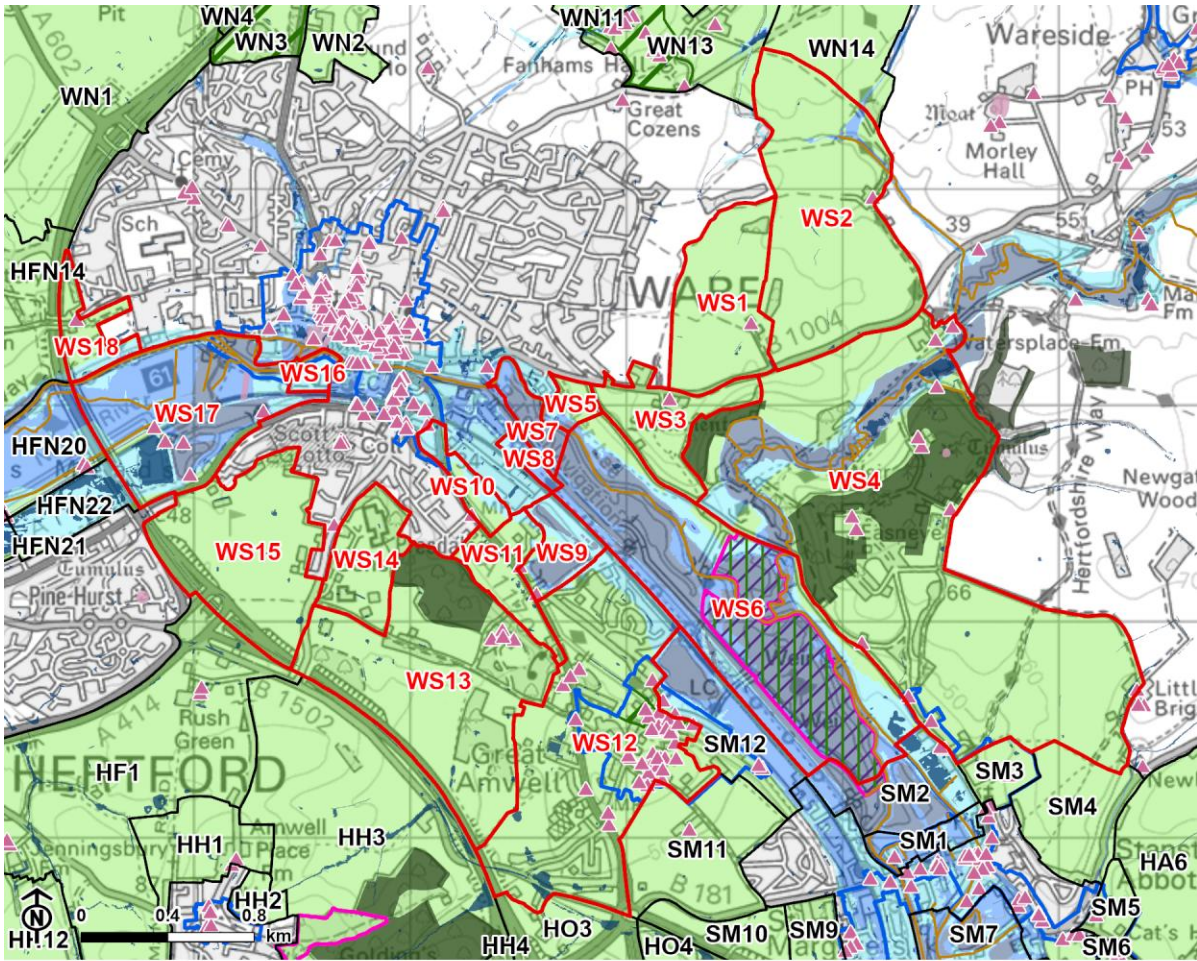


Ware South

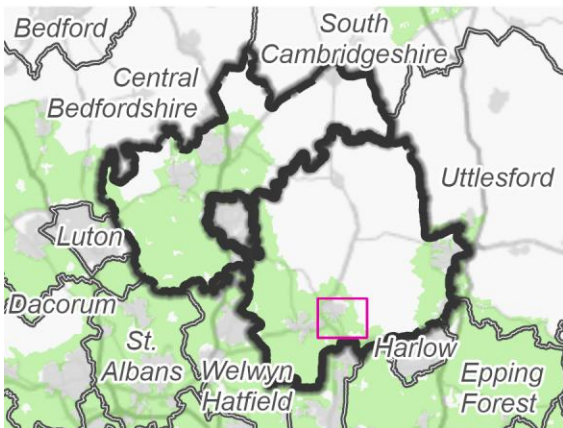
Designations in Ware South



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

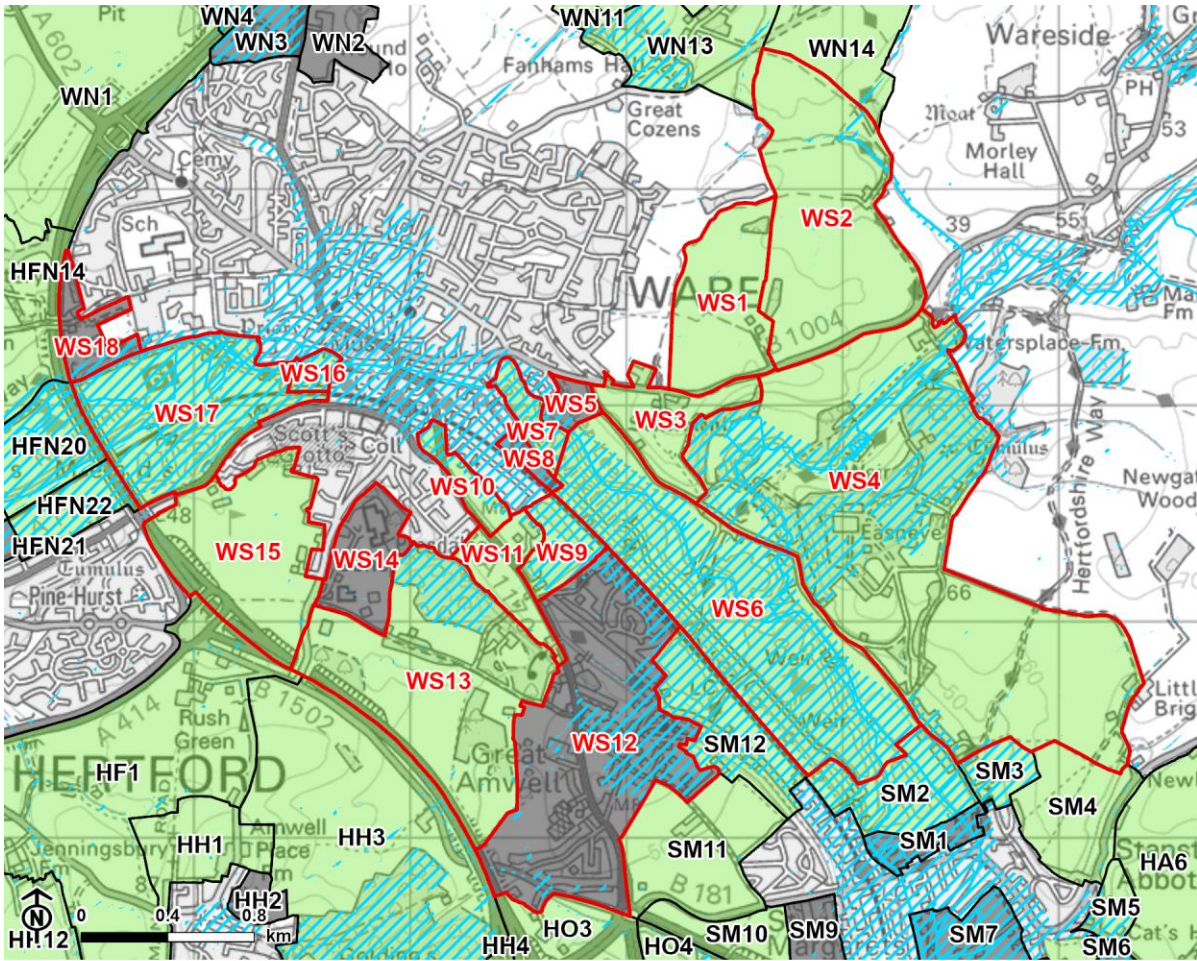
NPPF Footnote 7 designations

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



Ware South

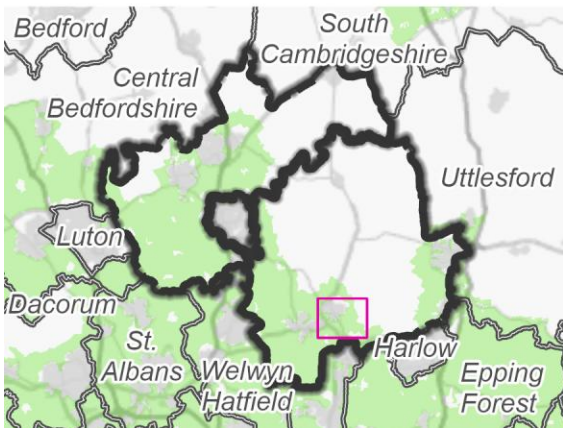
Potential grey belt in Ware South



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

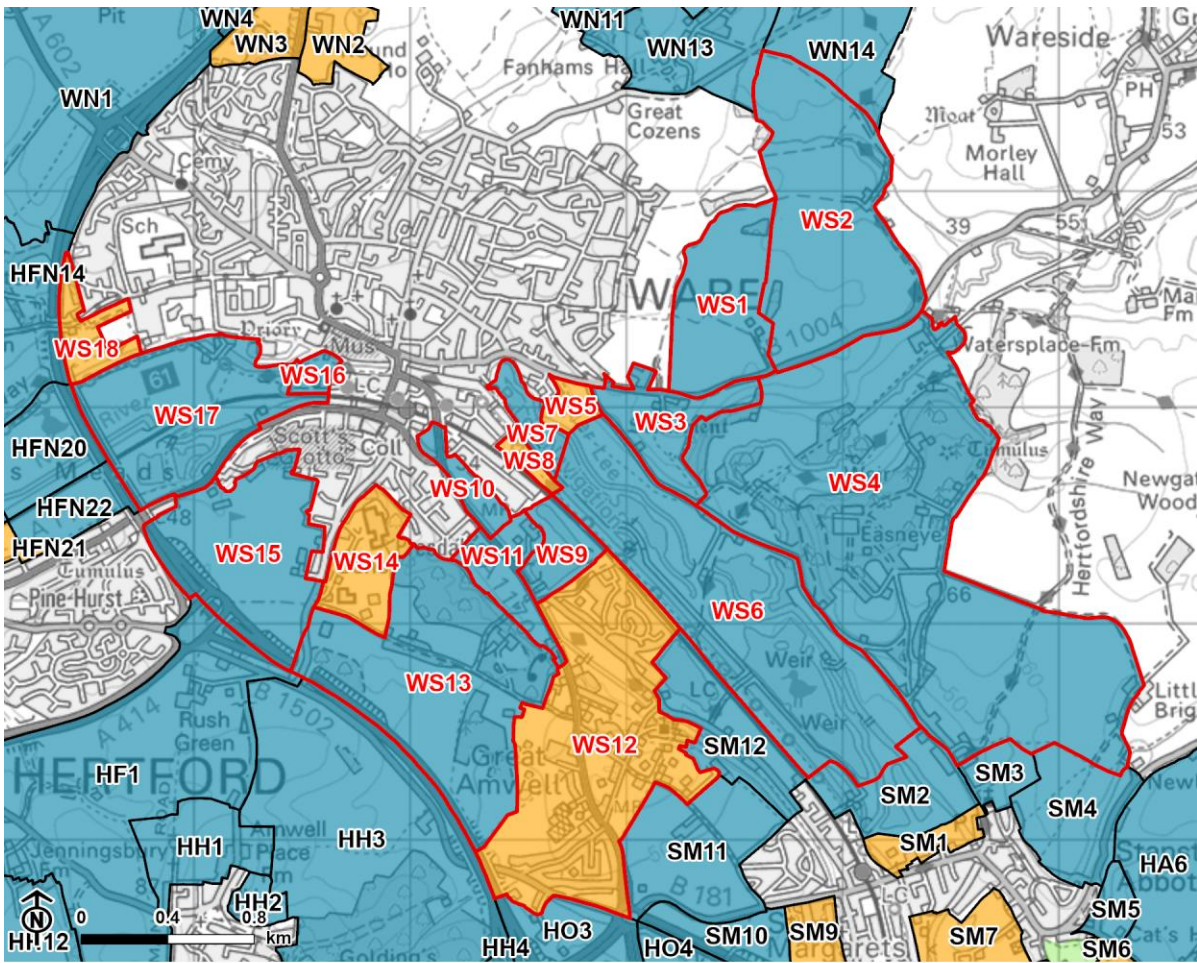
Potential grey belt

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



Ware South

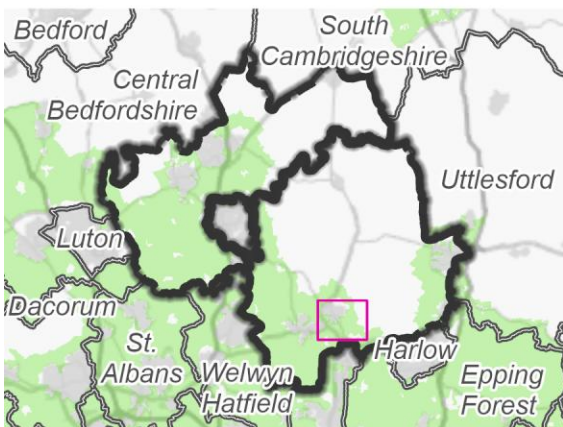
Highest rating in Ware South



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

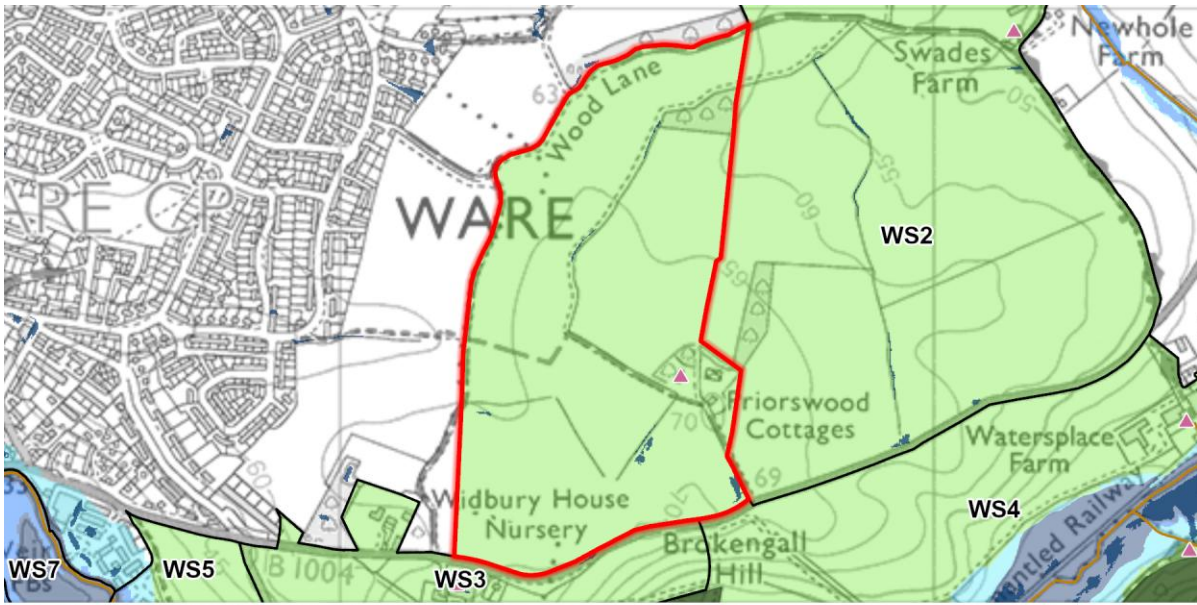
Highest Contribution to NPPF purposes A, B, C and D

- Strong
- Moderate
- Weak/no



Parcel WS1

Parcel WS1



 Parcel WS1  Neighbouring parcel  Green Belt

NPPF Footnote 7 designations

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

Parcel WS1

Contribution of land in Parcel WS1

Parcel WS1 Assessment Conclusions

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

Parcel WS1 Description

Parcel Location, Land Uses and Boundaries
<p>Parcel located to the east of Ware. Parcel size: 34ha.</p> <p>There is a moderate boundary feature between the settlement and the parcel. Mature hedgerows provide a moderate boundary to the forthcoming development.</p> <p>There is no significant change in landform to create a sense of separation between the settlement and the parcel.</p> <p>There is some perception of urban development outside of the parcel. Due to the lack of a strong boundary feature, there is some perception of the urban area to the west.</p> <p>There is no significant urbanising development or activity in the Green Belt affecting this parcel.</p> <p>There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. The lack of strong outer boundary features allows for some connection to the wider Green Belt.</p>

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

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

Parcel WS1

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 is peripheral to a moderate gap between towns. The parcel is peripheral to the gap between Ware and Hoddesdon to the south.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

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

Parcel WS1

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

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

Weak/No contribution

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

Purpose E – Assisting in urban regeneration:

Equal contribution

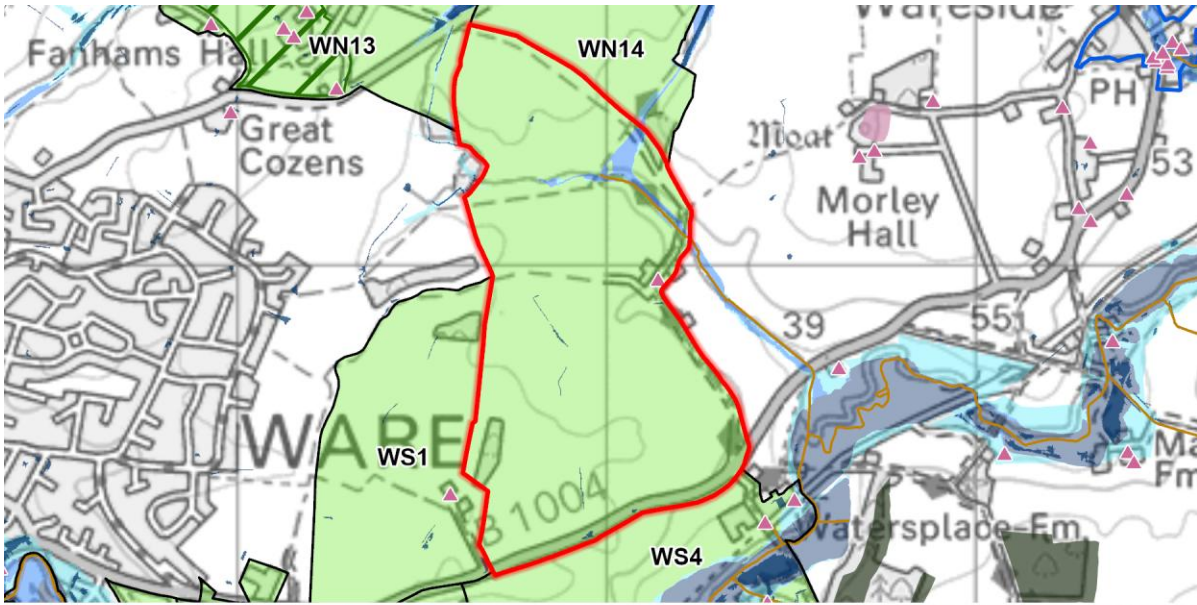
All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

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

Parcel WS2

Parcel WS2



Parcel WS2
 Neighbouring parcel
 Green Belt

NPPF Footnote 7 designations

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

Parcel WS2

Contribution of land in Parcel WS2

Parcel WS2 Assessment Conclusions

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

Parcel WS2 Description

Parcel Location, Land Uses and Boundaries
<p>Land located east of Ware. Parcel size: 75ha.</p> <p>There is a moderate boundary feature between the settlement and the parcel. Mature hedgerows and areas of mature tree cover form a moderate boundary feature.</p> <p>There is some change in landform which creates a sense of separation between the settlement and the parcel.</p> <p>There is a weak perception of urban development outside of the parcel.</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. Weak outer boundaries and local landform allow for some connection to the wider Green Belt.</p>

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

Strong contribution

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

Parcel WS2

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

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

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

Parcel WS2

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

Purpose E – Assisting in urban regeneration:

Equal contribution

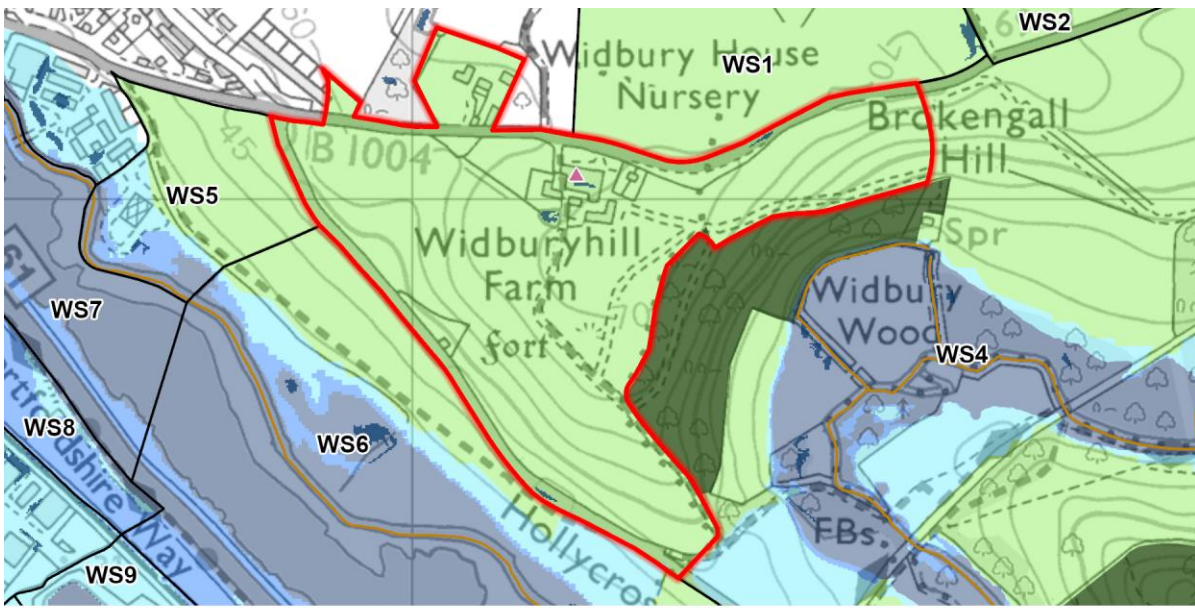
All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

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

Parcel WS3

Parcel WS3



 Parcel WS3  Neighbouring parcel  Green Belt

NPPF Footnote 7 designations

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

Parcel WS3

Contribution of land in Parcel WS3

Parcel WS3 Assessment Conclusions

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

Parcel WS3 Description

Parcel Location, Land Uses and Boundaries
<p>Land located to the south-east of Ware. Parcel size: 20ha.</p> <p>A combination of features forms a boundary of moderate strength between the settlement and the parcel. Widbury Hill and associated vegetation form a moderate boundary feature.</p> <p>There is some change in landform which creates a sense of separation between the settlement and the parcel.</p> <p>There is some perception of urban development outside of the parcel. The elevated nature of the parcel allows for a view towards Ware.</p> <p>There is no significant urbanising development or activity in the Green Belt affecting this parcel.</p> <p>There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. The elevated nature of the parcel affords sweeping views across 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. Ware is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development. Development in the parcel is not 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. The parcel's elevated position and lack of a strong inner boundary feature allows for some influence from the urban edge.
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 WS3

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

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

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

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

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

Parcel WS3

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

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

Weak/No contribution

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

Purpose E – Assisting in urban regeneration:

Equal contribution

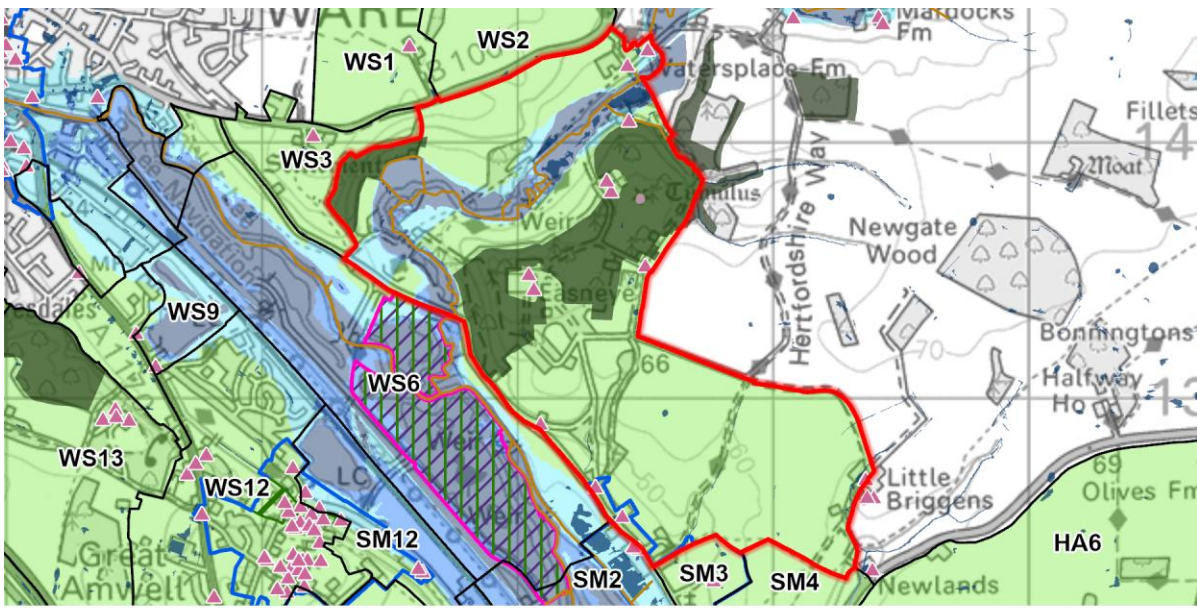
All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

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

Parcel WS4

Parcel WS4



Parcel WS4
 Neighbouring parcel
 Green Belt

NPPF Footnote 7 designations

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

Parcel WS4

Contribution of land in Parcel WS4

Parcel WS4 Assessment Conclusions

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

Parcel WS4 Description

Parcel Location, Land Uses and Boundaries
<p>Land located to the south-east of Ware. Parcel size: 206ha.</p> <p>There is a combination of features creating a strong boundary between the settlement and the parcel. Woodland, Well treed hedgerows and minor roads combine to create strong Separation from Ware and Saint Margarets.</p> <p>There is a significant change in landform which creates a clear sense of separation between the settlement and the parcel. Land in the parcel occupies a steep sided valley of the River Ash and sloping land north of Stanstead Abbots, creating a clear sense of separation.</p> <p>There is a weak perception of urban development outside of the parcel. Landform, distance and boundary features combine to limit perception.</p> <p>There is some urbanising activity in the parcel, but land use also associates the area with the wider countryside. Farms are considered to be appropriate in the Green Belt. Easneye College is not considered to be significantly urbanising in this context. There is some ribbon development extending from the north of Stanstead Abbots.</p> <p>There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. Elevated valley sides afford for long ranging views across the wider countryside, though these views are occasionally blocked by woodland associated with Easneye Wood.</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. Ware is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Ware for development here to be associated with it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. 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 a weak perception of urban

Parcel WS4

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

Purpose B: Preventing neighbouring towns from merging:

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.

Parcel WS4

Assessment Considerations	Assessment
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 a weak perception of urban development outside of the parcel. Landform change, distance and boundary features combine to limit perception.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerow and minor road boundaries in the east, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

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

Weak/No contribution

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

Purpose E – Assisting in urban regeneration:

Equal contribution

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

Parcel WS4


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 WS5

Parcel WS5



 Parcel WS5  Neighbouring parcel  Green Belt

NPPF Footnote 7 designations

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

Parcel WS5

Contribution of land in Parcel WS5

Parcel WS5 Assessment Conclusions

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

Parcel WS5 Description

Parcel Location, Land Uses and Boundaries
<p>Land located to the south-east of Ware. Parcel size: 5ha.</p> <p>There is a consistent, well-defined boundary between the settlement and the parcel. Widbury Hill and associated vegetation form a consistent well-defined boundary feature.</p> <p>There is no significant change in landform to create a sense of separation between the settlement and the parcel. Land in the parcel occupies the same west facing slope as Ware.</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. Allotments create some association with Ware.</p> <p>Natural features limit perception of the wider countryside. Vegetation and landform limits connection to the wider Green Belt.</p>

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

Moderate contribution

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

Parcel WS5

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. Although development in the parcel would not be restricted and contained, there is sufficient urbanising containing influence to limit the extent to which it would be incongruous with the current pattern.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

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

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

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

Parcel WS5

Assessment Considerations	Assessment
	urbanising influence on any land which is not already subject to at least as much urbanising influence as this parcel.

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

Weak/No contribution

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

Purpose E – Assisting in urban regeneration:

Equal contribution

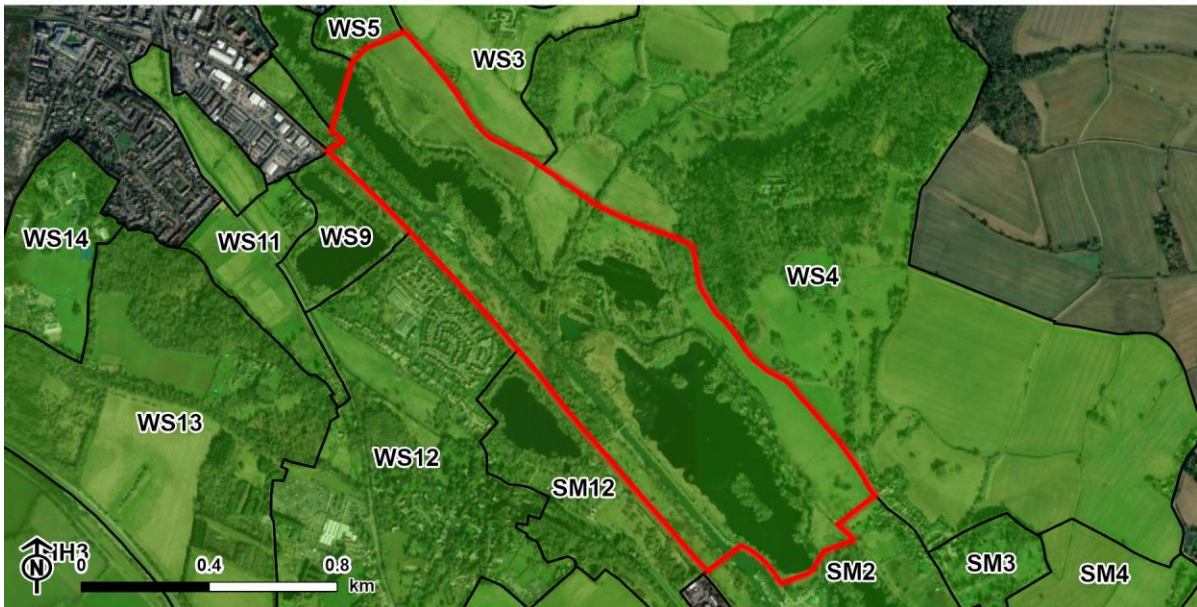
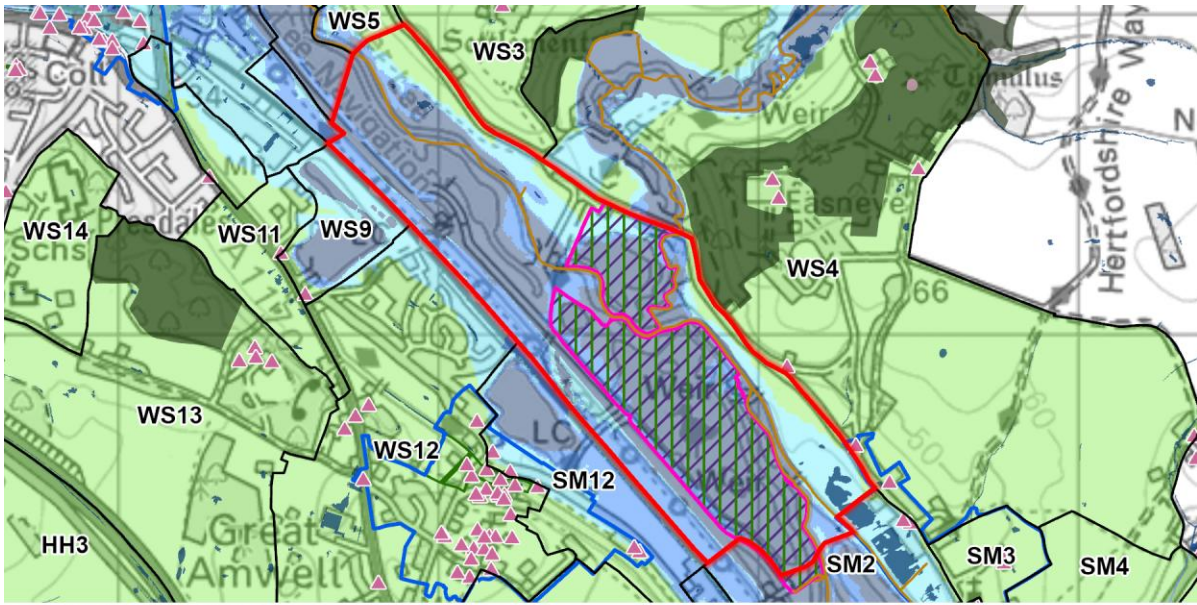
All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel 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 WS6

Parcel WS6



- Parcel WS6
- Neighbouring parcel
- Green Belt

NPPF Footnote 7 designations

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

Parcel WS6

Contribution of land in Parcel WS6

Parcel WS6 Assessment Conclusions

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

Parcel WS6 Description

Parcel Location, Land Uses and Boundaries
<p>Land located to south-east of Ware. Parcel size: 102ha.</p> <p>There is a combination of features creating a strong boundary between the settlement and the parcel. Woodland, tree lines and water bodies combine to create strong separation from both Ware and Saint Margarets. The Railway line forms a consistent strong boundary feature to Great Amwell.</p> <p>There is some change in landform which creates a sense of separation between the settlement and the parcel. Water bodies associated with Amwell Nature Reserve indicate a change in landform.</p> <p>There is a weak perception of urban development outside of the parcel. Woodland surrounding the nature reserve forms a strong year-round visual barrier.</p> <p>There is no significant urbanising development or activity in the Green Belt affecting this parcel. The parcel is predominantly free from urbanising activity.</p> <p>Natural features limit perception of the wider countryside. Woodland surrounding the nature reserve forms a strong year-round visual barrier, limiting perception of the wider countryside.</p>

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

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Ware is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Ware for development here to be associated with it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.

Parcel WS6

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of physical boundaries 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:

Strong contribution

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

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

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

Parcel WS6

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Woodland surrounding the nature reserve forms a strong outer boundary which would limit the urbanising impact of development on adjacent open land.

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

Moderate contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	<p>The parcel forms part of the setting of a historic town. The parcel contains part of the River Lea and the River Lee Navigation canal which was an important trade route for the historic town of Ware in 19th century. This feature has a direct relationship with the historic development of the town and therefore contributes to its special character. However due to its separation from the historic core of the town its contribution reduces with distance.</p> <p>The parcel does not contribute to the significance of any other historic towns identified as part of this assessment. The parcel does not contain any key elements which would form part of the setting of a historic town and it does not contain any heritage assets which have direct relationships with any historic town identified within this assessment.</p>
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes some contribution to the town's special character.

Parcel WS6

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

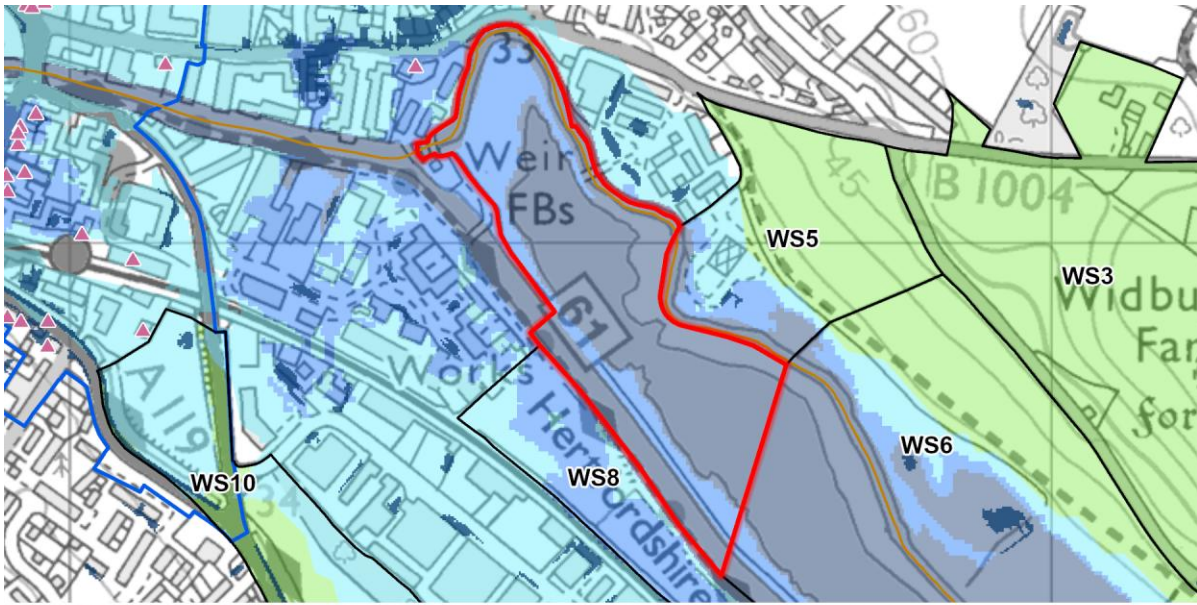
All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

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


Parcel WS7

Parcel WS7



 Parcel WS7  Neighbouring parcel  Green Belt

NPPF Footnote 7 designations

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

Parcel WS7

Contribution of land in Parcel WS7

Parcel WS7 Assessment Conclusions

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

Parcel WS7 Description

Parcel Location, Land Uses and Boundaries
<p>Land located to the south of Ware. Parcel size: 7ha.</p> <p>There is a strong boundary feature between the settlement and the parcel. Mature tree cover forms a strong boundary feature around the parcel.</p> <p>There is no significant change in landform to create a sense of separation between the settlement and the parcel.</p> <p>There is a weak perception of urban development outside of the parcel.</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. Mature tree cover limits connection to the wider Green Belt.</p>

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

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Ware is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel. The strong inner boundary limits the influence from the urban area to the north-west.
Are there physical features in reasonable proximity that could restrict and contain development?	The parcel contains physical features in reasonable proximity to the urban area restricting and containing 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, which currently gives the parcel a strong sense of separation from urbanising influences.

Parcel WS7

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. Mature 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 predominantly free from urbanising influences associated with development outside the parcel. The strong inner boundary limits the influence from the urban area to the north-west.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Woodland and water bodies forms a strong outer

Parcel WS7

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

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

Strong contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Ware.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes a considerable contribution to the town's special character. The parcel contains part of the River Lea and the River Lee Navigation canal which was an important trade route for the historic town of Ware in 19th century. This feature has a direct relationship with the historic development of the town and therefore contributes to its special character.

Purpose E – Assisting in urban regeneration:

Equal contribution

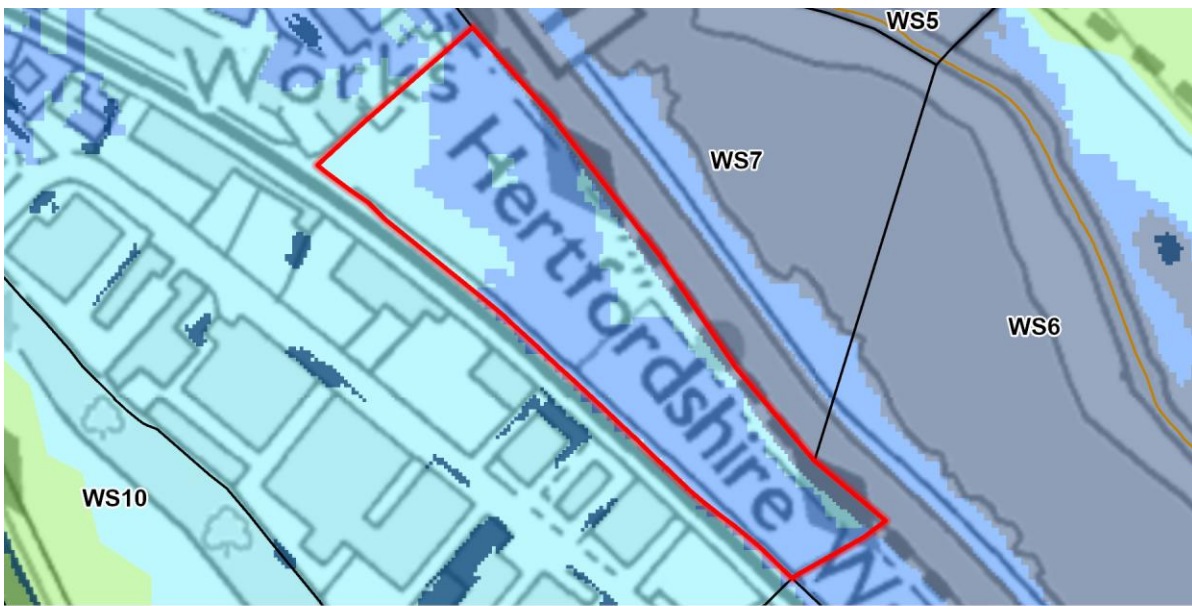
All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

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

Parcel WS8

Parcel WS8



- Parcel WS8
- Neighbouring parcel
- Green Belt

NPPF Footnote 7 designations

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

Parcel WS8

Contribution of land in Parcel WS8

Parcel WS8 Assessment Conclusions

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

Parcel WS8 Description

Parcel Location, Land Uses and Boundaries
<p>Land located to the south of Ware. Parcel size: 3ha.</p> <p>There are no significant boundary features to separate the parcel from the settlement. Light tree cover on the north-western boundary provides a weak separating feature to the urban edge.</p> <p>There is no significant change in landform to create a sense of separation between the settlement and the parcel.</p> <p>There is some perception of urban development outside of the parcel. The lack of a strong boundary feature allows for some perception of the urban area to the north-west.</p> <p>There is no significant urbanising development or activity in the Green Belt affecting this parcel.</p> <p>Natural features limit perception of the wider Countryside. Tree cover associated with the River Lea limits connection to the wider Green Belt.</p>

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

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Ware is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. Due to the lack of a strong boundary feature, there is some influence from the urban area to the north-west.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The River Lea navigation forms a strong outer boundary which would limit the urbanising impact of development on adjacent open land.

Parcel WS8

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

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel 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. Due to the lack of a strong boundary feature, there is some influence from the urban area to the north-west.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Development in the parcel would not increase

Parcel WS8

Assessment Considerations	Assessment
	urbanising influence on any land which is not already subject to at least as much urbanising influence as this parcel.

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

Weak/No contribution

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

Purpose E – Assisting in urban regeneration:

Equal contribution

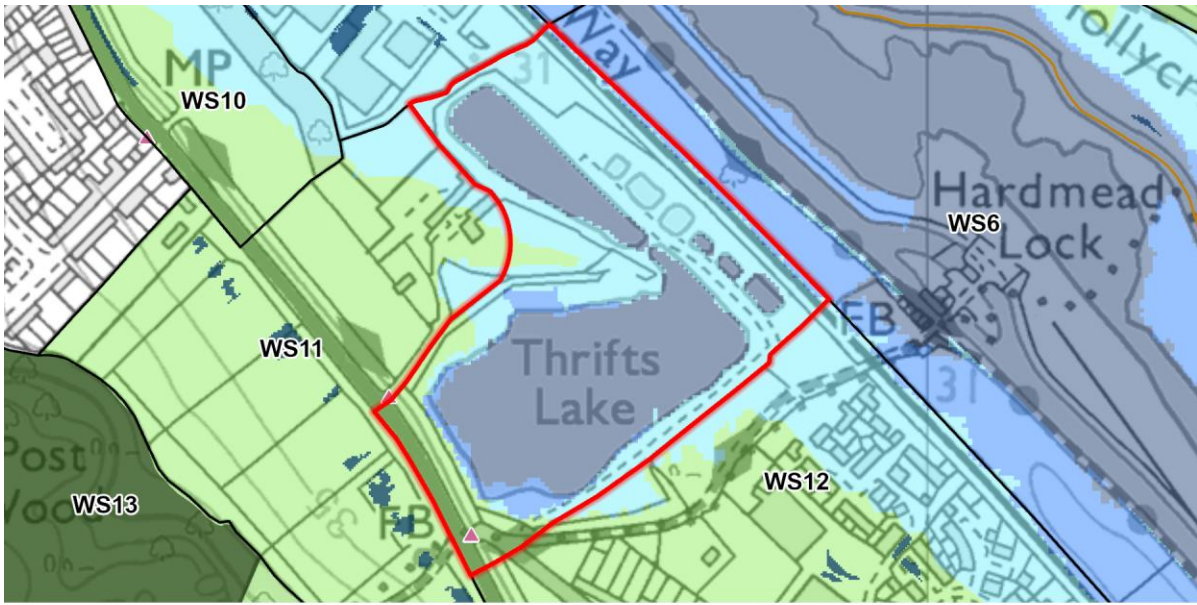
All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel 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 WS9

Parcel WS9



 Parcel WS9  Neighbouring parcel  Green Belt

NPPF Footnote 7 designations

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

Parcel WS9

Contribution of land in Parcel WS9

Parcel WS9 Assessment Conclusions

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

Parcel WS9 Description

Parcel Location, Land Uses and Boundaries
<p>Land to the south-east of Ware. Parcel size: 11ha.</p> <p>There is a moderate boundary feature between the settlement and the parcel. A hedgerow with mature trees form a well defined boundary feature.</p> <p>There is a change in landform which creates a sense of separation between the settlement and the parcel.</p> <p>There is some perception of urban development outside of the parcel. The lack of a strong boundary feature allows for some perception of the urban area to the north-west.</p> <p>There is no significant urbanising development or activity in the Green Belt affecting this parcel.</p> <p>Natural features limit perception of the wider countryside. Woodland to the east and landform to the west limit perception.</p>

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

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Ware is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The lack of features to restrict and contain development mean that, although the parcel is subject to some urbanising

Parcel WS9

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

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

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

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

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

Parcel WS9

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

Weak/No contribution

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

Purpose E – Assisting in urban regeneration:

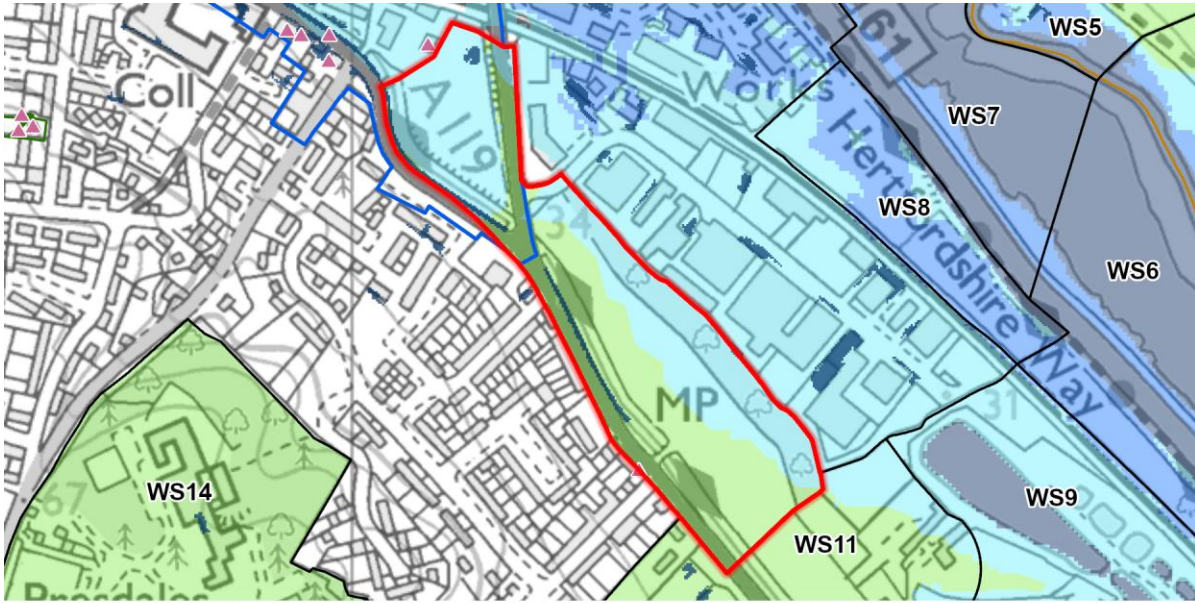
Equal contribution

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

Grey Belt

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

Parcel WS10



Parcel WS10
 Neighbouring parcel
 Green Belt

NPPF Footnote 7 designations

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

Parcel WS10

Contribution of land in Parcel WS10

Parcel WS10 Assessment Conclusions

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

Parcel WS10 Description

Parcel Location, Land Uses and Boundaries
<p>Land located to the south of Ware. Parcel size: 7ha.</p> <p>A combination of features forms a boundary of moderate strength between the settlement and the parcel. A mature tree belt and the New River form a moderate boundary.</p> <p>There is no significant change in landform to create a sense of separation between the settlement and the parcel.</p> <p>There is a strong perception of urban development outside of the parcel. The lack of a strong boundary feature allows for a strong perception from the surrounding urban area.</p> <p>There is no significant urbanising development or activity in the Green Belt affecting this parcel.</p> <p>Urbanising development limits perception of the wider countryside. The parcel is largely contained, limiting connection to the wider Green Belt.</p>

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

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Ware is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is substantial urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The parcel is largely contained by existing development.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. The parcel is subject to some urbanising influence and has features that would restrict and contain development,

Parcel WS10

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

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

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

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel 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 substantial urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Development in the parcel would not increase urbanising influence on any land which is not already subject to at least as much urbanising influence as this parcel.

Parcel WS10

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

Strong contribution

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

Purpose E – Assisting in urban regeneration:

Equal contribution

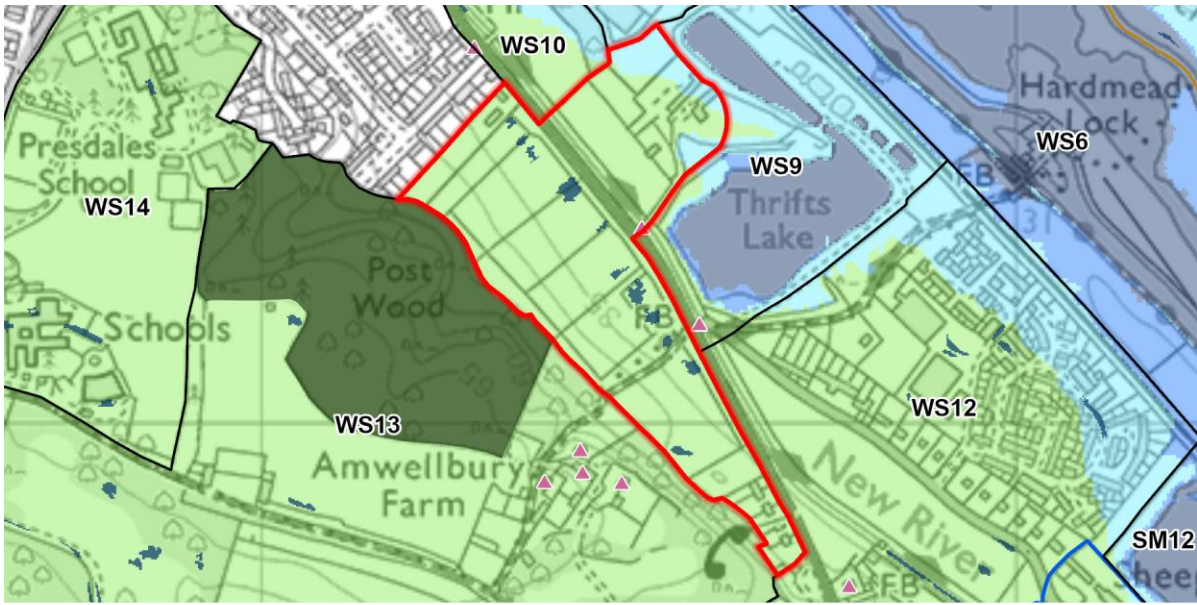
All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

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

Parcel WS11

Parcel WS11



Parcel WS11
 Neighbouring parcel
 Green Belt

NPPF Footnote 7 designations

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

Parcel WS11

Contribution of land in Parcel WS11

Parcel WS11 Assessment Conclusions

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

Parcel WS11 Description

Parcel Location, Land Uses and Boundaries
<p>Land located to the south-east of Ware, north of Great Amwell. Parcel size: 13ha.</p> <p>There are no significant boundary features to separate the parcel from the settlement. Garden boundaries do not form a significant boundary feature.</p> <p>There is no significant change in landform to create a sense of separation between the settlement and the parcel. The urban area and the parcel are on the same slope.</p> <p>There is some perception of urban development outside of the parcel. There isn't a strong year-round boundary feature or change in landform to reduce perception.</p> <p>There is no significant urbanising development or activity in the Green Belt affecting this parcel.</p> <p>Natural features limit perception of the wider countryside. Surrounding woodland and vegetation limit perception.</p>

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

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Ware 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. Some development along Amwell Hill, although this 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. The lack of a strong inner boundary feature allows for some influence from the urban area to the north.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel forms the majority of the gap between Ware and Great Amwell. Any partial development of the parcel would weaken the remainder.

Parcel WS11

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

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a fragile gap between towns. The parcel lies in the gap between Ware and Hoddesdon, with development at St Margarets and Great Amwell weakening separation between towns.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Some development along Amwell Hill, although this is not very urban in character.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. This visually open area is a strong contributor to the overall strength of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. In addition to the loss of visual separating features the development of land in this parcel would also be likely to increase urbanising influence on remaining land in the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Some development along Amwell Hill, although this 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. The lack of a strong

Parcel WS11

Assessment Considerations	Assessment
	inner boundary feature allows for some influence from the urban area to the north.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The wooded outer edges form a strong outer boundary which would limit the urbanising impact of development on adjacent open land.

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

Strong contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	<p>The parcel forms part of the setting of a historic town. The parcel forms part of the agricultural landscape surrounding the town of Ware. Views of the north-eastern area of the parcel, to the north-east of the New River, are possible from the southern edge of the Ware conservation area. These views are important to the special character of the town as they demonstrate the original rural surroundings of the historic town, which have been lost from most locations within Ware due to modern development.</p> <p>The parcel does not contribute to the significance of any other historic towns identified as part of this assessment. It forms part of the wider landscape of Hertfordshire but does not form part of the setting of any other historic town due to the intervening distance and topography between the towns and this parcel.</p>
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Some development along Amwell Hill, although this is not very urban in character.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes a considerable contribution to the town's special character.

Purpose E – Assisting in urban regeneration:

Equal contribution

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

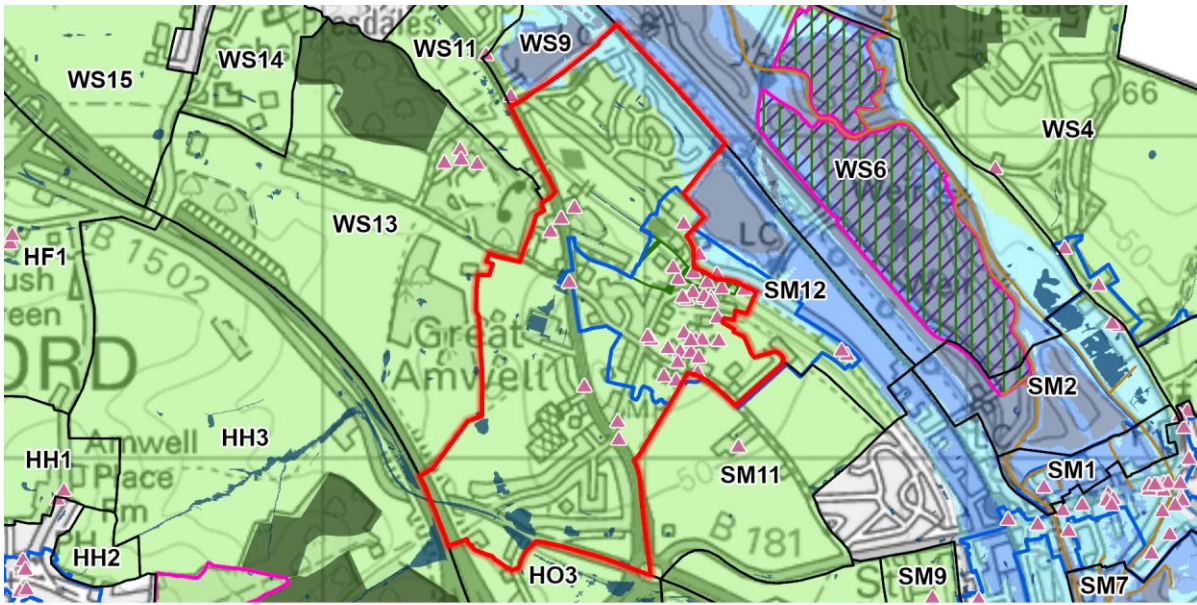
Parcel WS11

Grey Belt

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

Parcel WS12

Parcel WS12



Parcel WS12
 Neighbouring parcel
 Green Belt

NPPF Footnote 7 designations

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

Parcel WS12

Contribution of land in Parcel WS12

Parcel WS12 Assessment Conclusions

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

Parcel WS12 Description

Parcel Location, Land Uses and Boundaries
<p>Land located to the south-east of Hoddesdon, north-west of St. Margarets. Parcel size: 96ha.</p> <p>The parcel covers an isolated area of development in the open countryside, which limits openness associated with its development, land use and activity. Visual openness persists between the partially open areas and the surrounding open countryside.</p>

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

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Ware is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Ware for development here to be associated with it.
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel. The parcel is already largely developed by Great Amwell.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The parcel is already developed to the extent that further development would not significantly increase urbanising influence on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. The parcel is subject to significant urbanising influence.

Parcel WS12

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

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

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 substantial urbanising development in the parcel. The parcel is already largely developed by Great Amwell.
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.

Parcel WS12

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

Weak/No contribution

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

Purpose E – Assisting in urban regeneration:

Equal contribution

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

Grey Belt

The parcel 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 WS13

Parcel WS13



Parcel WS13
 Neighbouring parcel
 Green Belt

NPPF Footnote 7 designations

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

Parcel WS13

Contribution of land in Parcel WS13

Parcel WS13 Assessment Conclusions

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

Parcel WS13 Description

Parcel Location, Land Uses and Boundaries
<p>Land located south of Ware. Parcel size: 83ha.</p> <p>Strong consistent boundary features within the gap between the settlement and the parcel combine to create strong separation. Woodland, mature tree lines and hedgerows combine to form a strong boundary feature. There is a consistent strong boundary feature between the settlement and the parcel. Woodland forms a consistent strong boundary feature.</p> <p>There is no significant change in landform to create a sense of separation between the settlement and the parcel. The parcel covers a shallow valley, though this is not significant in this context. There is some change in landform which creates a sense of separation between the settlement and the parcel. The parcel covers a narrow elevated ridge which creates some sense of separation.</p> <p>There is a weak perception of urban development outside of the parcel. Boundaries and distance limit perception. Some washed over development increases perception. There is some perception of urban development outside of the parcel. Woodland limits perception of Ware but there is some perception of washed over development within the parcel.</p> <p>There is some urbanising activity in the parcel but land use also associates the area with the wider countryside. The Ringway Road Construction company occupies a small building in the north-west of the parcel, however land also associated with the wider countryside. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Large isolated dwellings are not considered to be significantly urbanising in this context.</p> <p>There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. There is some perception from the shallow valley top slopes, however woodland largely limits this. Natural features limit perception of the wider countryside. Strong outer parcel boundaries limit perception.</p>

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

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Ware is a town, so is defined as a large built-up area.

Parcel WS13

Assessment Considerations	Assessment
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	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 Post Wood, which currently gives the parcel a strong sense of separation from urbanising influences.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The strong separating feature of mature woodland tree cover at Post Wood, 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:

Strong contribution

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

Parcel WS13

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. Mature tree cover associated with the A10 forms a strong outer boundary which would limit the urbanising impact of development on adjacent open land.

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

Weak/No contribution

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

Purpose E – Assisting in urban regeneration:

Equal contribution

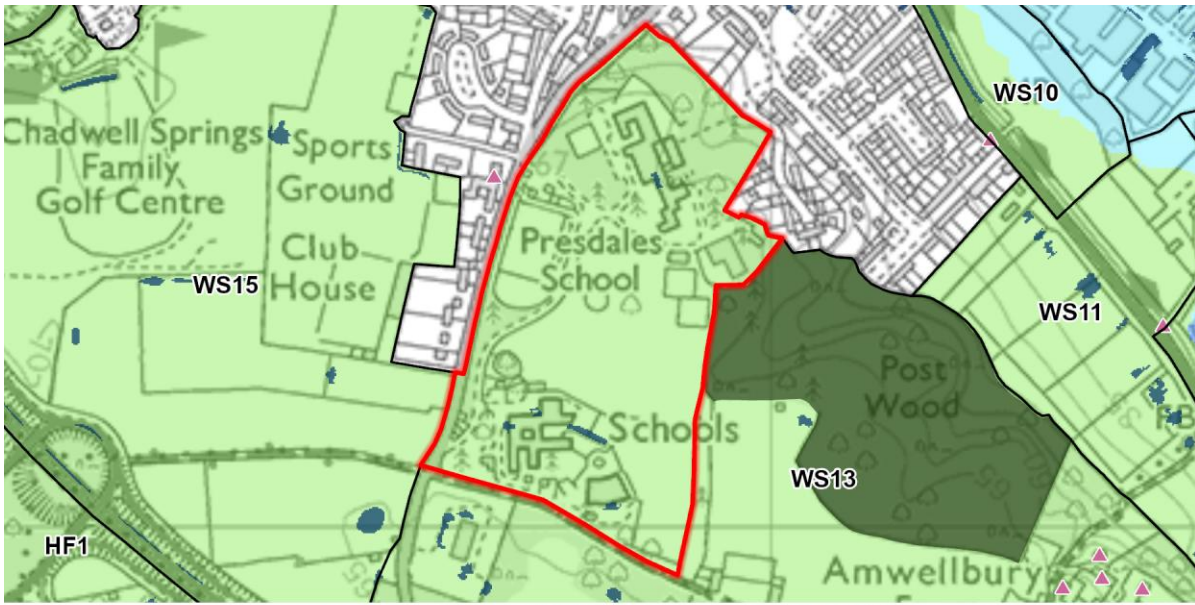
All Green Belt land plays an equal role in relation to this purpose.

Parcel WS13

Grey Belt

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

Parcel WS14



 Parcel WS14  Neighbouring parcel  Green Belt

NPPF Footnote 7 designations

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

Parcel WS14

Contribution of land in Parcel WS14

Parcel WS14 Assessment Conclusions

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

Parcel WS14 Description

Parcel Location, Land Uses and Boundaries
<p>Land located south of Ware. Parcel size: 18ha.</p> <p>There is a strong boundary feature between the settlement and the parcel. Woodland forms a strong boundary feature to the north of the parcel. The west is defined by an estate road and a mature treeline.</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. Although Ware is well screened, Presdales School, Pinewood School, and Middleton School are located within the parcel and increase perception.</p> <p>Existing development in the Green Belt has some urbanising influence. Presdales School, Pinewood School, and Middleton School have some urbanising influence.</p> <p>Natural features limit perception of the wider countryside. Woodland limits perception.</p>

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

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Ware 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 Presdales, Pinewood, and Middleton School buildings and associated sports fields.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. There is some perception of Ware to the north, although the strong inner boundary feature reduces this.
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. Mature tree cover forms a strong outer boundary which would limit the urbanising impact of development on adjacent open land.

Parcel WS14

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 is peripheral to a fragile gap between towns. The parcel is to the south-east of the gap between Ware and Hertford.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. The parcel contains Presdales, Pinewood, and Middleton School buildings and associated sports fields.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. Land is not in the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel has uses associated with the urban area which limit the extent to which it is perceived as being part of the countryside.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. The parcel contains Presdales, Pinewood, and Middleton School buildings and associated sports fields.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. There is some perception of Ware to the north, although the strong inner boundary feature reduces this.

Parcel WS14

Assessment Considerations	Assessment
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land.

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 setting of the historic town of Ware.
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

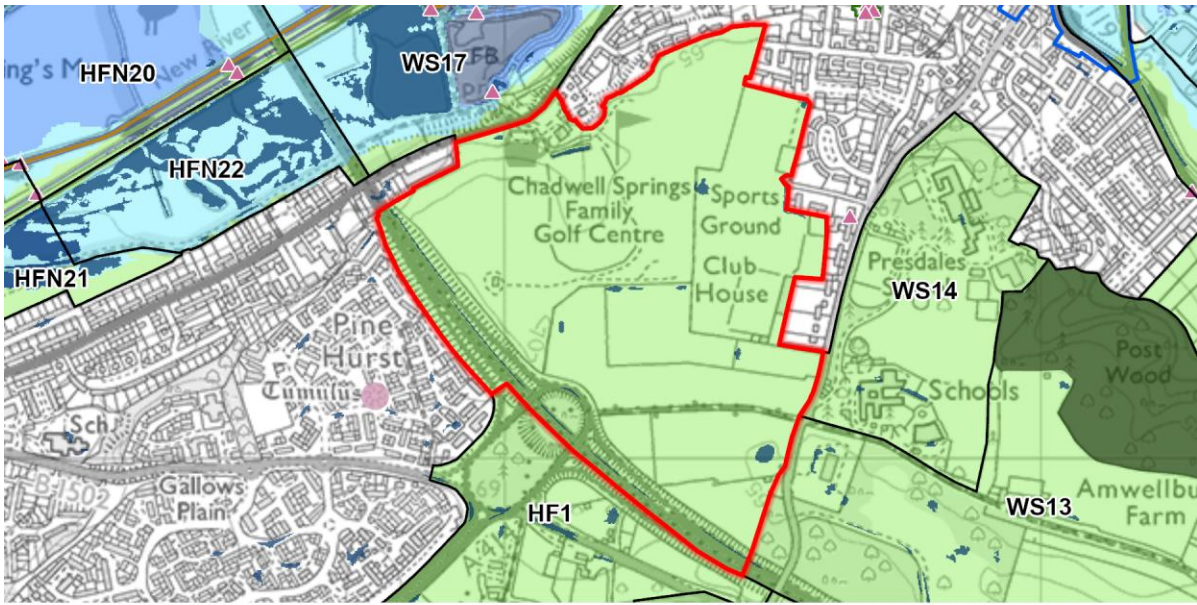
All Green Belt land plays an equal role in relation to this purpose.

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 WS15

Parcel WS15



Parcel WS15
 Neighbouring parcel
 Green Belt

NPPF Footnote 7 designations

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

Parcel WS15

Contribution of land in Parcel WS15

Parcel WS15 Assessment Conclusions

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

Parcel WS15 Description

Parcel Location, Land Uses and Boundaries
<p>Land located south-west of Ware. Parcel size: 49ha.</p> <p>There is a moderate boundary feature between the settlement and the parcel. There is a strong boundary feature of the A10 with its associated tree cover from Hertford, however, it is only moderate from Ware.</p> <p>There is no significant change in landform to create a sense of separation between the settlement and the parcel.</p> <p>There is some perception of urban development outside of the parcel. There is some perception of Ware.</p> <p>Land use creates some association with the urban area but there is little urbanising activity in the parcel. Land use in the parcel is associated with Hertford Rugby Football Club and the golf centre.</p> <p>There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence.</p>

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

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Hertford and Ware are both towns, so are both defined as large built-up areas.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. The moderate boundary between the parcel and Ware allows for some influence in the parcel from the north-east.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel forms the entirety of the gap between Hertford and Ware. Any partial development of the parcel would weaken the remainder.

Parcel WS15

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

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

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

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel 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 free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. The moderate boundary between the parcel and Ware allows for some influence in the parcel from the north-east.

Parcel WS15

Assessment Considerations	Assessment
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The parcel is contained by urban edges, tree cover and the A10.

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

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Ware.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel largely comprises a golf course on the edge of the current settlement of Ware, and therefore it does not currently form part of the setting of the historic town which would contribute to its heritage significance.

Purpose E – Assisting in urban regeneration:

Equal contribution

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

Grey Belt

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

Parcel WS16

Parcel WS16



 Parcel WS16  Neighbouring parcel  Green Belt

NPPF Footnote 7 designations

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

Parcel WS16

Contribution of land in Parcel WS16

Parcel WS16 Assessment Conclusions

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

Parcel WS16 Description

Parcel Location, Land Uses and Boundaries
<p>Land contained west of Ware. Parcel size: 3ha.</p> <p>There is a consistent strong boundary feature between the settlement and the parcel. The railway line, River Lea, New River and associated tree belts form a consistent stog boundary feature.</p> <p>There is no significant change in landform to create a sense of separation between the settlement and the parcel.</p> <p>There is some perception of urban development outside of the parcel. Although riparian vegetation limit perception of typical residential development, some higher rise buildings to the north mean there is some perception.</p> <p>There is no significant urbanising development or activity in the Green Belt affecting this parcel. Sacred Heart Primary School is not considered to have significant urbanising influence on the parcel.</p> <p>Urbanising development limits perception of the wider countryside. The parcel is loosely contained on 3 sides, and the raised A10 limit perception to the west.</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. Ware 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. Sacred Heart Primary School is not considered to have significant urbanising influence on the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. There is some perception of urban development outside of the Green Belt. Although riparian vegetation limit perception of typical residential development, some higher rise buildings to the north mean there is some perception.

Parcel WS16

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. Development in the parcel would negate the role of the River Lea with its associated vegetation, 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 not have an incongruous impact on the urban pattern. Although development in the parcel would not be restricted and contained, there is sufficient urbanising containing influence to limit the extent to which it would be incongruous with the current pattern.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel is peripheral to a fragile gap between towns. The parcel is next to the gap between Ware and Hertford.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Sacred Heart Primary School is not considered to have significant urbanising influence on the parcel.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The parcel is too contained by existing development to make a meaningful contribution to the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

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

Parcel WS16

Assessment Considerations	Assessment
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. Sacred Heart Primary School is not considered to have significant urbanising influence on the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. There is some perception of urban development outside of the Green Belt. Although riparian vegetation limit perception of typical residential development, some higher rise buildings to the north mean there is some perception.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Development in the parcel would not increase urbanising influence on any land which is not already subject to at least as much urbanising influence as this parcel.

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

Strong contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel forms part of the setting of the historic town of Ware.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Sacred Heart Primary School is not considered to have significant urbanising influence on the parcel.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes a considerable contribution to the town's special character. The parcel contains part of the Hertford conservation area, therefore it makes a strong contribution to the special character of the historic town. The area within the south of the parcel, outside the conservation area boundary, contains school buildings, these are modern structures and do not contribute to the special character of the historic town.

Parcel WS16

Purpose E – Assisting in urban regeneration: Equal contribution

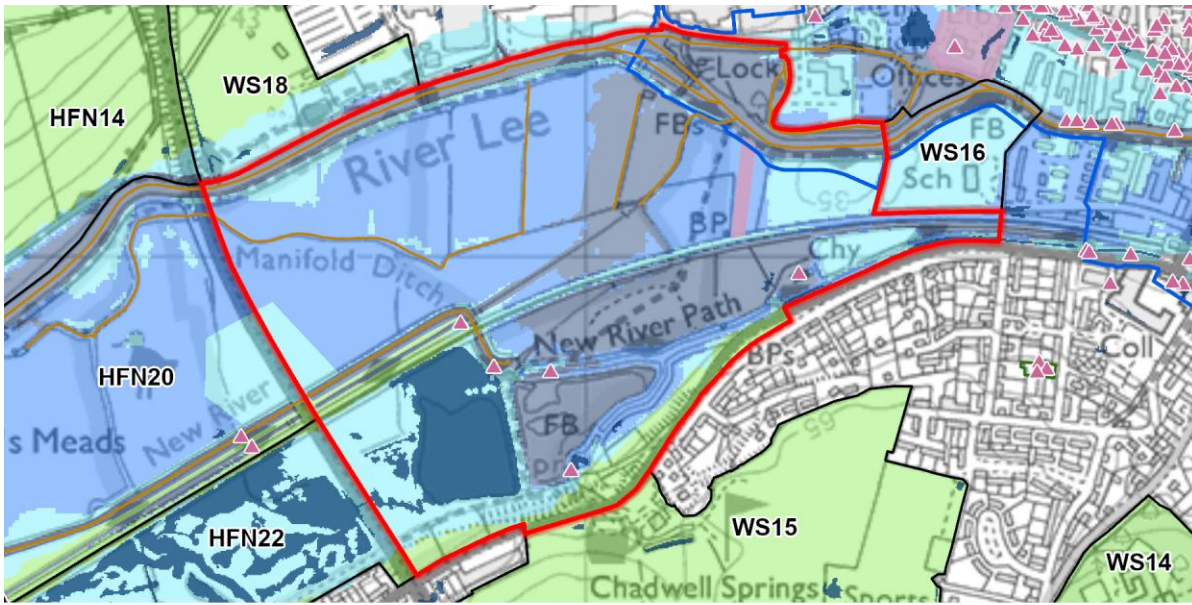
All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

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

Parcel WS17

Parcel WS17



Parcel WS17
 Neighbouring parcel
 Green Belt

NPPF Footnote 7 designations

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

Parcel WS17

Contribution of land in Parcel WS17

Parcel WS17 Assessment Conclusions

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

Parcel WS17 Description

Parcel Location, Land Uses and Boundaries
<p>Land located west of Ware. Parcel size: 52ha.</p> <p>There is a combination of features creating a strong boundary between the settlement and the parcel. The railway line, River Lee, New River and associated tree belts form a consistent strong boundary feature.</p> <p>There is no significant change in landform to create a sense of separation between the settlement and the parcel.</p> <p>There is a weak perception of urban development outside of the parcel.</p> <p>There is no significant urbanising development or activity in the Green Belt affecting this parcel.</p> <p>Urbanising development limits perception of the wider countryside. The parcel is loosely contained on 3 sides, and the raised A10 limit perception to the west.</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. Ware is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	The parcel lies beyond physical features which are restricting and containing urban development. Therefore its weakening or loss would have an adverse impact on this purpose. The parcel forms the strongest part of the gap between Ware and Hertford. Any partial development of the parcel would weaken the remainder.

Parcel WS17

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

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a fragile gap between towns. The parcel lies in the gap between Ware and Hertford. The parcel forms the strongest part of the gap with strong separating features, including the A10 and some landform change. The gap becomes more fragile to the south.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. The parcel forms the entirety of the gap in this area so is playing an important role in the separation between Ware and Hertford.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. In addition to the loss of visual separating features the development of land in this parcel would also be likely to increase urbanising influence on remaining land in the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

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

Parcel WS17

Assessment Considerations	Assessment
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land.

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

Strong contribution

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

Purpose E – Assisting in urban regeneration:

Equal contribution

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

Grey Belt

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

Parcel WS18



 Parcel WS18  Neighbouring parcel  Green Belt

NPPF Footnote 7 designations

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

Parcel WS18

Contribution of land in Parcel WS18

Parcel WS18 Assessment Conclusions

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

Parcel WS18 Description

Parcel Location, Land Uses and Boundaries
<p>Land located west of Ware. Parcel size: 10ha.</p> <p>There is a strong boundary feature between the settlement and the parcel. Woodland forms a strong boundary feature, the woodland is less defined in the south.</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. Although woodland limits perception of typical residential development, some higher rise buildings to the south-east mean there is some perception.</p> <p>Land use creates some association with the urban area but there is little urbanising activity in the parcel. Sports pitches in the south of the parcel have some associated with the urban area.</p> <p>Natural features limit perception of the wider countryside. Woodland associated with the A10 that defines the western boundary of the parcel limits perception.</p>

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

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Ware is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The A10 and River Lea, both with associated tree cover, form strong boundaries.

Parcel WS18

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.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel is peripheral to a fragile gap between towns. The parcel sits in an approximately 1.5km gap between Ware and Hertford. The A10 forms a separating feature. The gap is narrower to the south.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The parcel is not in the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

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

Parcel WS18

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

Weak/No contribution

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

Purpose E – Assisting in urban regeneration:

Equal contribution

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

Grey Belt

The parcel 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.