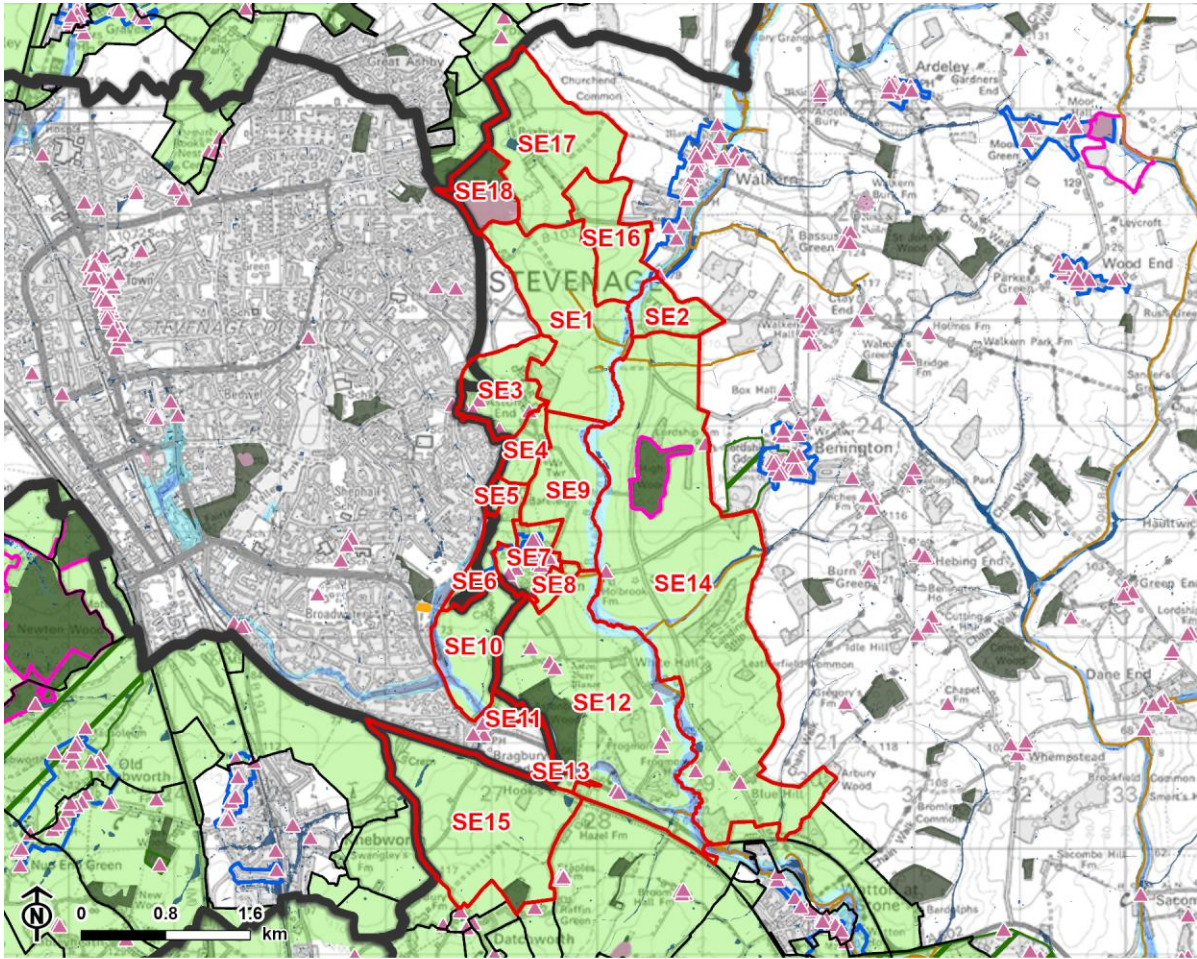


Stevenage East

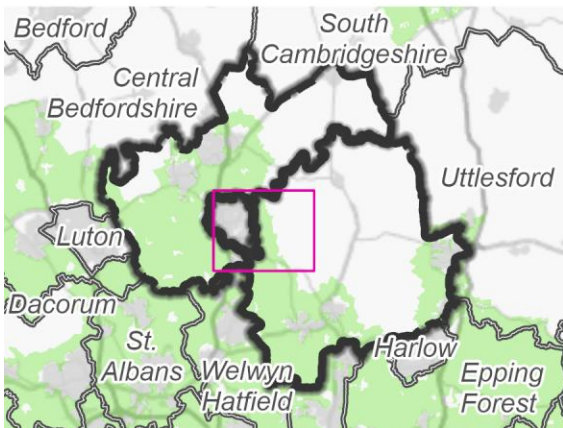
Designations in Stevenage East



- Stevenage East parcel
- Neighbouring parcel
- Local authority
- Neighbouring authority
- Green Belt

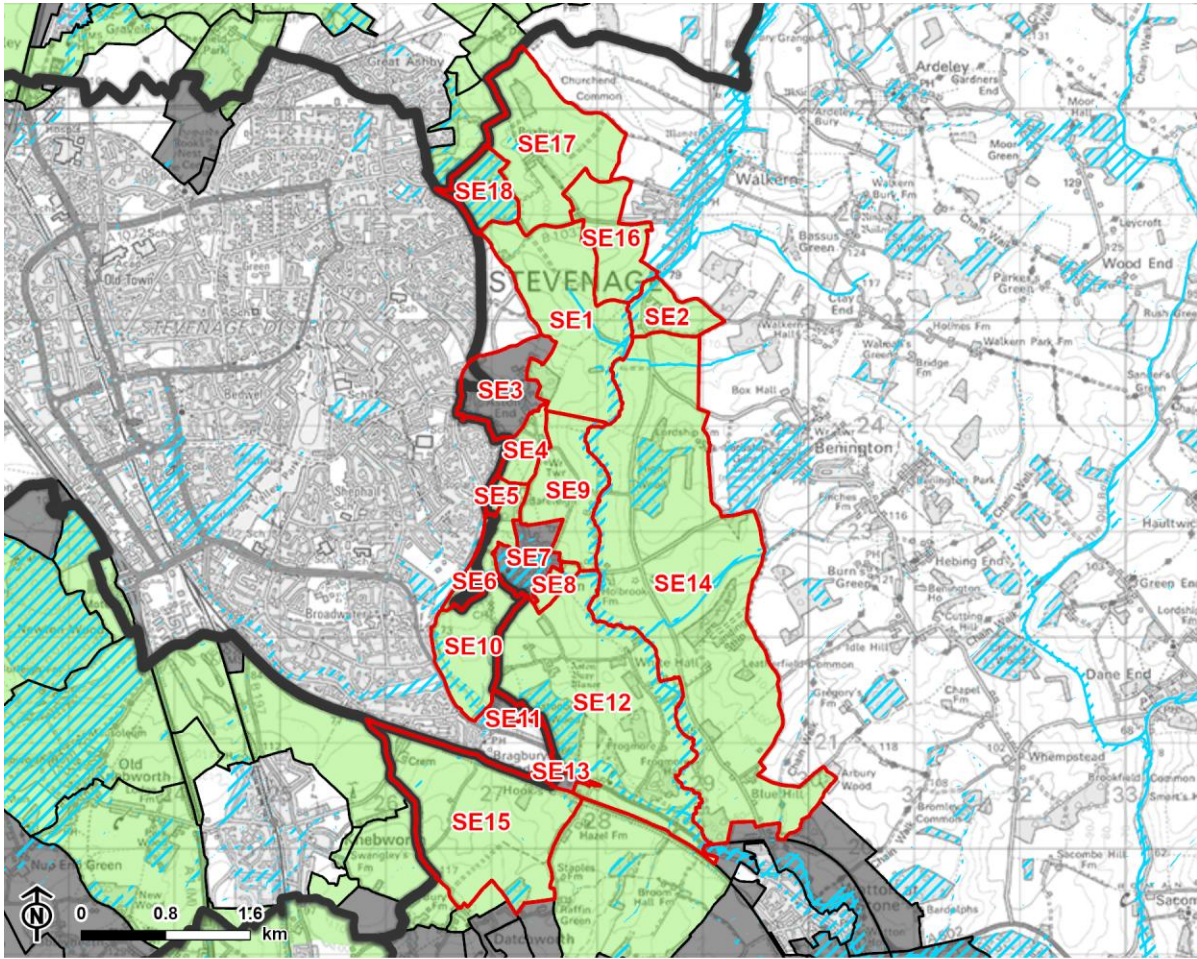
NPPF Footnote 7 designations

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



Stevenage East

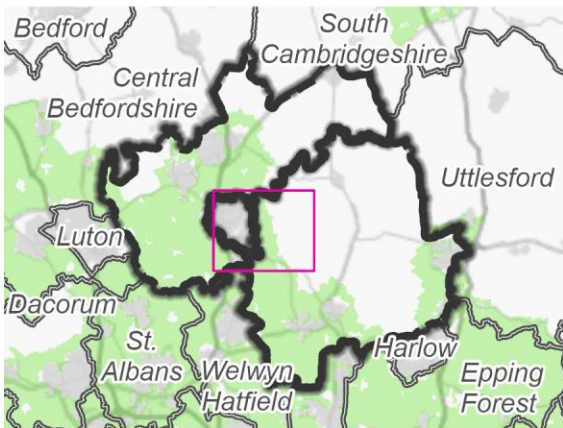
Potential grey belt in Stevenage East



- Stevenage East parcel
- Neighbouring parcel
- Local authority
- Neighbouring authority
- Green Belt

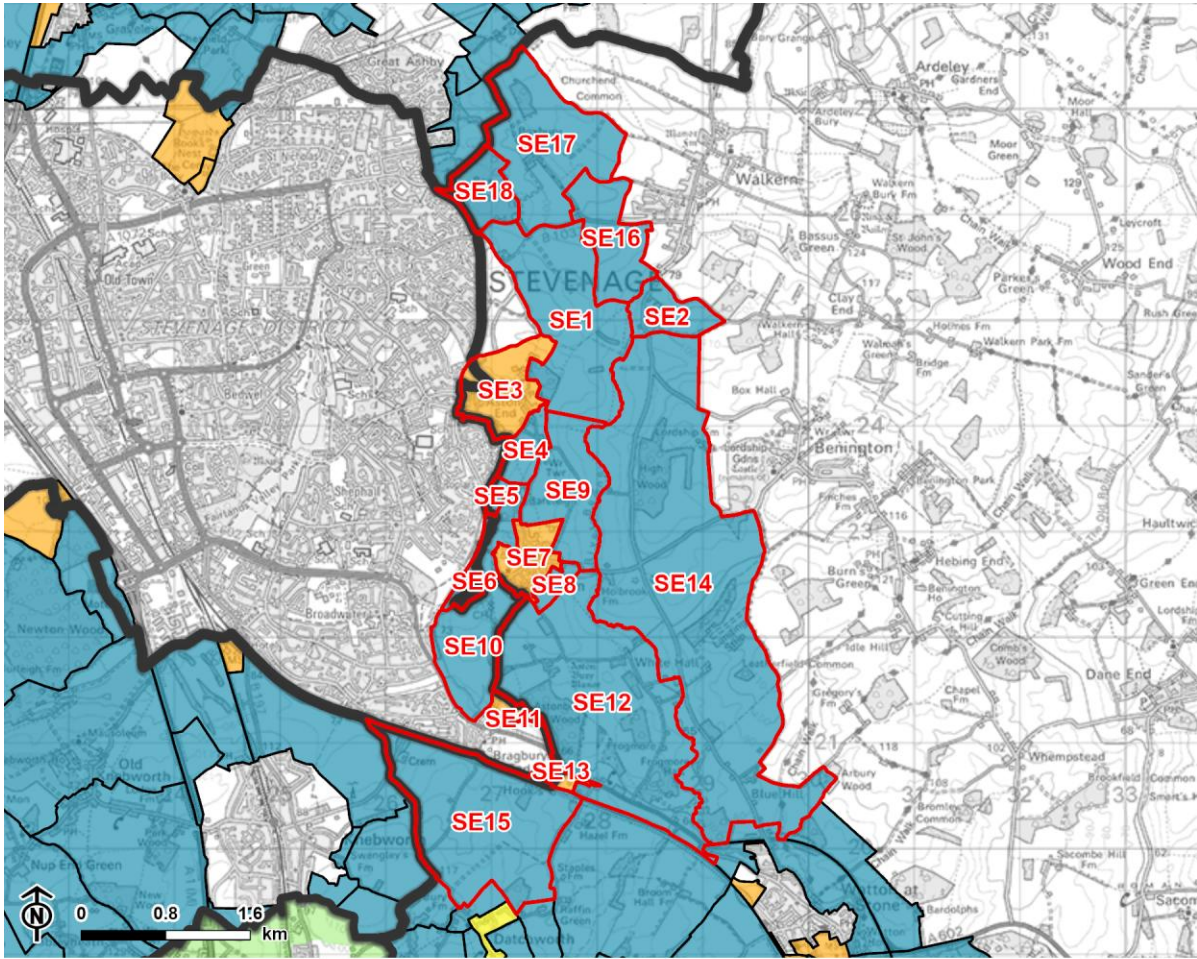
Potential grey belt

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



Stevenage East

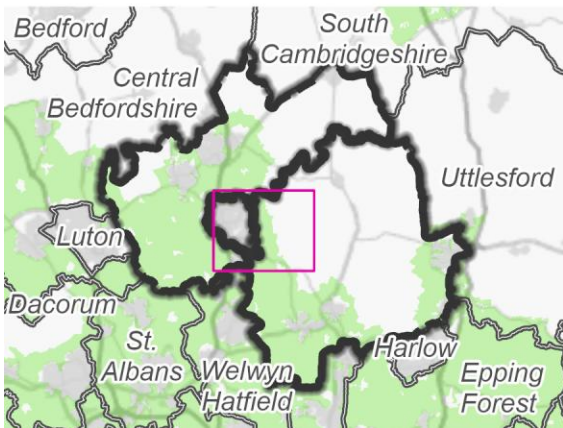
Highest rating in Stevenage East



- Stevenage East parcel
- Neighbouring parcel
- Local authority
- Neighbouring authority
- Green Belt

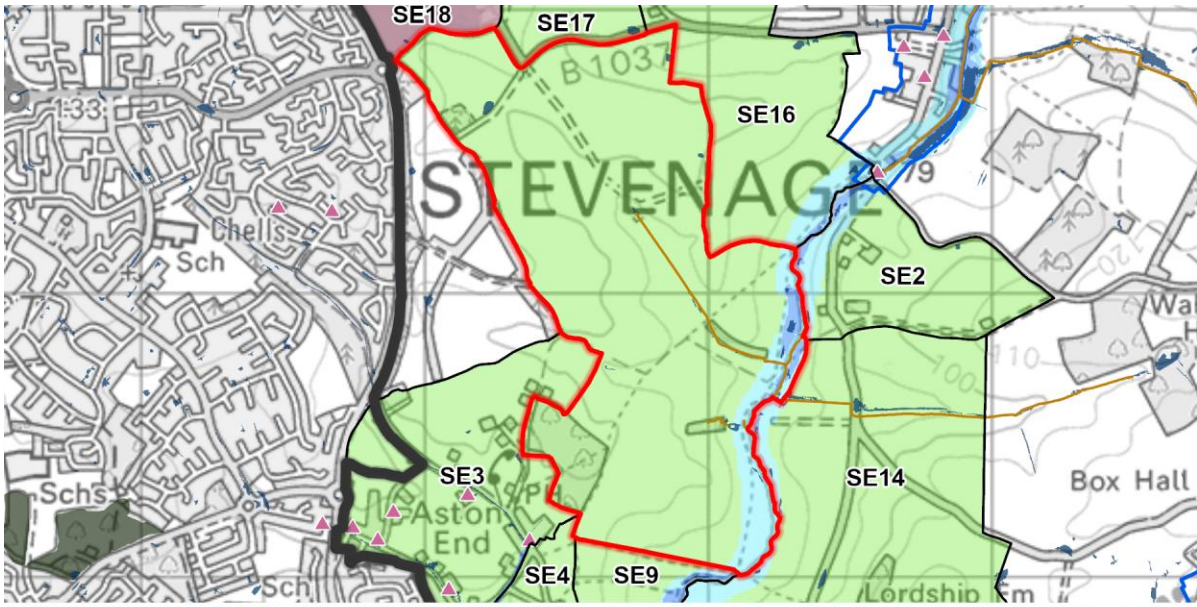
Highest Contribution to NPPF purposes A, B, C and D














- Strong
- Moderate
- Weak/no



Parcel SE1

Parcel SE1



-  Parcel SE1
 -  Neighbouring parcel
 -  Green Belt
 -  Local authority
- NPPF Footnote 7 designations**
-  Listed building
 -  Flood zone 2
 -  Chalk river
 -  High risk of surface water flooding
 -  Ancient woodland
 -  Conservation area
 -  Flood zone 3b
 -  Scheduled monument
 -  Flood zone 3

Parcel SE1

Contribution of land in Parcel SE1

Parcel SE1 Assessment Conclusions

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

Parcel SE1 Description

Parcel Location, Land Uses and Boundaries
<p>Land located to the east of Stevenage, west of Walkern. Parcel size: 149ha.</p> <p>There is a strong boundary feature between the settlement and the parcel. Mature tree cover to the west forms a strong boundary to Stevenage.</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>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.</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. Stevenage is a town, so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	The parcel lies beyond physical features which are restricting and containing urban development. Therefore its weakening or loss would have an adverse impact on this purpose. Development in the parcel would negate the role of the strong inner boundary woodland which currently gives the parcel a strong sense of separation from urbanising influences.

Parcel SE1

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 strong inner boundary woodland between the parcel and the urban edge means that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

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

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

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

Parcel SE1

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

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

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel 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 SE2

Parcel SE2



NPPF Footnote 7 designations

- Listed building (red triangle)
- Chalk river (yellow line)
- Flood zone 3b (grey fill)
- Flood zone 3 (blue fill)
- Flood zone 2 (light blue fill)
- High risk of surface water flooding (dark blue fill)
- Conservation area (blue outline)

Parcel SE2

Contribution of land in Parcel SE2

Parcel SE2 Assessment Conclusions

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

Parcel SE2 Description

Parcel Location, Land Uses and Boundaries
<p>Land located to the east of Stevenage, south of Walkern. Parcel size: 31ha.</p> <p>There is a strong boundary feature between the settlement and the parcel. The River Beane and its associated tree cover form a strong boundary feature to Walkern to the north.</p> <p>There is no significant change in landform to create a sense of separation between Walkern and the parcel.</p> <p>There is a weak perception of urban development outside of the parcel.</p> <p>There is no significant urbanising development or activity in the Green Belt affecting this parcel.</p> <p>There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. There are uninterrupted views across the adjacent countryside.</p>

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

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Stevenage is a town and so is defined as a large built-up area. Walkern has a strong enough relationship with Stevenage 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 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 predominantly hedgerow outer boundaries to the west and south, so development would in turn increase the urbanising impact of development on adjacent open land.

Parcel SE2

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

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

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

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

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

Parcel SE2

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

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

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel 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

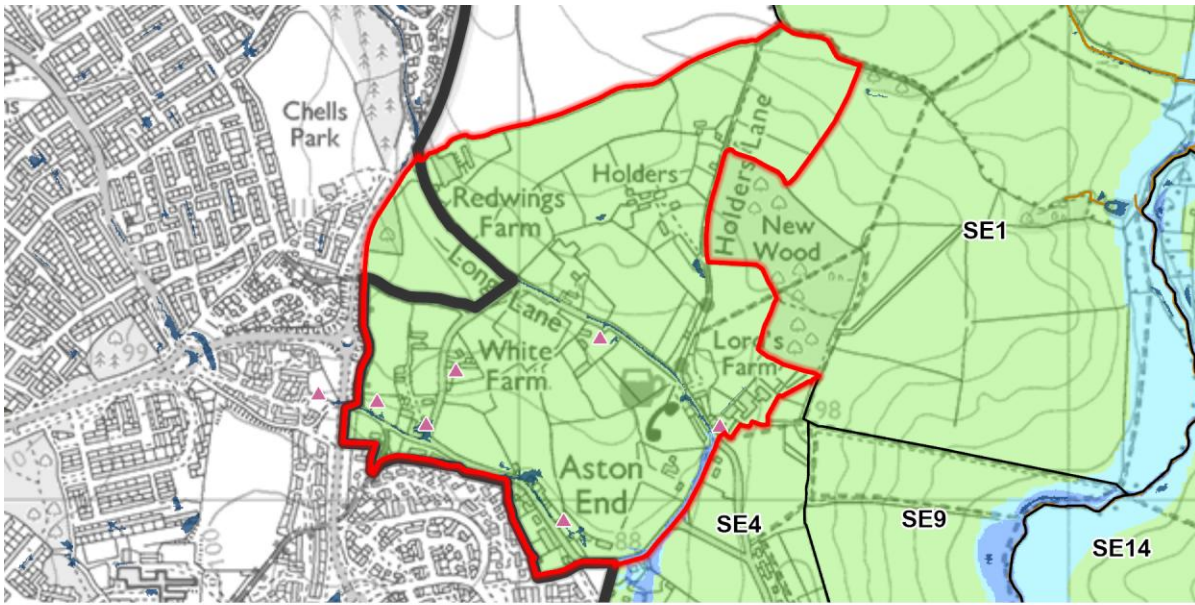
All Green Belt land plays an equal role in relation to this purpose.












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 SE3

Parcel SE3



-  Parcel SE3
 -  Neighbouring parcel
 -  Green Belt
 -  Local authority
- NPPF Footnote 7 designations**
-  Listed building
 -  Flood zone 3
 -  Chalk river
 -  Flood zone 2
 -  Ancient woodland
 -  High risk of surface water flooding
 -  Flood zone 3b

Parcel SE3

Contribution of land in Parcel SE3

Parcel SE3 Assessment Conclusions

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

Parcel SE3 Description

Parcel Location, Land Uses and Boundaries
<p>Land located to the east of Stevenage. Parcel size: 54ha.</p> <p>There are no significant boundary features to separate the parcel from the settlement. Residential garden boundaries near Tatlers Lane form a weak boundary. The boundary becomes more moderate to the south and stronger to the north.</p> <p>There is no significant change in landform to create a sense of separation between the settlement and the parcel.</p> <p>There is some perception of urban development outside of the parcel.</p> <p>There is 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>There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. Glimpsed views through gaps in outer boundary features provide some perception of connectivity with the wider countryside.</p>

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

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Stevenage 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. Development in the parcel is not very urban in character.
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. New Wood and the change of landform form a strong outer boundary to the east of the parcel, which would limit the urbanising impact of development on adjacent open land.

Parcel SE3

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

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

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

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Development in the parcel is not very urban in character.
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. New Wood and the change in landform clearly marks the parcel boundary to the east. Although

Parcel SE3

Assessment Considerations	Assessment
	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 SE4

Parcel SE4



-  Parcel SE4
 -  Neighbouring parcel
 -  Green Belt
 -  Local authority
- NPPF Footnote 7 designations**
-  Listed building
 -  Flood zone 3
 -  Chalk river
 -  Flood zone 2
 -  Flood zone 3b
 -  High risk of surface water flooding

Parcel SE4

Contribution of land in Parcel SE4

Parcel SE4 Assessment Conclusions

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

Parcel SE4 Description

Parcel Location, Land Uses and Boundaries
<p>Land located to the east of Stevenage. Parcel size: 21ha.</p> <p>There is a combination of features creating a strong boundary between the settlement and the parcel. Aston End Brook and associated vegetation form a strong boundary feature.</p> <p>There is some change in landform which creates a sense of separation between the settlement and the parcel. Land in the parcel slopes gently up from the settlement edge, creating some sense of separation.</p> <p>There is some perception of urban development outside of the parcel. The rising landform allows some perception of the development around Ten Acres Crescent.</p> <p>There is no significant urbanising development or activity in the Green Belt affecting this parcel. Existing development in the parcel is not urban in character.</p> <p>There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence.</p>

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

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Stevenage 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?	The parcel lies beyond physical features which are restricting and containing urban development. Therefore its weakening or loss would have an adverse impact on this purpose. Development in the parcel would negate the role of Aston End Brook with associated tree cover, which currently gives the parcel

Parcel SE4

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

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

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

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is 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 SE4

Assessment Considerations	Assessment
	parcel has predominantly 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

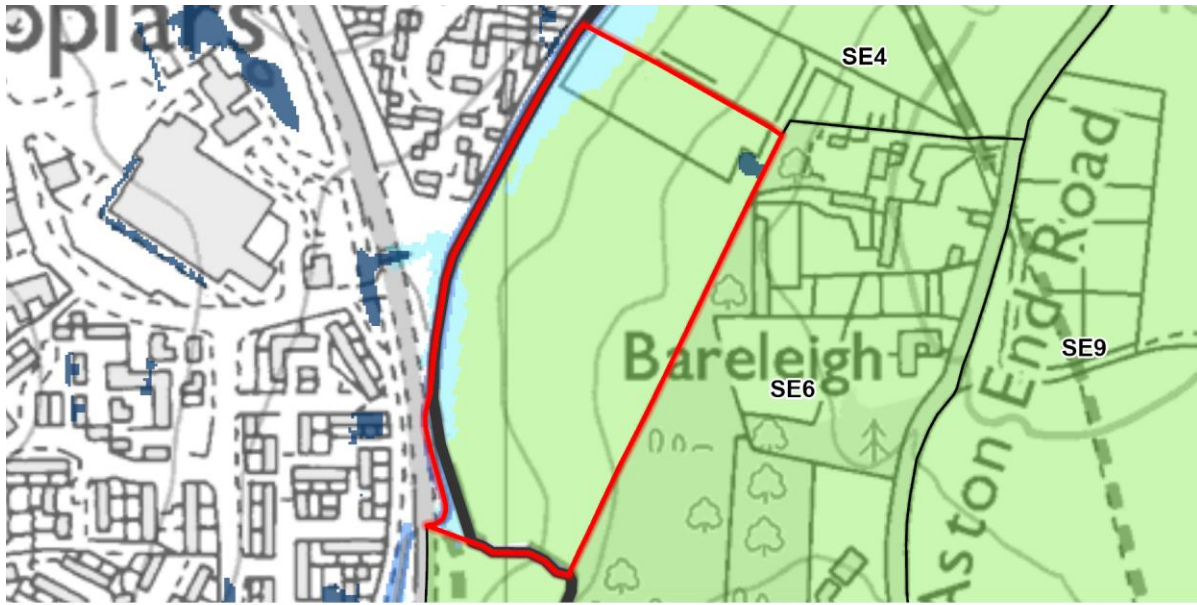
All Green Belt land plays an equal role in relation to this purpose.









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 SE5

Parcel SE5



-  Parcel SE5
 -  Neighbouring parcel
 -  Green Belt
 -  Local authority
- NPPF Footnote 7 designations**
-  Flood zone 3b
 -  Flood zone 2
 -  Flood zone 3
 -  High risk of surface water flooding

Parcel SE5

Contribution of land in Parcel SE5

Parcel SE5 Assessment Conclusions

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

Parcel SE5 Description

Parcel Location, Land Uses and Boundaries
<p>Land located to the east of Stevenage, between Stevenage and the satellite settlement of Aston. Parcel size: 5ha.</p> <p>There is a strong boundary feature between the settlement and the parcel. Tree cover associated with Aston End Brook forms a strong separating feature 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>There is no significant urbanising development or activity in the Green Belt affecting this parcel.</p> <p>Natural features limit perception of the wider Countryside.</p>

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

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Stevenage is a town, so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of tree cover associated with Aston End Brook which currently gives the parcel a strong sense of separation from urbanising influences.

Parcel SE5

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 strong inner boundary 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 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. Woodland to the east of the parcel forms a strong

Parcel SE5

Assessment Considerations	Assessment
	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

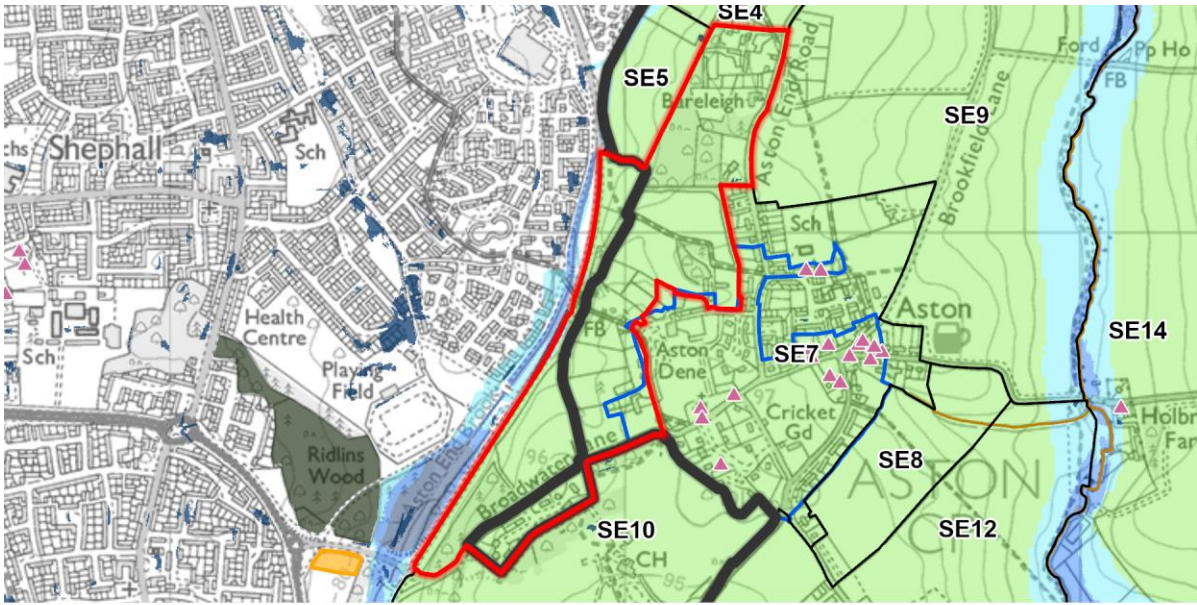
All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

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

Parcel SE6

Parcel SE6



Parcel SE6 Neighbouring parcel Green Belt

Local authority

NPPF Footnote 7 designations

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

Parcel SE6

Contribution of land in Parcel SE6

Parcel SE6 Assessment Conclusions

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

Parcel SE6 Description

Parcel Location, Land Uses and Boundaries
<p>Land located to the east of Stevenage, west of Aston. Parcel size: 30ha.</p> <p>There is a strong boundary feature between the settlement and the parcel. Woodland tree cover forms a strong boundary to Stevenage, whilst less dense tree cover forms a significant boundary to Aston in the east.</p> <p>There is no significant change in landform to create a sense of separation between the settlement and the parcel.</p> <p>There is a weak perception of urban development outside of the parcel.</p> <p>There is no significant urbanising development or activity in the Green Belt affecting this parcel. Development in the parcel is not urban in character.</p> <p>There is no significant urbanising development or activity in the Green Belt affecting this parcel.</p>

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

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Stevenage 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. 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. There is some influence from Aston to the east of the parcel, where the boundary is weaker.
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 wooded inner boundary which currently gives the parcel a strong sense of separation from urbanising influences.

Parcel SE6

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

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

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

Purpose C: Assisting in safeguarding the countryside from encroachment:

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.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel. There is some influence from Aston to the east of the parcel, where the boundary is weaker.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The well-treed boundaries would limit the

Parcel SE6

Assessment Considerations	Assessment
	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

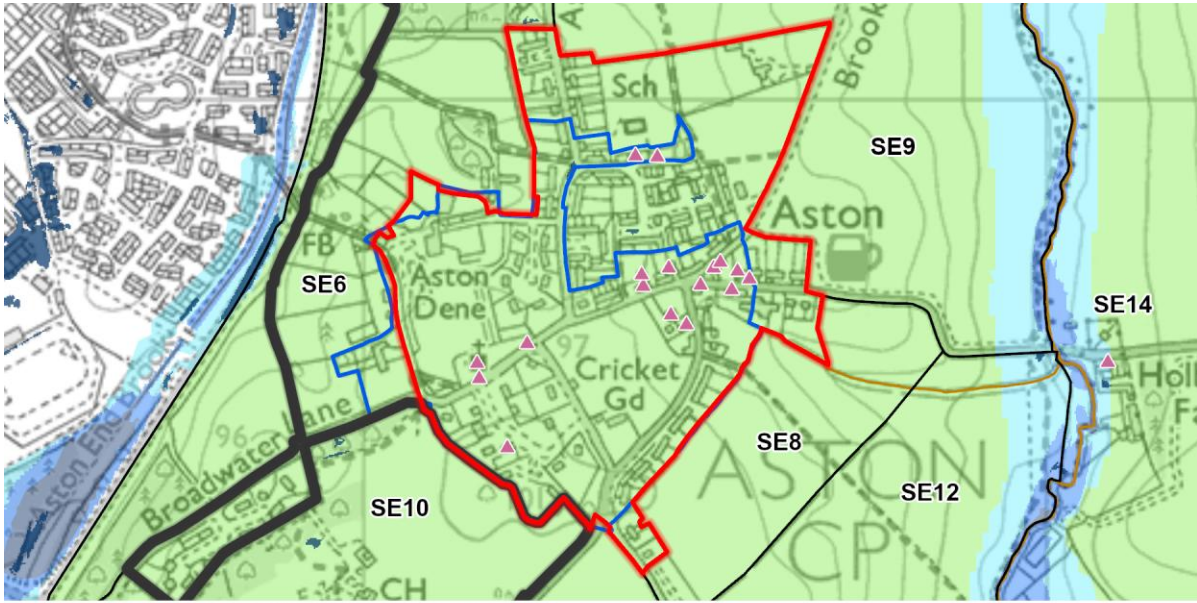
All Green Belt land plays an equal role in relation to this purpose.

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 SE7

Parcel SE7



Parcel SE7 Neighbouring parcel Green Belt

Local authority

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 SE7

Contribution of land in Parcel SE7

Parcel SE7 Assessment Conclusions

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

Parcel SE7 Description

Parcel Location, Land Uses and Boundaries
Land located to the east of Stevenage, forming the satellite settlement of Aston. Parcel size: 31ha. The parcel covers an isolated area of development in the open countryside, which limits openness associated with its development, land use and activity. Visual openness persists between the partially open areas and the surrounding open countryside.

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. Stevenage 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. The parcel contains the satellite settlement of Aston.
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 in the parcel would not represent an incongruous pattern of development because of its existing level of development. The parcel comprises the satellite settlement of Aston.

Parcel SE7

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

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

Purpose C: Assisting in safeguarding the countryside from encroachment:

Weak/No contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel lacks openness and so is part of an urban area rather than part of the countryside.
What is the extent of urbanising development in the parcel?	N/A
What is the extent of urbanising influence from outside the parcel?	N/A
Would development impact adjacent Green Belt land?	N/A

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

Parcel SE7

Assessment Considerations	Assessment
	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 SE8

Parcel SE8



- | | | |
|-------------------------------------|-------------------------------------|------------|
| Parcel SE8 | Neighbouring parcel | Green Belt |
| Local authority | | |
| 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 SE8

Contribution of land in Parcel SE8

Parcel SE8 Assessment Conclusions

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

Parcel SE8 Description

Parcel Location, Land Uses and Boundaries
<p>Land located to the east of Stevenage, south-east of Aston. Parcel size: 10ha.</p> <p>There are no significant boundary features to separate the parcel from the settlement.</p> <p>There is some change in landform which creates a sense of separation between the settlement and the parcel. Land in the parcel slopes away from Aston towards the River Beane, creating some sense of separation.</p> <p>There is some perception of urban development outside of the parcel.</p> <p>There is no significant urbanising development or activity in the Green Belt affecting this parcel.</p> <p>There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. Landform on the other side of the River Beane valley limits perception. There is some perception in mid range views to the north.</p>

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

Strong contribution

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

Parcel SE8

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

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

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

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

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

Parcel SE8

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

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

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

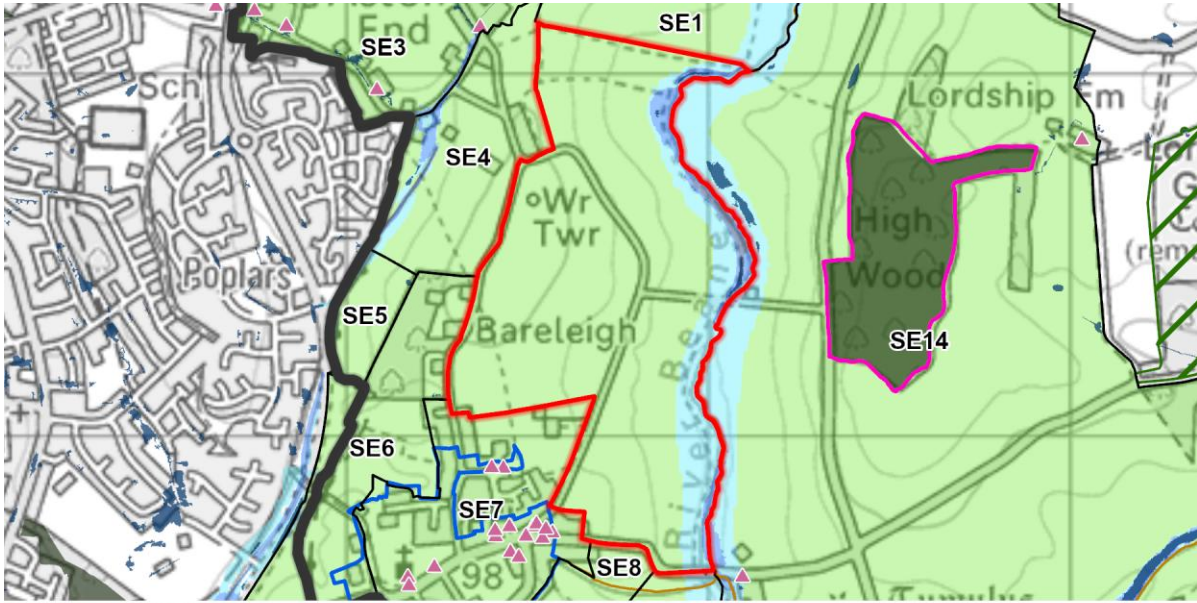
All Green Belt land plays an equal role in relation to this purpose.

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 SE9

Parcel SE9



Parcel SE9 Neighbouring parcel Green Belt

Local authority

NPPF Footnote 7 designations

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

Parcel SE9

Contribution of land in Parcel SE9

Parcel SE9 Assessment Conclusions

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

Parcel SE9 Description

Parcel Location, Land Uses and Boundaries
<p>Land located to the east of Stevenage. Parcel size: 75ha.</p> <p>There is a consistent, well-defined boundary between the settlement and the parcel. A mature, well-treed hedgerow forms a well-defined boundary feature.</p> <p>There is some change in landform which creates a sense of separation between the settlement and the parcel. Land in the parcel slopes away from Aston towards the River Beane, creating some sense of separation.</p> <p>There is a weak perception of urban development outside of the parcel. The well treed hedgerow, landform and scale of development combine to limit perception.</p> <p>There is no significant urbanising development or activity in the Green Belt affecting this parcel. The parcel is predominantly free from urbanising activity.</p> <p>There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. Landform on the other side of the River Beane valley limits perception. There is some perception in mid range views to the north.</p>

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

Strong contribution

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

Parcel SE9

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

Parcel SE9

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

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

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

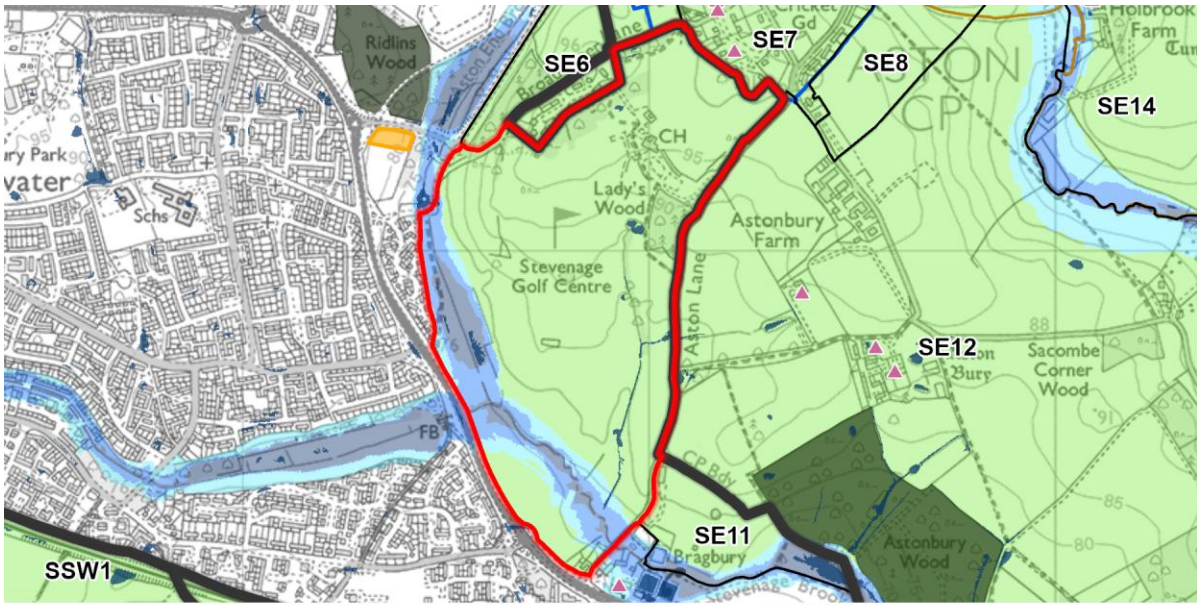
All Green Belt land plays an equal role in relation to this purpose.














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 SE10

Parcel SE10



-  Parcel SE10
 -  Neighbouring parcel
 -  Green Belt
 -  Local authority
- NPPF Footnote 7 designations**
-  Listed building
 -  Flood zone 3
 -  Chalk river
 -  Flood zone 2
 -  Ancient woodland
 -  High risk of surface water flooding
 -  Lowland fens
 -  Conservation area
 -  Flood zone 3b

Parcel SE10

Contribution of land in Parcel SE10

Parcel SE10 Assessment Conclusions

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

Parcel SE10 Description

Parcel Location, Land Uses and Boundaries
<p>Land located to the east of Stevenage, south-west of Aston. Parcel size: 64ha.</p> <p>There is a combination of features creating a strong boundary between the settlement and the parcel. The A602 and associated vegetation combine to form strong separation from Stevenage.</p> <p>There is no significant change in landform to create a sense of separation between the settlement and the parcel. There isn't a large enough change in landform to create a sense of separation.</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>Land use creates some association with the urban area but there is little urbanising activity in the parcel. Stevenage Golf Course creates some association with the urban area.</p> <p>Natural features limit perception of the wider countryside. Vegetation associated with the golf course 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 adjacent to a large built-up area. Stevenage is a town, so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of the A602, which currently gives the parcel a strong sense of separation from urbanising influences.

Parcel SE10

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would create an incongruous pattern of development by significantly weakening the separation between currently distinct urban areas, increasing their combined sprawling influence on the wider Green Belt. The A602 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 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 SE10

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

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

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

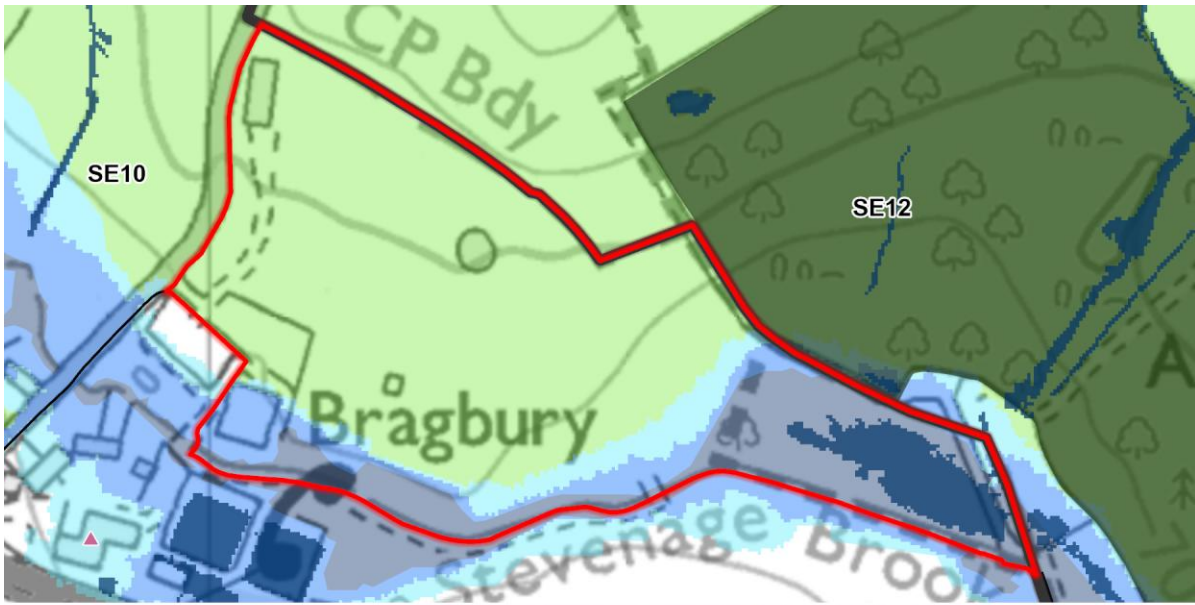
All Green Belt land plays an equal role in relation to this purpose.



Grey Belt

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

Parcel SE11

Parcel SE11



 Parcel SE11  Neighbouring parcel  Green Belt

 Local authority

NPPF Footnote 7 designations

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

Parcel SE11

Contribution of land in Parcel SE11

Parcel SE11 Assessment Conclusions

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

Parcel SE11 Description

Parcel Location, Land Uses and Boundaries
<p>Land located to the south-east of Stevenage. Parcel size: 8ha.</p> <p>There is a moderate boundary feature between the settlement and the parcel. Stevenage Brook and its associated tree cover combine to form moderate separation from Stevenage.</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. The parcel comprises Bragbury End Training Ground.</p> <p>Natural features limit perception of the wider countryside. Astonbury Wood limits perception of the wider countryside.</p>

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

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Stevenage is a town, so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. The parcel comprises Bragbury End Training Ground.
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. Extensive woodland forms a strong outer boundary to the north-east of the parcel, which would limit the urbanising impact of development on adjacent open land.

Parcel SE11

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

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

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

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel has uses associated with the urban area which limit the extent to which it is perceived as being part of the countryside.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. The parcel comprises Bragbury End Training Ground.
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. Extensive woodland forms a strong outer

Parcel SE11

Assessment Considerations	Assessment
	boundary to the north-east of the parcel, 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 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

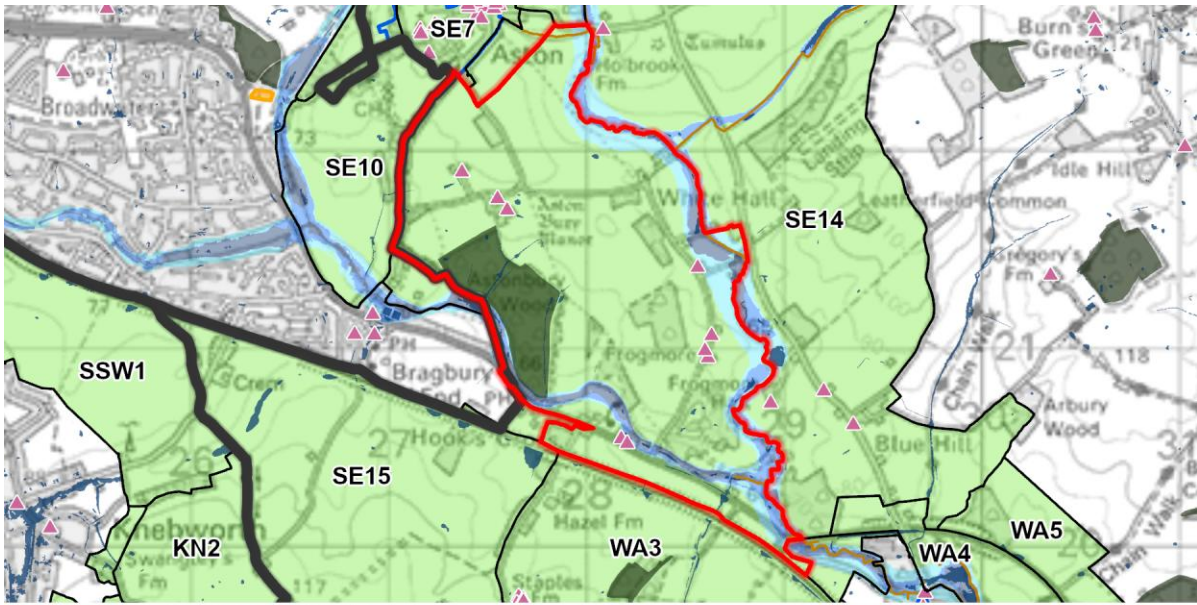
All Green Belt land plays an equal role in relation to this purpose.

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 SE12

Parcel SE12



- Parcel SE12
 - Neighbouring parcel
 - Green Belt
 - Local authority
- NPPF Footnote 7 designations**
- ▲ Listed building
 - Flood zone 3
 - Chalk river
 - Flood zone 2
 - Ancient woodland
 - High risk of surface water flooding
 - Lowland fens
 - Conservation area
 - Flood zone 3b

Parcel SE12

Contribution of land in Parcel SE12

Parcel SE12 Assessment Conclusions

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

Parcel SE12 Description

Parcel Location, Land Uses and Boundaries
<p>Land located to the south-east of Stevenage. Parcel size: 274ha.</p> <p>Boundary features within the gap between the settlement and the parcel combine to create strong separation. Woodland, tree lines, the A602 and multiple named brooks combine to form a strong boundary feature in the gap.</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. Distance and boundary features combine to limit perception of Stevenage, however, the washed-over development of Aston creates some perception.</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>There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. The parcel is part of the wider countryside and so has a strong relationship with it. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence.</p>

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

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Stevenage is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Stevenage for development here to be associated with it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development. Development in the parcel is not very urban in character.
What is the extent of urbanising influence from outside the parcel?	The parcel is free from urbanising influences associated with development outside the parcel.

Parcel SE12

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	The parcel lies beyond physical features which are restricting and containing urban development. Therefore its weakening or loss would have an adverse impact on this purpose. Development in the parcel would negate the role of the block of woodland 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 in the parcel would create an incongruous pattern of development by breaching strong physical features currently restricting and containing an urban area.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

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

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development. Development in the parcel is not very urban in character.

Parcel SE12

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	The parcel is free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has 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 SE13

Parcel SE13



- Parcel SE13
 - Neighbouring parcel
 - Green Belt
 - Local authority
- NPPF Footnote 7 designations**
- Ancient woodland
 - Flood zone 2
 - Flood zone 3b
 - High risk of surface water flooding
 - Flood zone 3

Parcel SE13

Contribution of land in Parcel SE13

Parcel SE13 Assessment Conclusions

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

Parcel SE13 Description

Parcel Location, Land Uses and Boundaries
<p>Land located to the south-east of Stevenage. Parcel size: 4ha.</p> <p>There are no significant boundary features to separate the parcel from the settlement. Scattered mature trees do not form a significant boundary feature to the site to the north-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 some perception of urban development outside of the parcel. Infrequent mature trees do not form a year-round boundary feature to reduce perception.</p> <p>Existing development in the Green Belt has some urbanising influence. The Three Horseshoes pub and adjacent dwellings have some urbanising influence.</p> <p>Natural features limit perception of the wider countryside.</p>

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

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Stevenage is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The parcel is contained by the A602 to the north, woodland to the east, and the Cuffley to Stevenage rail line to the south, all of which form strong outer boundaries which would limit the urbanising impact of development on adjacent open land.

Parcel SE13

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

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

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

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel has uses associated with the urban area which limit the extent to which it is perceived as being part of the countryside.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is 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 woodland, railway line and A602 form a

Parcel SE13

Assessment Considerations	Assessment
	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 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

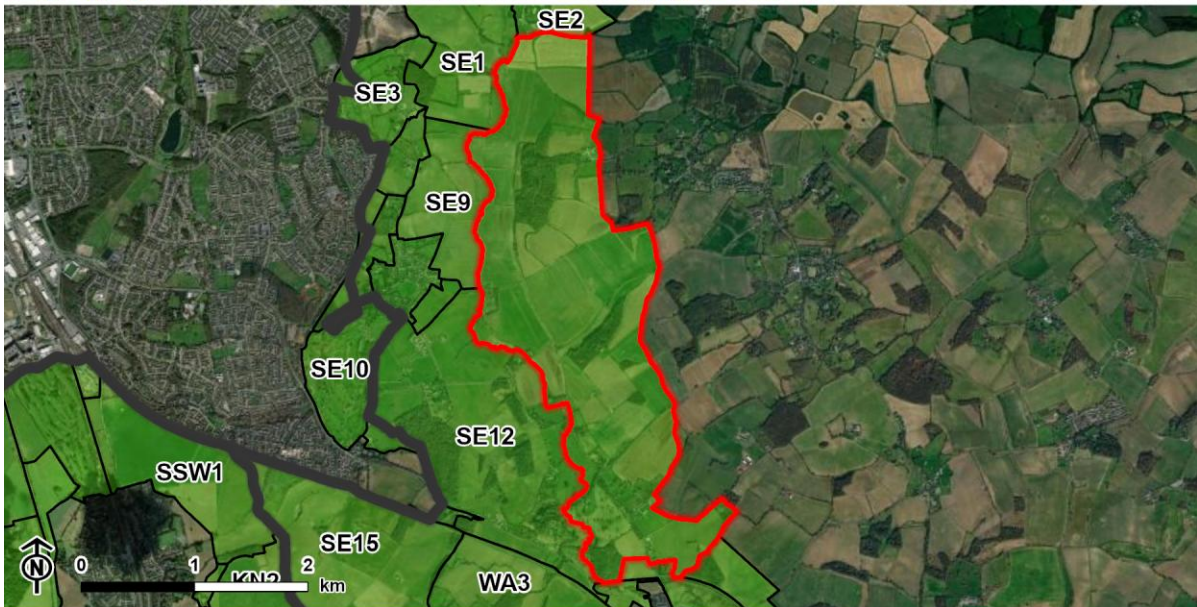
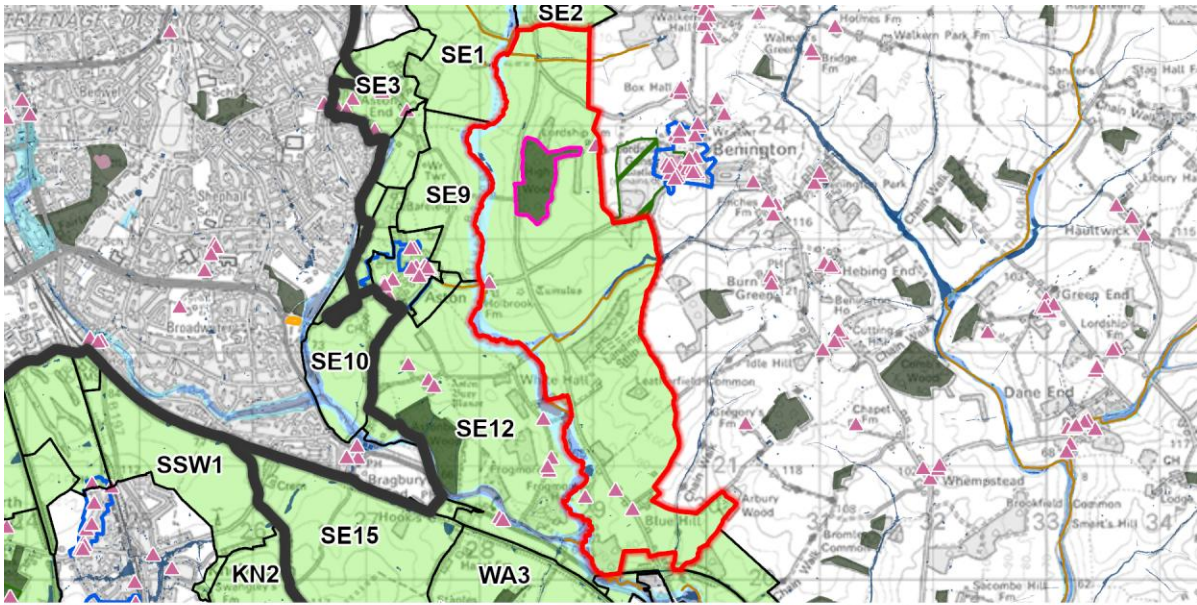
All Green Belt land plays an equal role in relation to this purpose.

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 SE14

Parcel SE14



- | | | |
|-------------------------------------|---------------------|-------------------------------------|
| Parcel SE14 | Neighbouring parcel | Green Belt |
| Local authority | | |
| NPPF Footnote 7 designations | | |
| Listed building | Lowland fens | High risk of surface water flooding |
| Chalk river | Flood zone 3b | Conservation area |
| Site of Special Scientific Interest | Flood zone 3 | Scheduled monument |
| Ancient woodland | Flood zone 2 | Registered Parks and Gardens |

Parcel SE14

Contribution of land in Parcel SE14

Parcel SE14 Assessment Conclusions

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

Parcel SE14 Description

Parcel Location, Land Uses and Boundaries
<p>Land to the south-east of Stevenage. Parcel size: 506ha.</p> <p>There is a consistent strong boundary feature between the settlement and the parcel. The River Beane forms a consistent strong boundary feature.</p> <p>There is some change in landform which creates a sense of separation between the settlement and the parcel. The parcel encompasses the west facing valley slopes of the River Beane creating a sense of separation from Stevenage, Aston and Benington.</p> <p>There is a weak perception of urban development outside of the parcel. Landform, structural boundary features in the gap and distance from the developments combine to limit perception.</p> <p>There is no significant urbanising development or activity in the Green Belt affecting this parcel. The parcel is predominantly free from urbanising activity.</p> <p>There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. There are long ranging views of the wider countryside in most directions.</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. Stevenage is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	The parcel lies beyond physical features which are restricting and containing urban development. Therefore its weakening or loss would have an adverse impact on this purpose. Development in the parcel would negate the role of several woodland blocks to the north-west and south-west of the parcel, which

Parcel SE14

Assessment Considerations	Assessment
	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 in the parcel would create an incongruous pattern of development by breaching strong physical features currently restricting and containing an urban area.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

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

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

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

Parcel SE14

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

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

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel 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:

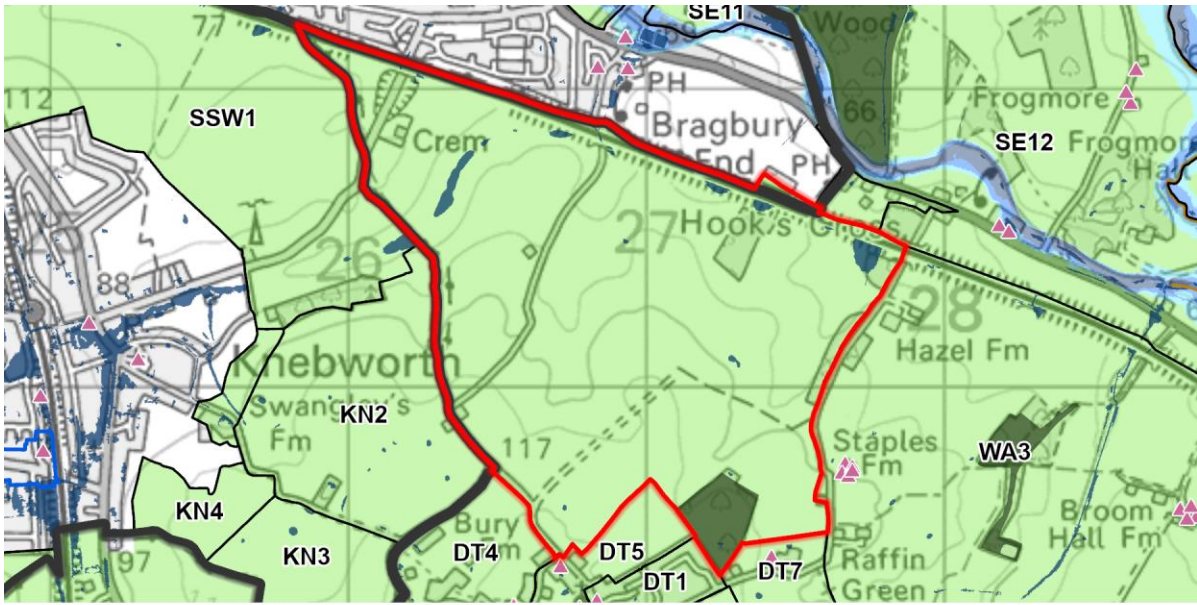
Equal contribution

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 SE15



Parcel SE15
 Neighbouring parcel
 Green Belt

Local authority

NPPF Footnote 7 designations

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

Parcel SE15

Contribution of land in Parcel SE15

Parcel SE15 Assessment Conclusions

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

Parcel SE15 Description

Parcel Location, Land Uses and Boundaries
<p>Land located to the south-east of Stevenage. Parcel size: 186ha.</p> <p>There is a combination of features creating a strong boundary between the settlement and the parcel. Multiple hedgerows and mature trees combine to 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 slopes down away from the settlement creating some sense of separation.</p> <p>There is a weak perception of urban development outside of the parcel. Landform and boundary features limit perception.</p> <p>There is no significant urbanising development or activity in the Green Belt affecting this parcel. The parcel is predominantly free from urbanising activity.</p> <p>There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. The parcel is part of the wider countryside and so has a strong perception of it.</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. Stevenage is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. There is no significant urbanising development or activity in the Green Belt affecting this parcel. The parcel is predominantly free from urbanising activity.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel. There is a weak perception of urban development outside of the parcel. Landform and boundary features limit perception.

Parcel SE15

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 railway line 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 in the parcel would create an incongruous pattern of development by breaching strong physical features currently restricting and containing an urban area.

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a robust gap between towns. The parcel lies in a robust gap between towns. It lies between Stevenage and Welwyn Garden City but is located away from the core of the gap, where intervening urban areas make separation more fragile.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. There is no significant urbanising development or activity in the Green Belt affecting this parcel. The parcel is predominantly free from urbanising activity.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a small part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

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

Parcel SE15

Assessment Considerations	Assessment
	parcel. The parcel is predominantly free from urbanising activity.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel. There is a weak perception of urban development outside of the parcel. Landform and boundary features limit perception.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

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

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel 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

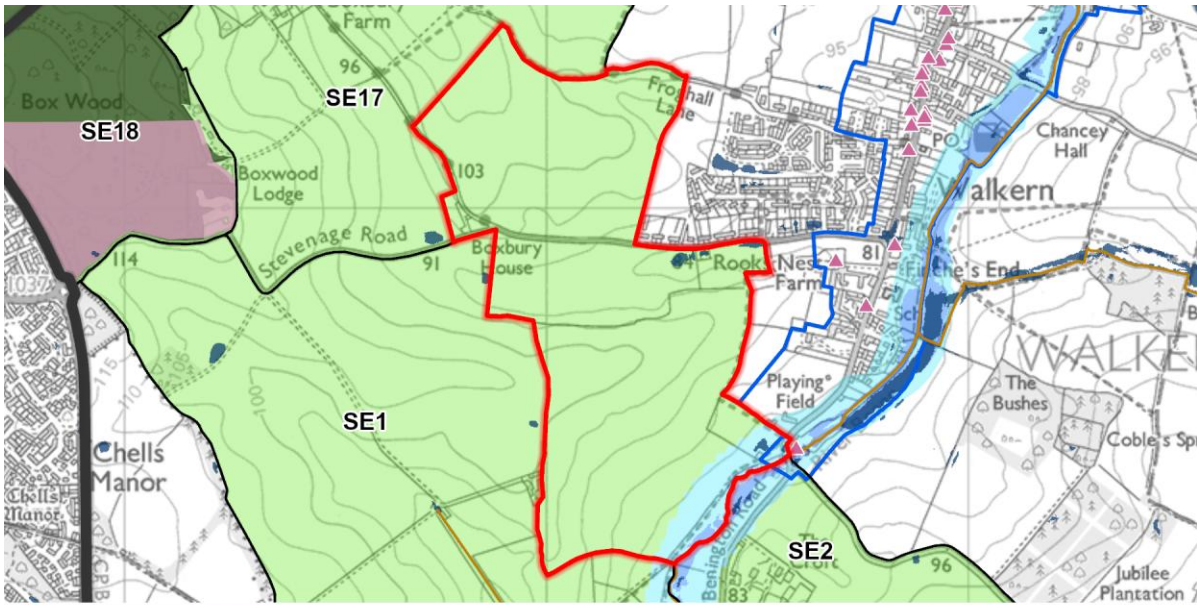
All Green Belt land plays an equal role in relation to this purpose.

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 SE16

Parcel SE16



- Parcel SE16
 - Neighbouring parcel
 - Green Belt
 - Local authority
- NPPF Footnote 7 designations**
- ▲ Listed building
 - Chalk river
 - Ancient woodland
 - Flood zone 3b
 - Flood zone 3
 - Flood zone 2
 - High risk of surface water flooding
 - Conservation area
 - Scheduled monument

Parcel SE16

Contribution of land in Parcel SE16

Parcel SE16 Assessment Conclusions

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

Parcel SE16 Description

Parcel Location, Land Uses and Boundaries
<p>Land located to the east of Stevenage, west of Walkern. Parcel size: 60ha.</p> <p>A combination of features forms a boundary of moderate strength between the settlement and the parcel. Hedgerows, minor roads and scattered mature trees combine to create a well-defined boundary.</p> <p>There is some change in landform which creates a sense of separation between the settlement and the parcel. Land in the parcel slopes away from the main area of Walkern, creating some sense of separation.</p> <p>There is some perception of urban development outside of the parcel. There isn't a strong year-round boundary feature to reduce perception.</p> <p>There is no significant urbanising development or activity in the Green Belt affecting this parcel. The parcel is predominantly free from urbanising activity. 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. There are long-ranging, uninterrupted views of the wider countryside.</p>

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

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Stevenage 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. There is some urbanising influence from the adjacent settlement of Walkern.
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 hedgerows to the outer boundaries to the west and south, so development would in turn

Parcel SE16

Assessment Considerations	Assessment
	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 by slightly weakening the gap between the satellite settlement Walkern and Stevenage.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

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

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

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

Parcel SE16

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

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

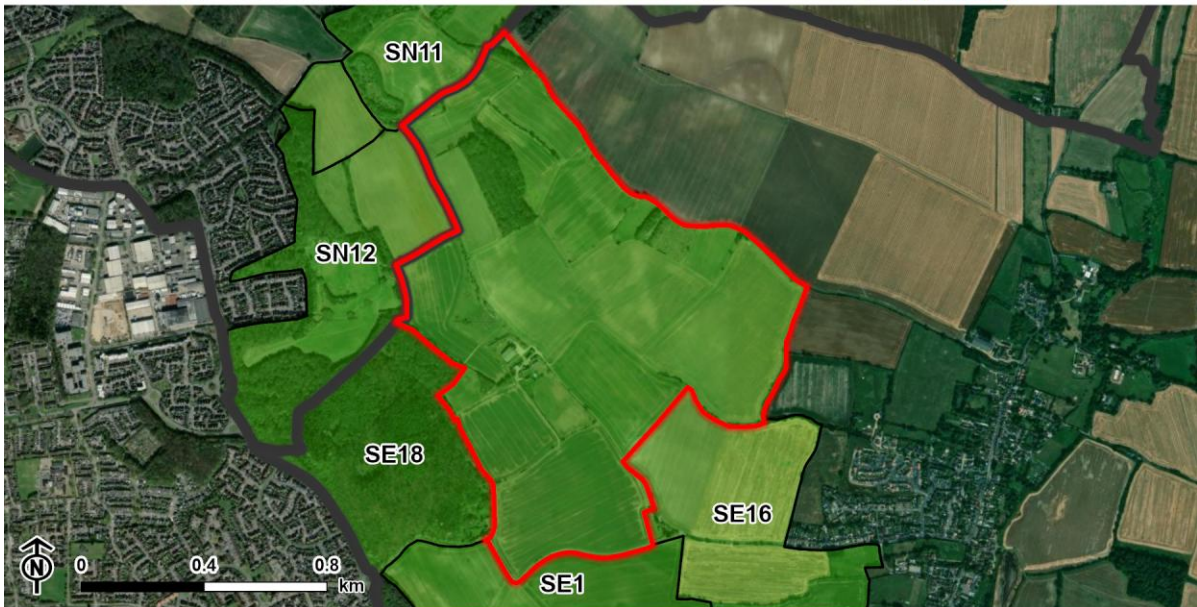
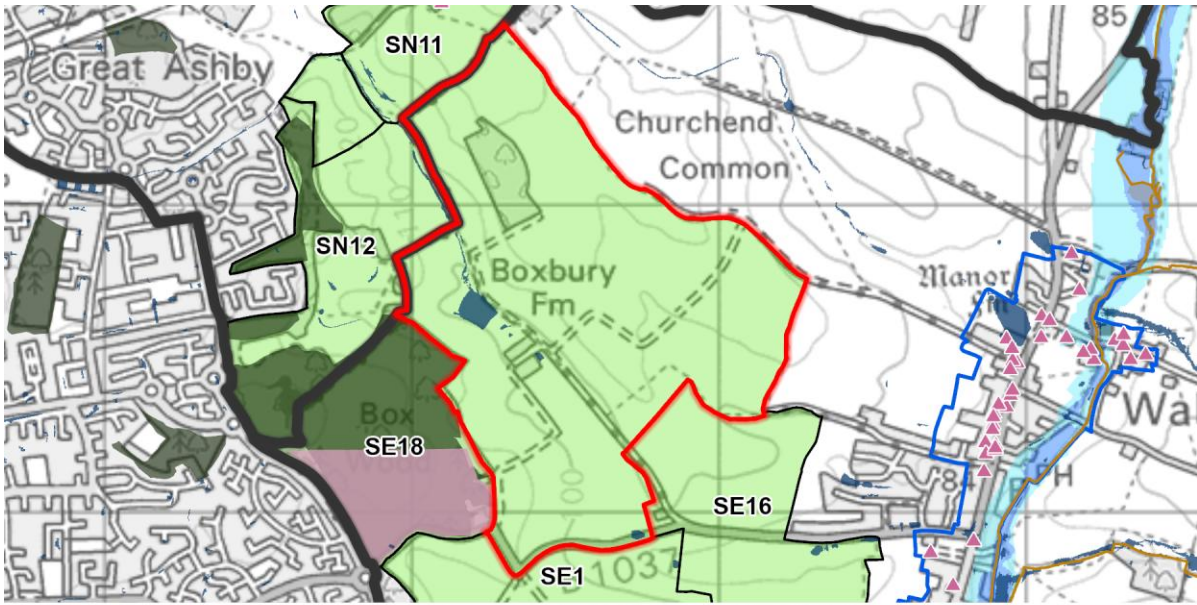
All Green Belt land plays an equal role in relation to this purpose.














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 SE17

Parcel SE17



-  Parcel SE17
-  Neighbouring parcel
-  Green Belt
-  Local authority
-  Listed building
-  Flood zone 2
-  Chalk river
-  High risk of surface water flooding
-  Ancient woodland
-  Conservation area
-  Flood zone 3b
-  Scheduled monument
-  Flood zone 3

Parcel SE17

Contribution of land in Parcel SE17

Parcel SE17 Assessment Conclusions

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

Parcel SE17 Description

Parcel Location, Land Uses and Boundaries
<p>Land located to the north-east of Stevenage. Parcel size: 124ha.</p> <p>There is a combination of features creating a strong boundary between the settlement and the parcel. Woodland, hedgerows and tree lines combine to form a strong boundary feature.</p> <p>There is some change in landform which creates a sense of separation between the settlement and the parcel. Land in the parcel is undulating, creating a sense of separation from both Stevenage and Walkern.</p> <p>There is a weak perception of urban development outside of the parcel. Landform and boundary features limit perception of Stevenage and Walkern.</p> <p>There is no significant urbanising development or activity in the Green Belt affecting this parcel. The parcel is predominantly free from urbanising activity.</p> <p>There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. There are wide and open views across the adjacent countryside.</p>

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

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Stevenage is a town, so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	The parcel lies beyond physical features which are restricting and containing urban development. Therefore its weakening or loss would have an adverse impact on this purpose. Development in the parcel would negate the role of various woodland blocks, forming part of Box Wood, Pryor's Wood and Great

Parcel SE17

Assessment Considerations	Assessment
	Ashby District Park, 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. Distance and woodland tree cover between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

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

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

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

Parcel SE17

Assessment Considerations	Assessment
	parcel has predominantly 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

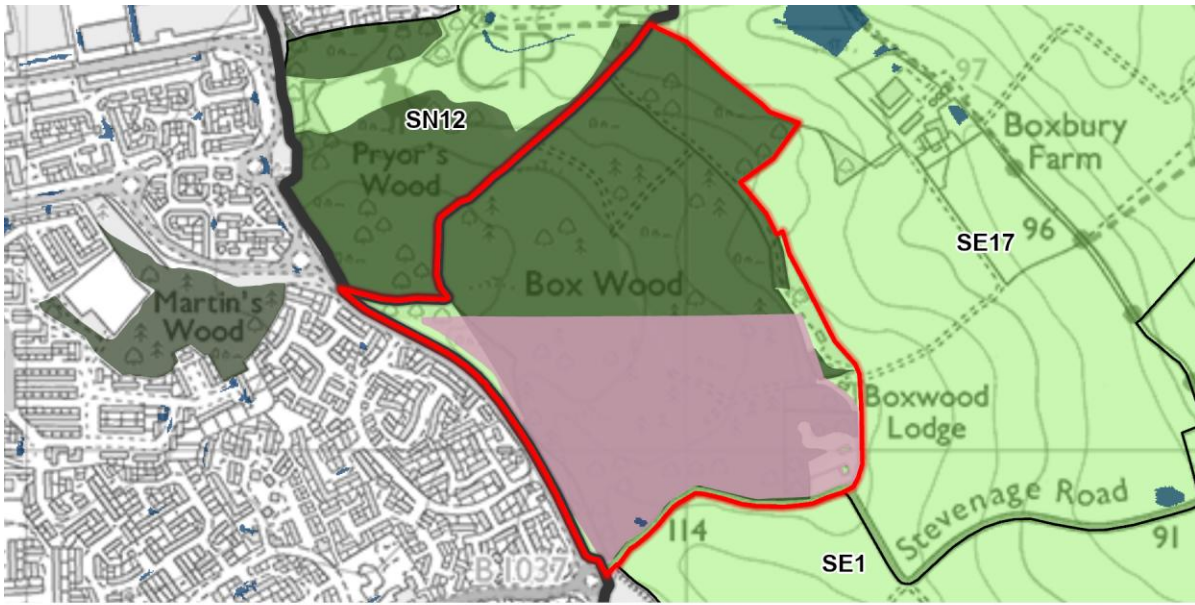
All Green Belt land plays an equal role in relation to this purpose.

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 SE18

Parcel SE18




 Parcel SE18  Neighbouring parcel  Green Belt

 Local authority

NPPF Footnote 7 designations

 Ancient woodland

 High risk of surface water flooding

 Scheduled monument

Parcel SE18

Contribution of land in Parcel SE18

Parcel SE18 Assessment Conclusions

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

Parcel SE18 Description

Parcel Location, Land Uses and Boundaries
<p>Land located to the north-east of Stevenage. Parcel size: 33ha.</p> <p>There is a strong boundary feature between the edge of Stevenage and the parcel. Mature woodland tree cover forms a strong separating feature to the south-west.</p> <p>There is some change in landform which creates a sense of separation between the settlement and the parcel. Landform in the parcel slopes down away from the urban edge.</p> <p>There is a weak perception of urban development outside of the parcel.</p> <p>There is no significant urbanising development or activity in the Green Belt affecting this parcel.</p> <p>Natural features limit perception of the wider Countryside. The parcels' mature tree cover limits connection to the surrounding Green Belt.</p>

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

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Stevenage 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?	The parcel lies beyond physical features which are restricting and containing urban development. Therefore its weakening or loss would have an adverse impact on this purpose. Development in the parcel would negate the role of Gresley Way and mature tree cover of Box Wood, which currently gives the parcel a strong sense of separation from urbanising influences.

Parcel SE18

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

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

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

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

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

Parcel SE18

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.