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 close to a small urban area but also near enough to a large built-up area to contribute to preventing its sprawl. Hoddesdon is a town and so is defined as a large built-up area. Stanstead Abbots has a strong enough relationship with Hoddesdon to be associated with the large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Development in the parcel is not very urban in character.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.

Parcel SM3

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 only hedgerow boundaries, so development within it would in turn increase the urbanising impact of development on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The lack of features to restrict and contain development mean that, although the parcel is subject to some urbanising 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. Development in the parcel is not very urban in character.

Parcel SM3

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

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

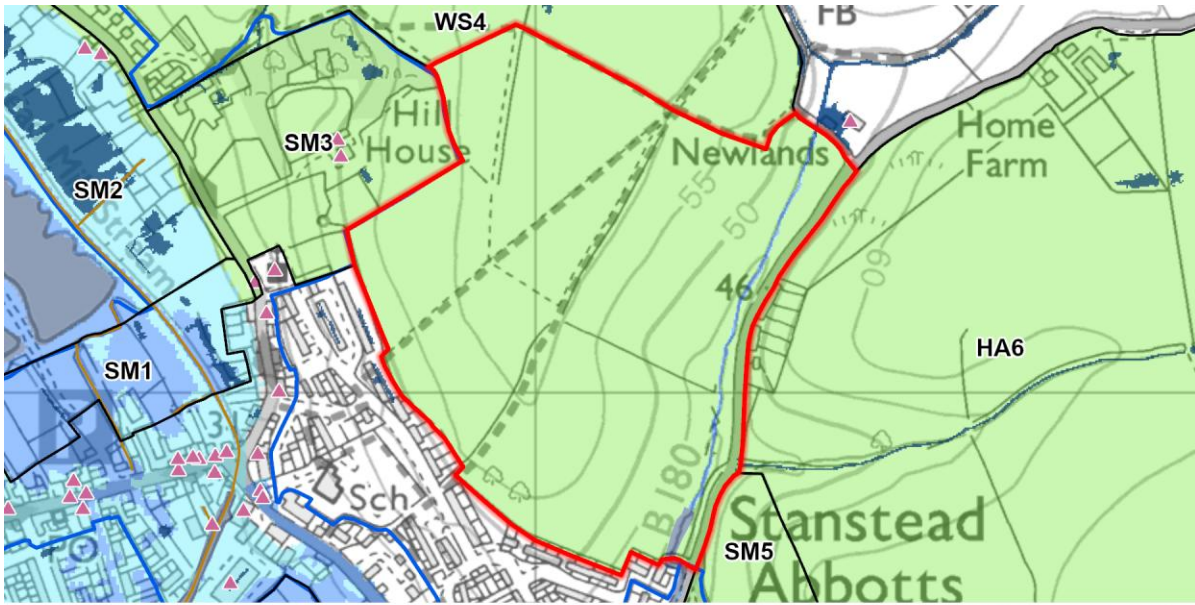
All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

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

Parcel SM4

Parcel SM4



 Parcel SM4  Neighbouring parcel  Green Belt

NPPF Footnote 7 designations

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

Parcel SM4

Contribution of land in Parcel SM4

Parcel SM4 Assessment Conclusions

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

Parcel SM4 Description

Parcel Location, Land Uses and Boundaries
<p>Land located to the north-east of Stanstead Abbots and Hoddesdon. Parcel size: 25ha.</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.</p> <p>There is a weak perception of urban development outside of the parcel. The parcel's raised landform limits perception of St. Margarets.</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. Weak boundaries to the north allows for a strong connection to the adjacent 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 close to a small urban area but also near enough to a large built-up area to contribute to preventing its sprawl. Hoddesdon is a town and so is defined as a large built-up area. Stanstead Abbots has a strong enough relationship with Hoddesdon to be associated with the 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. The parcel has only hedgerow boundaries to the north, so development within it would in turn increase the

Parcel SM4

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 predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The

Parcel SM4

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

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 Purpose A and therefore does not meet the definition of grey belt land.

Parcel SM5

Parcel SM5



 Parcel SM5  Neighbouring parcel  Green Belt

NPPF Footnote 7 designations

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

Parcel SM5

Contribution of land in Parcel SM5

Parcel SM5 Assessment Conclusions

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

Parcel SM5 Description

Parcel Location, Land Uses and Boundaries
<p>Land located to the east of Stanstead Abbots, north-east of Hoddesdon. Parcel size: 6ha.</p> <p>There is a combination of features creating a strong boundary between the settlement and the parcel. The B180 and associated mature tree lines create a strong boundary feature.</p> <p>There is some change in landform which creates a sense of separation between the settlement and the parcel. Land in the parcel ascends away from the settlement edge creating some sense of separation.</p> <p>There is a weak perception of urban development outside of the parcel. The layers mature tree lines create a strong visual barrier.</p> <p>There is some urbanising activity in the parcel but land use also associates the area with the wider countryside. Development in the parcel is not very urban in character.</p> <p>Natural features limit perception of the wider countryside. Rising landform and mature tree cover limits 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 close to a small urban area but also near enough to a large built-up area to contribute to preventing its sprawl. Hoddesdon is a town and so is defined as a large built-up area. Stanstead Abbots has a strong enough relationship with Hoddesdon to be associated with the 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. The strong inner boundary restricts influence from the residential area to the west.

Parcel SM5

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of the strong inner boundary which currently gives 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. Mature 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.

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.

Parcel SM5

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. The strong inner boundary restricts influence from the residential 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. The parcel's strong outer boundary 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 Purpose A and therefore does not meet the definition of grey belt land.


Parcel SM6

Parcel SM6



 Parcel SM6  Neighbouring parcel  Green Belt

NPPF Footnote 7 designations

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

Parcel SM6

Contribution of land in Parcel SM6

Parcel SM6 Assessment Conclusions

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

Parcel SM6 Description

Parcel Location, Land Uses and Boundaries
<p>Land located to the south-east of Stanstead Abbots, north-east of Hoddesdon. Parcel size: 2ha.</p> <p>The parcel's western edge borders land which is currently open but is allocated for development in the Stanstead Abbots and St Margarets Neighbourhood Plan. There are no significant boundary features to separate the parcel from this forthcoming urban edge.</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 visual boundary feature and washed-over development increases perception to the north and east.</p> <p>There is some urbanising activity in the parcel but land use also associates the area with the wider countryside. Residential properties have some urbanising influence, although development density is low.</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 close to a small urban area but also near enough to a large built-up area to contribute to preventing its sprawl. Hoddesdon is a town and so is defined as a large built-up area. Stanstead Abbots has a strong enough relationship with Hoddesdon to be associated with the 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. This assumes the development of the allocated site to the west.

Parcel SM6

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The extent of tree cover around the parcel's outer edges (and also the B181 Roydon Road to the east), combined with the presence of existing development in the parcel and forthcoming development to the west, limit the extent to which further development would 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. There is sufficient urbanising containing influence to limit the extent to which development would be incongruous with the urban pattern (after allocated land to the west has been developed).

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 has uses associated with the urban area which limit the extent to which it is perceived as being part of the countryside.

Parcel SM6

Assessment Considerations	Assessment
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. This assumes the development of the allocated site 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. The extent of tree cover around the parcel's outer edges (and also the B181 Roydon Road to the east), combined with the presence of existing development in the parcel and forthcoming development to the west, limit the extent to which further development would increase urbanising influence 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

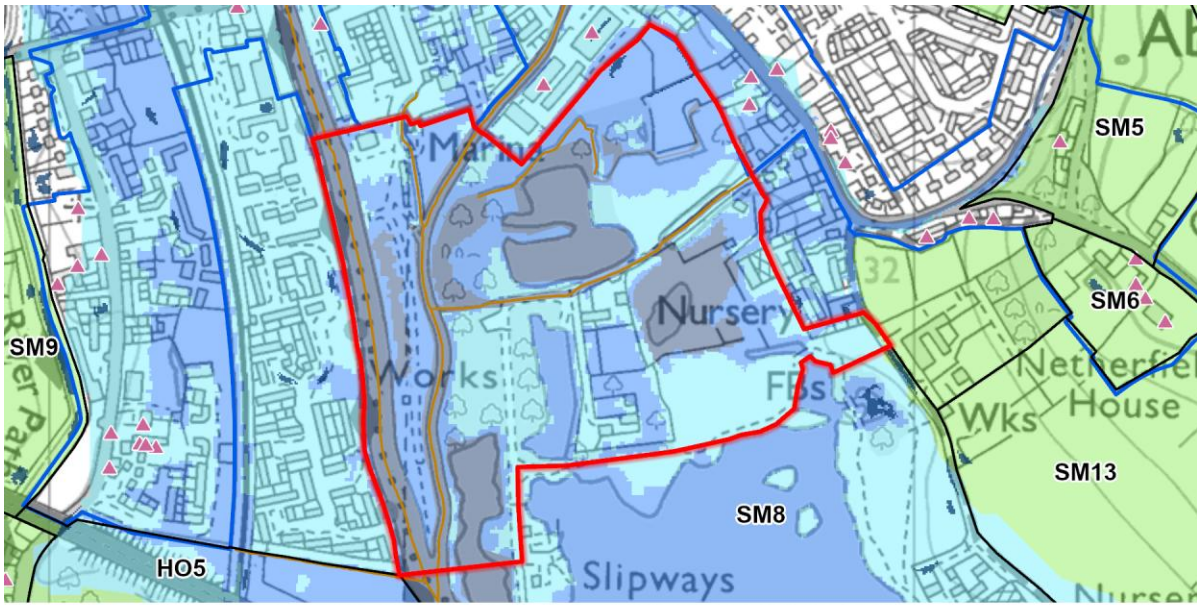
The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore has the potential to be grey belt land. NPPF footnote 7 areas and assets within

Parcel SM6

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 SM7

Parcel SM7



 Parcel SM7  Neighbouring parcel  Green Belt

NPPF Footnote 7 designations

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

Parcel SM7

Contribution of land in Parcel SM7

Parcel SM7 Assessment Conclusions

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

Parcel SM7 Description

Parcel Location, Land Uses and Boundaries
<p>Land to the south of Saint Margarets. Parcel size: 22ha.</p> <p>There are no significant boundary features to separate the parcel from the settlement. Garden boundaries do not form a significant boundary feature. In the west the boundary is consistently strong and defined by the River Lea.</p> <p>There is some change in landform which creates a sense of separation between the settlement and the parcel. Water bodies in the parcel indicate a change in landform.</p> <p>There is some perception of urban development outside of the parcel. Although the parcel features development on three sides, tree cover across the parcel limits its urbanising influence on the parcel.</p> <p>Land use creates some association with the urban area but there is little urbanising activity in the parcel. The car park and boat yard create some association with the urban area.</p> <p>Natural features limit perception of the wider Countryside. Tree cover across the parcel and to the south, limits views and 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 close to a small urban area but also near enough to a large built-up area to contribute to preventing its sprawl. Hoddesdon is a town and so is defined as a large built-up area. Stanstead Abbots has a strong enough relationship with Hoddesdon to be associated with the 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 substantial urbanising influence associated with development outside of the parcel. There is substantial urbanising influence associated with Saint Margarets.

Parcel SM7

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The mature tree cover and water bodies to the south form a strong outer boundary which would limit the urbanising impact of development on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. The parcel is subject to some urbanising influence and has features that would restrict and contain development, preventing any incongruous impact on the wider countryside.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

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

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

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

Parcel SM7

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	There is substantial urbanising influence associated with development outside of the parcel. There is substantial urbanising influence associated with Saint Margarets.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Mature tree lines clearly marks the parcel boundary to the 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

Purpose E – Assisting in urban regeneration:

Equal contribution

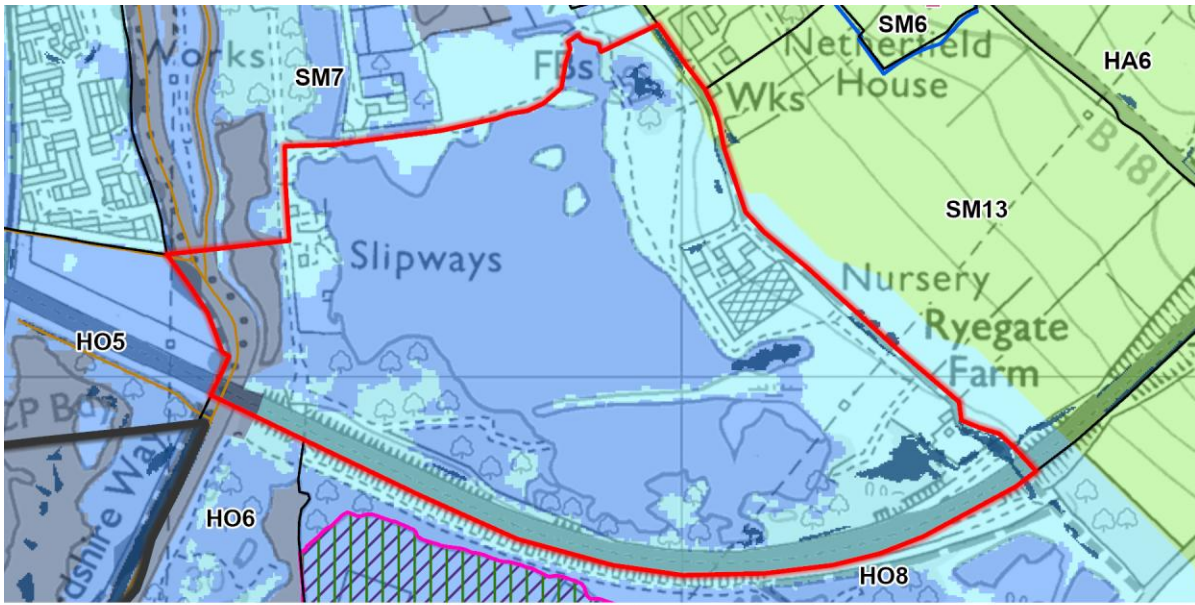
All Green Belt land plays an equal role in relation to this purpose.

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 SM8

Parcel SM8



Parcel SM8
 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 | Conservation area |

Parcel SM8

Contribution of land in Parcel SM8

Parcel SM8 Assessment Conclusions

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

Parcel SM8 Description

Parcel Location, Land Uses and Boundaries
<p>Land to the south of St. Margarets, north-east of Hoddesdon. Parcel size: 35ha.</p> <p>There is a strong boundary feature between the settlement and the parcel. The River Lea and Abbots Lake form strong boundary features.</p> <p>There is some change in landform which creates a sense of separation between the settlement and the parcel. Abbots Lake covers much of the parcel indicating a change in landform.</p> <p>There is a weak perception of urban development outside of the parcel. Vegetation surrounding the lake and river combines with distance to 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 close to a small urban area but also near enough to a large built-up area to contribute to preventing its sprawl. Hoddesdon is a town and so is defined as a large built-up area. Stanstead Abbots has a strong enough relationship with Hoddesdon to be associated with the 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 physical features in reasonable proximity that could restrict and contain development. The parcel has predominantly hedgerow boundaries to the east, so development within it would in turn increase the

Parcel SM8

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 loss of separation between St Margarets and Hoddesdon, causing the two to become a single large built-up area, would be a significant change to the urban pattern. The openness of this parcel is playing a role in preventing that.

Purpose B: Preventing neighbouring towns from merging:

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 to the east. The parcel also lies in the gap between Hoddesdon and the forthcoming development at Gilston to the north-east.
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. The parcel forms a small part of the gap and contains Abbots Lake with its associated tree cover, which contributes to the sense of separation in 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.

Parcel SM8

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

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

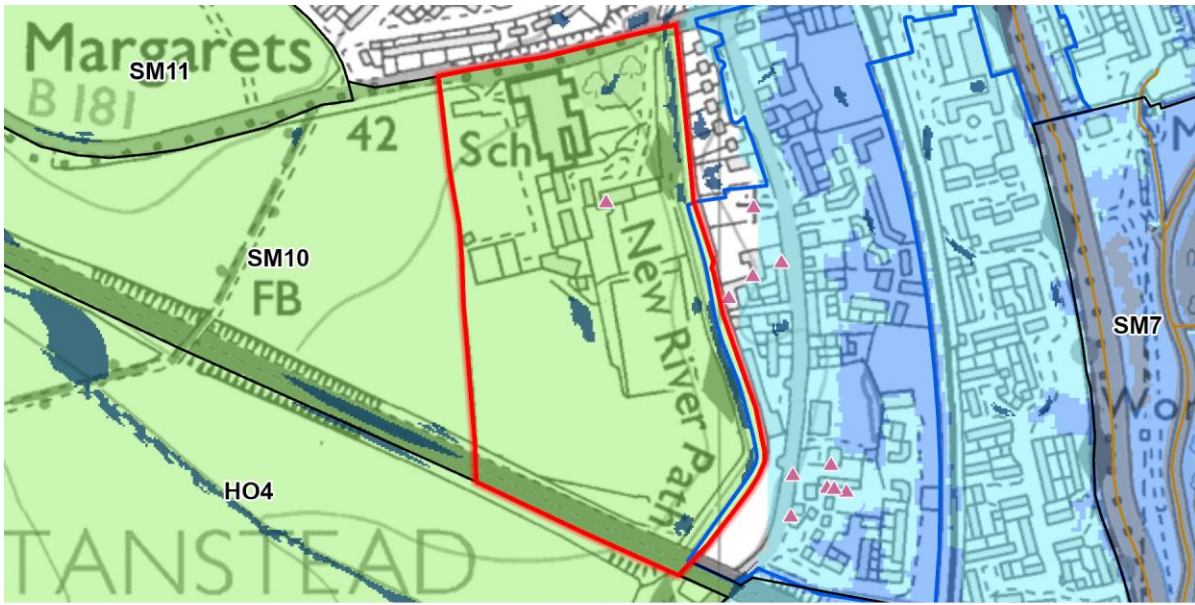
All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

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

Parcel SM9

Parcel SM9



 Parcel SM9  Neighbouring parcel  Green Belt

NPPF Footnote 7 designations

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

Parcel SM9

Contribution of land in Parcel SM9

Parcel SM9 Assessment Conclusions

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

Parcel SM9 Description

Parcel Location, Land Uses and Boundaries
<p>Land located to the north of Hoddesdon, south-west of St Margarets. Parcel size: 12ha.</p> <p>There is a consistent strong boundary feature between the settlement and the parcel. Woodland, the New River and the B181 form a strong and consistent boundary feature.</p> <p>There is no significant change in landform to create a sense of separation between the settlement and the parcel.</p> <p>There is some perception of urban development outside of the parcel. The River does not form a visual barrier and trees do not form a strong year round barrier. Amwell School in the parcel increases perception.</p> <p>Existing development in the Green Belt has some urbanising influence. Amwell School has some urbanising influence.</p> <p>Urbanising development limits perception of the wider countryside.</p>

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

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is close to a small urban area but also near enough to a large built-up area to contribute to preventing its sprawl. Hoddesdon is a town and so is defined as a large built-up area. St Margarets has a strong enough relationship with Hoddesdon to be associated with the large built-up area.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. Amwell View School with associated playing fields has an urbanising influence on the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The parcel is already developed to the extent that further development would not significantly increase urbanising influence on adjacent open land.

Parcel SM9

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 fragile gap between towns. The parcel lies in the gap between Hoddesdon and Ware, between which development at St Margarets and Great Amwell weakens perceived separation of towns.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. Amwell View School with associated playing fields has an urbanising influence on 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 is already partially developed and partially contained by an urban area so makes little contribution to the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel has uses associated with the urban area which limit the extent to which it is perceived as being part of the countryside.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. Amwell View School with associated playing fields has an urbanising influence on 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.

Parcel SM9

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. Development in the parcel would not increase urbanising influence on any land which is not already subject to at least as much urbanising influence as this parcel.

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

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 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

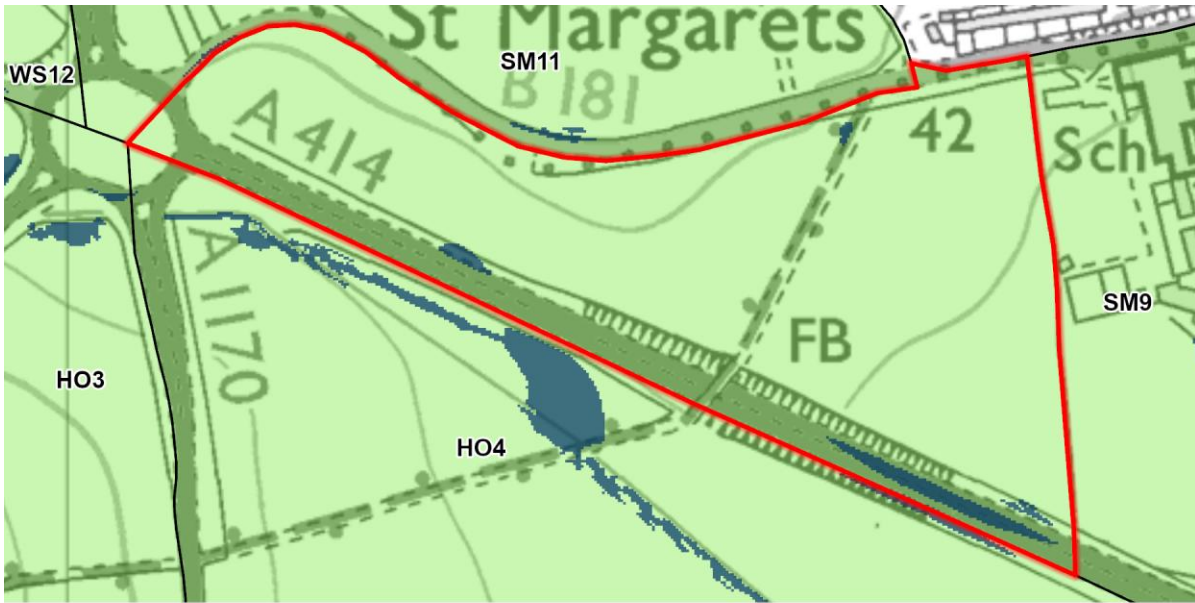
All Green Belt land plays an equal role in relation to this purpose.

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 SM10

Parcel SM10



 Parcel SM10  Neighbouring parcel  Green Belt

NPPF Footnote 7 designations

 High risk of surface water flooding

Parcel SM10

Contribution of land in Parcel SM10

Parcel SM10 Assessment Conclusions

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

Parcel SM10 Description

Parcel Location, Land Uses and Boundaries
<p>Land located to the north of Hoddesdon, west of St Margarets. Parcel size: 14ha.</p> <p>There is a combination of features creating a strong boundary between the settlement and the parcel. The B181 and associated vegetation create a strong boundary feature to the east.</p> <p>There is no significant change in landform to create a sense of separation between the settlement and the parcel.</p> <p>There is a weak perception of urban development outside of the parcel. Although perception of the settlement is limited, development associated with Amwell View School to the east increases perception.</p> <p>There is no significant urbanising development or activity in the Green Belt affecting this parcel. The parcel is predominantly free from urbanising development or activity.</p> <p>Urbanising development limits 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 close to a small urban area but also near enough to a large built-up area to contribute to preventing its sprawl. Hoddesdon is a town and so is defined as a large built-up area. St Margarets has a strong enough relationship with Hoddesdon to be associated with the 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. The parcel forms part of the gap between Hoddesdon

Parcel SM10

Assessment Considerations	Assessment
	and St Margarets. Any partial development of the parcel would weaken the remainder.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The loss of separation between Hoddesdon and St Margarets 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 Hoddesdon and Ware, between which intervening urban areas weaken separation. The gap is narrowest and most fragile close to the connecting routes between settlements.
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. It is a visually open area important in separating Hoddesdon and St Margarets.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. Any development will increase urbanising containment of 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.

Parcel SM10

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. Tree cover associated with the A414 and B181 form strong outer boundary features 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

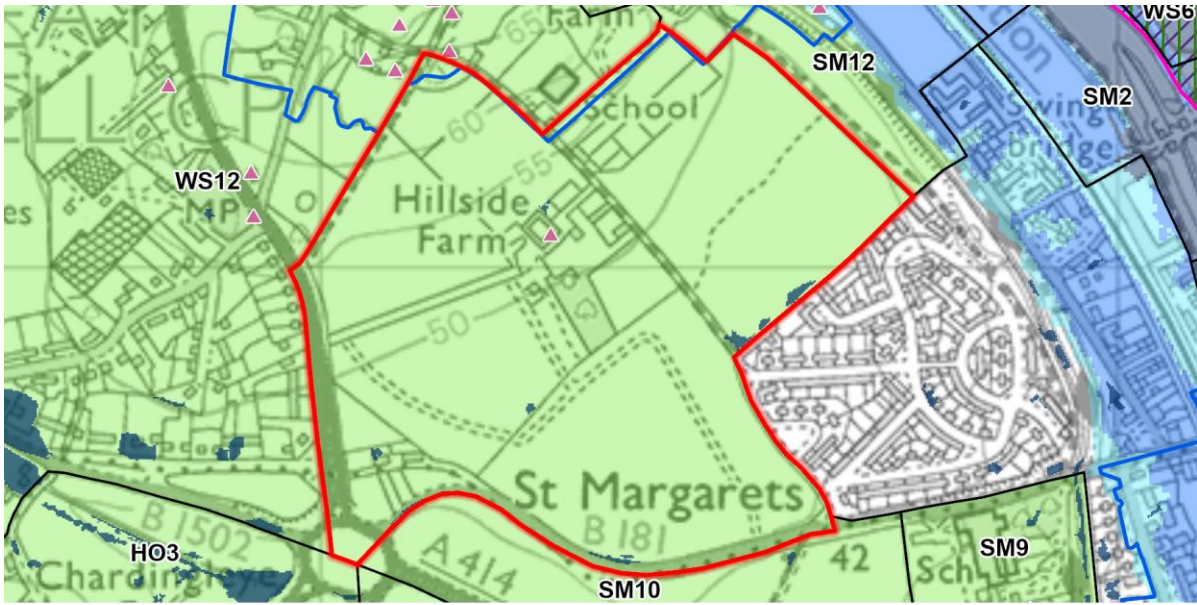
All Green Belt land plays an equal role in relation to this purpose.

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 SM11

Parcel SM11



Parcel SM11
 Neighbouring parcel
 Green Belt

NPPF Footnote 7 designations

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

Parcel SM11

Contribution of land in Parcel SM11

Parcel SM11 Assessment Conclusions

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

Parcel SM11 Description

Parcel Location, Land Uses and Boundaries
<p>Land located to the north of Hoddesdon, south-east of Ware. Parcel size: 36ha.</p> <p>There are no significant boundary features to separate the parcel from the settlement. Residential garden boundaries form a weak separating feature to St Margarets to the east.</p> <p>There is no significant change in landform to create a sense of separation between the settlement and the parcel.</p> <p>There is some perception of urban development outside of the parcel. Due to the lack of a strong boundary feature to the east, there is some perception of the urban area of St Margarets.</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. Washed over development at Great Amwell 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 close to a small urban area but also near enough to a large built-up area to contribute to preventing its sprawl. Hoddesdon is a town and so is defined as a large built-up area. St Margarets has a strong enough relationship with Hoddesdon to be associated with the 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. Due to the lack of a strong boundary feature, there is some influence from the urban area to the east.

Parcel SM11

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel forms the entirety of the gap between Great Amwell and St Margarets. St Margarets in turn has only fragile separation from the large built-up area of Hoddesdon. Any partial development of the parcel would weaken the remainder, increasing the urban relationship between Great Amwell and Hoddesdon.
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:

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?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. The extent of surrounding development limits the role of this area in visual separation of 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.

Parcel SM11

Assessment Considerations	Assessment
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. Due to the lack of a strong boundary feature, there is some influence from the urban area to the east.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Development in the parcel would not increase urbanising influence on any land which is not already subject to at least as much urbanising influence as this parcel.

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

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

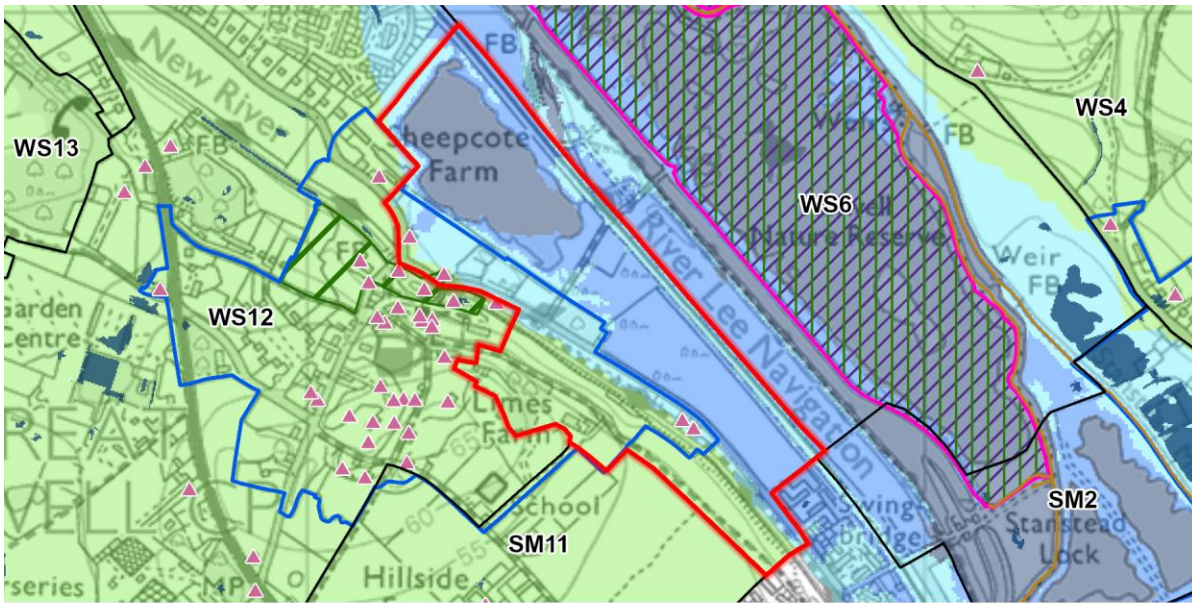
All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

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

Parcel SM12

Parcel SM12



Parcel SM12
 Neighbouring parcel
 Green Belt

NPPF Footnote 7 designations

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

Parcel SM12

Contribution of land in Parcel SM12

Parcel SM12 Assessment Conclusions

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

Parcel SM12 Description

Parcel Location, Land Uses and Boundaries
<p>Land located to the south-east of Ware, north-west of St. Margaret's. Parcel size: 25ha.</p> <p>There is a strong boundary feature between the settlement and the parcel. Mature tree cover forms a strong separating feature to the south-east of the parcel.</p> <p>There is no significant change in landform to create a sense of separation between the settlement and the parcel.</p> <p>There is a weak perception of urban development outside of the parcel. Woodland forms a strong boundary feature and the urban area only has some relationship with the parcel.</p> <p>There is no significant urbanising development or activity in the Green Belt affecting this parcel.</p> <p>Natural features limit perception of the wider countryside. Tree cover in the parcel limits connection to the wider Green Belt, while existing development at St. Margarets and Great Amwell limit connection to the west and south.</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 close to a small urban area but also near enough to a large built-up area to contribute to preventing its sprawl. Hoddesdon is a town and so is defined as a large built-up area. St. Margarets has a strong enough relationship with Hoddesdon to be associated with the large built-up area. The parcel is also near Ware to the north-west.
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.

Parcel SM12

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. Mature woodland tree cover acts as a strong boundary feature between St. Margarets and Great Amwell. Development in the parcel would negate this feature that gives the parcel a strong sense of distinction, while also playing a key role in separating distinct settlements.
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 Ware and Hoddesdon via St. Margarets.
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 lies between St. Margarets and Ware, with development at Great Amwell already reducing open land in the gap. Tree cover in the parcel is playing an important separating role in this part of the gap between Ware and Hoddesdon.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. In addition to the loss of visual separating features the development of land in this parcel would also be likely to increase urbanising influence on remaining land in the gap.

Parcel SM12

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. The railway line to the east and tree cover to the west 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.

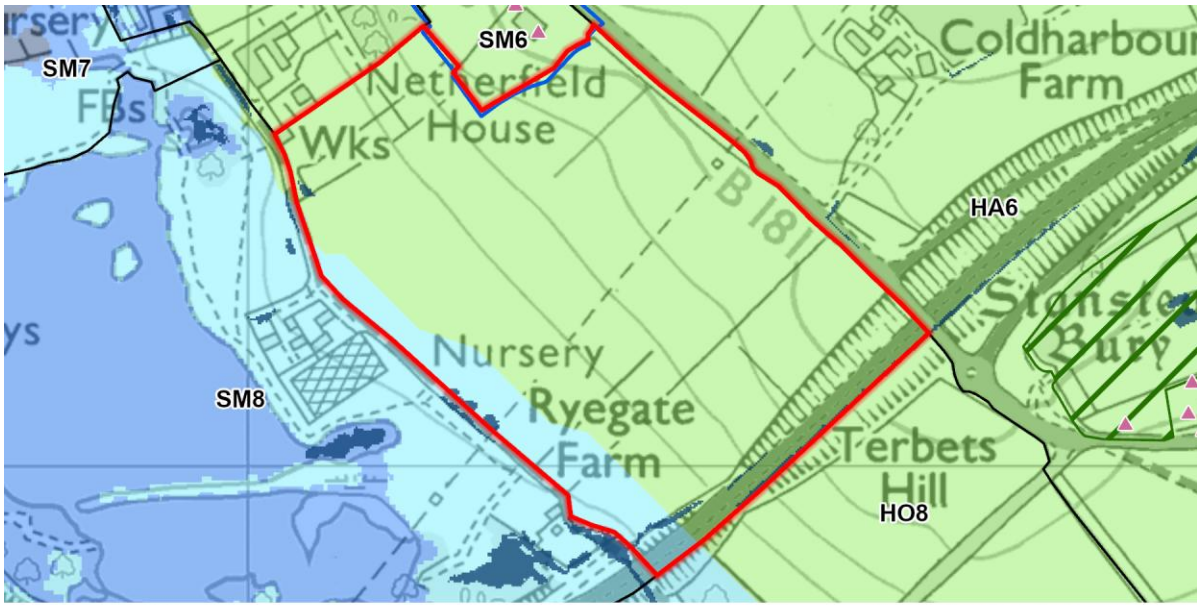
Parcel SM12

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 SM13

Parcel SM13



 Parcel SM13  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 SM13

Contribution of land in Parcel SM13

Parcel SM13 Assessment Conclusions

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

Parcel SM13 Description

Parcel Location, Land Uses and Boundaries
<p>Land to the south of St. Margarets, north-east of Hoddesdon. Parcel size: 19ha.</p> <p>The parcel's north-western edge borders land which is currently open but is allocated for development in the Stanstead Abbots and St Margarets Neighbourhood Plan. There are no significant boundary features to separate the parcel from this forthcoming urban edge.</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 from Roydon Road in the east down to Netherfield Lane in the west.</p> <p>There will be some perception of the urban area close to the forthcoming development on allocated land to the north-west, but this will diminish with distance southward.</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, particularly with rising ground to the north-east, 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. Hoddesdon is a town and so is defined as a large built-up area. St Margarets has a strong enough relationship with Hoddesdon to be associated with the 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.

Parcel SM13

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. In its wider context the parcel is contained by the A414, the tree-lined B181 and Abbots Lake. However, these physical features are not close enough to the urban edge to contain development to an area that lacks a strong sense of separation from the urban area.
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. Land towards the southern end of the parcel is subject to little urbanising influence, so development here would be incongruous. The lack of features within the site to restrict and contain development mean that, although the northern part of the parcel is subject to some urbanising influence, any development here would in turn weaken the remainder of the parcel.

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 Hoddesdon and Harlow to the east. The parcel also lies in the gap between Hoddesdon and the forthcoming development at Gilston to the north-east.
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. The parcel forms a small part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. The development of land in this parcel would be unlikely to significantly increase urbanising influence on adjacent land in the gap.

Parcel SM13

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. In its wider context the parcel is contained by the A414, the tree-lined B181 and Abbots Lake. There are only weak hedgerow boundaries within the parcel, so any partial development would in turn weaken the remainder.

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 SM13

Grey Belt

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